AGENDA

General Committee Meeting

Date: Monday, 11 May 2026

Time: 5.45 pm

Location: Cowra Council Chambers
116 Kendal Street, Cowra

Paul Devery

General Manager

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1 INTRODUCTION

1.1 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.

1.2 Acknowledgement of Country

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

1.3 Apologies and Applications for Leave of Absence by Councillors

List of apologies for the meeting.

1.4 Disclosures of Interest

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

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

1.5 Presentations

2 CONFIRMATION OF MINUTES

Confirmation of Minutes of General Committee Meeting held on 13 April 2026

MINUTES

General Committee Meeting
Monday, 13 April 2026

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MINUTES OF COWRA COUNCIL GENERAL COMMITTEE MEETING HELD AT THE COWRA COUNCIL CHAMBERS, 116 KENDAL STREET, COWRA ON MONDAY, 13 APRIL 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 Tony Horton, 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)

1 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 Erin Watt
Seconded: Cr Tony Horton

That apology from Cr Cheryl Speechley be received and accepted.

CARRIED

1.4 Disclosures of Interest

Nil

1.5 Presentations

Nil

2 CONFIRMATION OF MINUTES

COMMITTEE RESOLUTION

Moved: Cr Cheryl Downing
Seconded: Cr Nikki Kiss OAM

That the minutes of General Committee Meeting held on 9 March 2026 be confirmed.

CARRIED

3 DIRECTOR-INFRASTRUCTURE & OPERATIONS REPORT

3.1 West Cowra Stormwater Progress Report

COMMITTEE RESOLUTION

Moved: Cr Ruth Fagan
Seconded: Cr Nikki Kiss OAM

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

CARRIED

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.

COMMITTEE RESOLUTION

Moved: Cr Nikki Kiss OAM
Seconded: Cr Peter Wright

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 500mm 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)**
Concept Stormwater Plan (Dwellings E & F) Job 272358/272359 Sheet 01-4 of 26	**Burbank Revision K 26 March 2026**	**Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)**
Ground Floor Plan - F Job 272358/272359 Sheet 02-1 of 26	**Burbank Revision K 26 March 2026**	**Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)**
Ground Floor Plan - E Job 272358/272359 Sheet 02-3 of 26	**Burbank Revision K 26 March 2026**	**Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)**

External Elevations - F Job 272358/272359 Sheet 03-1 of 26	**Burbank Revision K 26 March 2026**	**Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)**
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)**
Notes & Schedule (Dwellings E & F) Job 272358/272359 Sheet 03-7 of 26	**Burbank Revision K 26 March 2026**	**Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)**
Site Plan (Dwelling G) Job 272356 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 G) Job 272356 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 G) Job 272356 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 G) Job 272356 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 - G Job 272356 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 - G Job 272356 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 - G Job 272356 Sheet 03-2 of 18	**Burbank Revision J 26 March 2026**	**Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)**
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)**

Notes & Schedule - H Job 270885 Sheet 03-4 of 18	**Burbank Revision J 26 March 2026**	**Received Date: 31/03/2026 Stamped Plan: DA 10.2026.4.1 (F)**
# Layout Name (Streetscape Elevations) Sheet 1 of 1	**Burbank Revision H 23 February 2026**	**Received Date: 1/04/2026 Stamped Plan: DA 10.2026.4.1 (G)**
BASIX Certificate Certificate Number: 1827931M_03 (Or as revised)	**The Trustee for GHOBRIAL FAMILY TRUST Issued: 18 March 2026**	**Received Date: 24/03/2026 Stamped Plan: DA 10.2026.4.1 (D)**
Landscaping Plan (Dwellings A & B) Job 250388 Sheet 1 of 3	**Dapple Designs Revision C 24 February 2026**	**Received Date: 24/02/2026 Stamped Plan: DA 10.2026.4.1 (A)**
Landscaping Plan (Dwelling C) Job 250388 Sheet 1 of 4	**Dapple Designs Revision C 24 February 2026**	**Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)**
Landscaping Plan (Dwelling D) Job 250388 Sheet 1 of 4	**Dapple Designs Revision C 24 February 2026**	**Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)**
Landscaping Plan (Dwelling E & F) Job 250388 Sheet 1 of 4	**Dapple Designs Revision C 24 February 2026**	**Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)**
Landscaping Plan (Dwelling G) Job 250388 Sheet 1 of 4	**Dapple Designs Revision C 24 February 2026**	**Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)**
Landscaping Plan (Dwelling H) Job 250388 Sheet 1 of 4	**Dapple Designs Revision C 24 February 2026**	**Received Date: 25/03/2026 Stamped Plan: DA 10.2026.4.1 (E)**
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 V1.3 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 Development[1]	Levy Percentage	Total Contribution	Contribution Rate Remains Current Until
Section 94A Contribution[2]	$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 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.**

CARRIED

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

Against: Nil

CARRIED 8/0

5 LATE REPORTS

5.1 Councillor Information Request

COMMITTEE RESOLUTION

Moved: Cr Erin Watt
Seconded: Cr Nikki Kiss OAM

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

CARRIED

6 NOTICES OF MOTIONS

Nil

The Meeting closed at 6.15 pm.

The Minutes of this meeting are confirmed at the General Committee Meeting held on 11 May 2026.

.....
CHAIRPERSON

3 DIRECTOR-INFRASTRUCTURE & OPERATIONS REPORT

3.1 Cowra Sports Fields Master Plans

File Number: D26/394

Author: Dirk Wymer, Director-Infrastructure & Operations

RECOMMENDATION

That Council adopt the Cowra Sports Fields Master Plans as presented.

INTRODUCTION

Council's adopted Sports and Recreation Plan includes Implementation Plan Action '*2.3 Develop Precinct Master Plans for major sporting precincts with specific consideration to providing facilities that encourage female, youth and senior's participation and increase connectivity*'.

The draft Cowra Sports Fields Master Plans are presented to be implemented as master plans within Council's Strategic Framework. The Cowra Sports Fields Master Plans will deliver new facilities for West Cowra Recreation Ground, Edgell Park and Mulyan Oval. Once delivered the new facilities will modernise and consolidate sports infrastructure while prioritising accessibility, sustainability, and community needs.

BACKGROUND

In accordance with the recommendation passed at the Council meeting held on 25 March 2026, Council placed the draft Cowra Sports Fields Master Plans on public exhibition for a period of twenty-eight (28) days, closing 21 April 2026. Council did not receive any submissions regarding the draft plans.

It should be noted that the masterplan preparation included consultation and interaction with Councillors and Cowra Sports & Recreation Committee; and has used past public feedback and specialist consultants. Given this previous level of consultation during the masterplan preparation, the lack of further responses received during the public exhibition period is not surprising.

It is therefore recommended that Council adopt the Cowra Sports Fields Master Plans as presented to Council on 9 March 2026.

BUDGETARY IMPLICATIONS

Nil

ATTACHMENTS

1. Draft Cowra Sports Field Master Plans ⇩



Cowra Sports Fields Master Plans

Part 3: Concept Design

Client :
Cowra Council

Cowra Council

sam crawford architects

Date : 23 February, 2026

Printed: 1:50 PM, 23/02/2026

Introduction

This document prepared by Sam Crawford Architects provides Concept Plans for the proposed Cowra Sports Fields Master Plan. Most sportsfield areas are set out using the guidelines from the sporting orgnisations such as Soccer, Rugby League, and AFL.

Additional briefed sizes and design outcomes have been incorporated into this document, including input from the Cowra Sport and Recreation Committee.

The key documents relevant to the sporting facilities are;

Football NSW Facility Guides

NRL Preferred Facilities Guidelines 2021

AFL Preferred Facilities Guidelines 2024

NCC 2022 - Class 9B & Class 6

AS1428.1 - Design for access and mobility

These documents will continue to be referred to throughout the concept design of these facilities

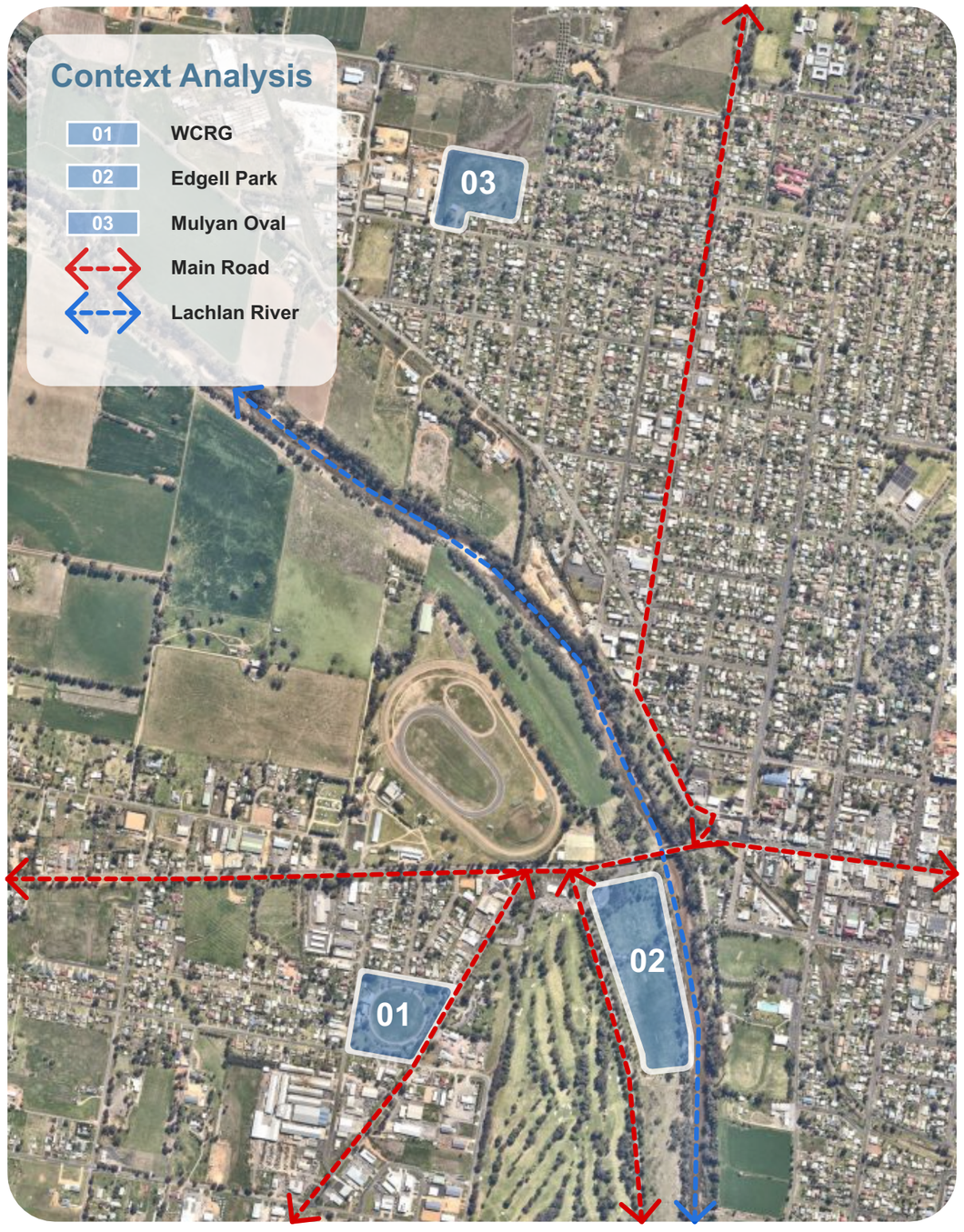
Contents

1. Acknowledgement of Country

2. West Cowra Recreational Ground
Updated Return Brief
Site Context and Key Feedback
Preferred Concept Design
Materials and Precedence
Cost Estimate

3. Edgell Park
Updated Return Brief
Site Context and Key Feedback
Preferred Concept Design
Materials and Precedence
Cost Estimate

4. Mulyan Oval
Updated Return Brief
Site Context and Key Feedback
Preferred Concept Design
Materials & Precedence
Cost Estimate



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Contents & Context Analysis

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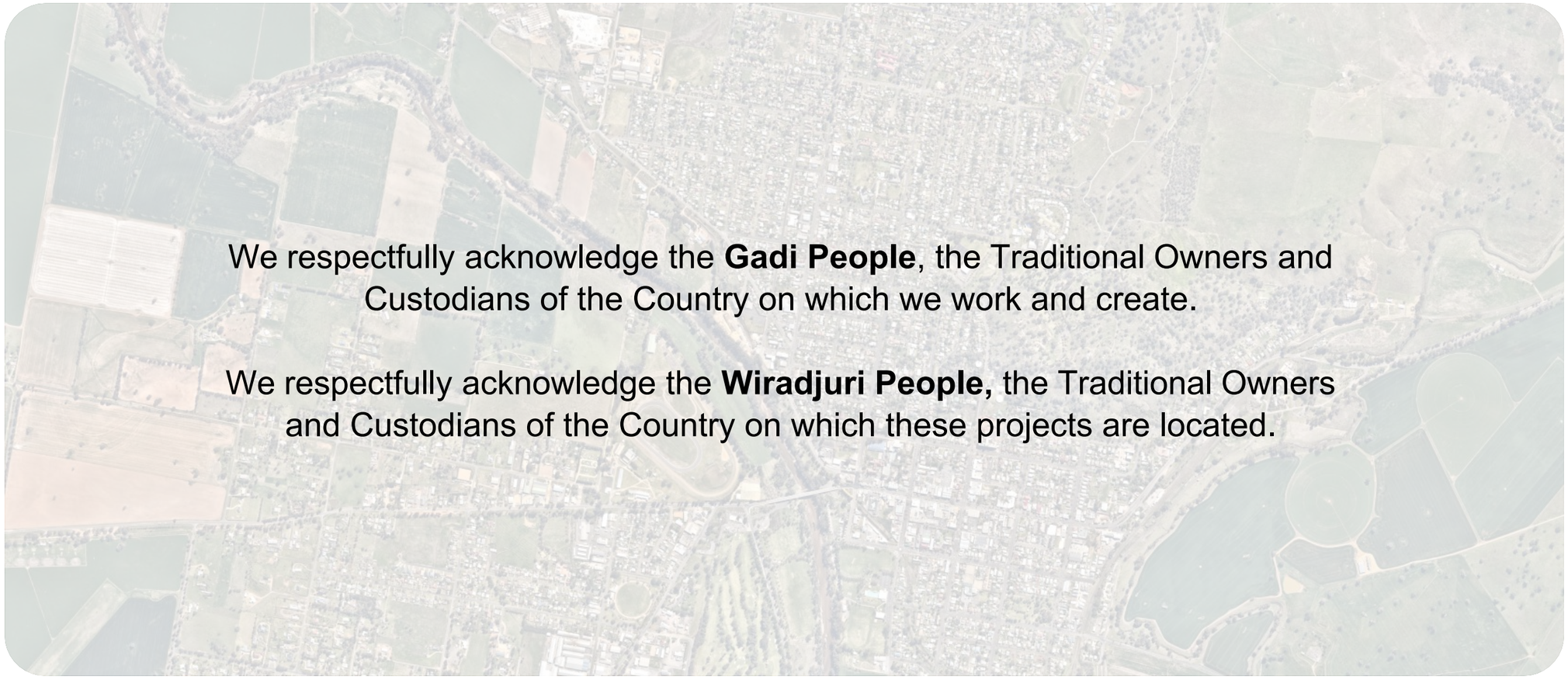

We respectfully acknowledge the **Gadi People**, the Traditional Owners and Custodians of the Country on which we work and create.

We respectfully acknowledge the **Wiradjuri People,** the Traditional Owners and Custodians of the Country on which these projects are located.

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Acknowledgement of Country

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West Cowra Recreational Ground (WCRG)

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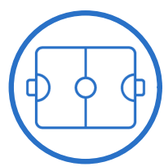
Consolidate building functions into one building (grandstand structure, including kiosk & amenities)



Crime Prevention Through Environmental Design (CPTED) will consider safety for users & access control



Improve connection of community room area and covered outdoor space with sports fields.



Remove all greyhound related infrastructure (storage shed, kennels, race enclosures, track, track fencing and rail, block enclosures, hare office and greyhound offices, track lighting)



Environmentally sustainable design. Materials suitable to the environment and public usage



Revised location of grandstand structure to suit new field layout.



Buildings should be well sealed and robustly built, to mitigate vermin, insects, duct and leaf ingress. This will reduce ongoing maintenance requirements.



Positive siting of any new building in relation to the existing oval



Improve accessibilty to and around the building. Provide accessible seating to the grandstand.



Proposed building should consider the diverse activities held at the site (including concerts + community markets)



Support female attendance and participation in sports by providing appropriate facilities



Retain good orientation of grandstand building views to the field.

Grandstand

- Currently there are approximately 200 existing spectator seats which are rarely filled to capacity.
- No increase to grandstand seating required.
- Existing spectator seating has accessibility limitations.
- Demolish existing grandstand and replace with compliant structure

Change Rooms

Following NRL Preferred Facilities Guidelines 2021 regional level facility

Change Rooms (2 x Home, 2 x Away)
- Change Area ~ 45 sqm (accomodating a team of 13, 4 substitutes, 2-3 coaches = 20-21 people)
- Showers ~ 15 sqm (4 showers)
- Toilets ~ 15 sqm (2 x WC's, 2 washbasins)
- Total per change room ~ 75 sqm
- Total change room area ~ 300 sqm

Gendered Referee Change Room
- 1 x Male (WCs and showers and a bench seating area) ~ 10sqm
- 1 x Female (WCs and showers and a bench seating area) ~ 10sqm

No dedicated medical / massage / drug testing rooms
No lockers

Store, Plant, Utilities, Comm Room

Allowance for 10 sqm per sport and for Council storage.
Rugby League ~ 10sqm
Soccer ~ 10sqm
League Tag ~ 10sqm
Touch Football ~ 10sqm
Council Storage ~ 10sqm

Plant, Utilities, Comm Room Allowance ~ 5 sqm

Kiosk

Following NRL Preferred Facilities Guidelines 2021 regional level facility

- Kiosk ~ 40 sqm (minimum 30sqm)
- Dry storage ~ 5 sqm
- Cold storage ~ 5 sqm

Community Room & Viewing Area

Following NRL Preferred Facilities Guidelines 2021 regional level facility

- Community room and covered outdoor viewing area ~ 120 sqm

Public Amenities

Number of amenities facility to satisfy NCC compliance.
Existing amenities for all three structures on site.

Structure 1
- 1 x accessible
- 3 x male WC (1 x ambulant WC, 2 x WC, 2 x urinal trough, 1 x basin)
- 3 x female WC (1 x ambulant WC, 2 x WC, 1 x basin)

Structure 2 & 3 (each)
- 3 x WC (1 x ambulant WC, 2 x WC, 1 x basin)

- Please note the seating capacity of the grandstand will inform the number of amenities we'll need to accomodate on site.

Landscape / Field

- No upgrade to asphalt carpark area
- Upgrade oval seating
- Upgrade paths of travel be accessible to and around the proposed building
- Scoreboard may be relocated in future development.
- Sports field layout and floodlighting may be reviewed and upgraded to meet future lighting requirements

Preferred Concept Option
(New Build)

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WCRG - Preferred Concept

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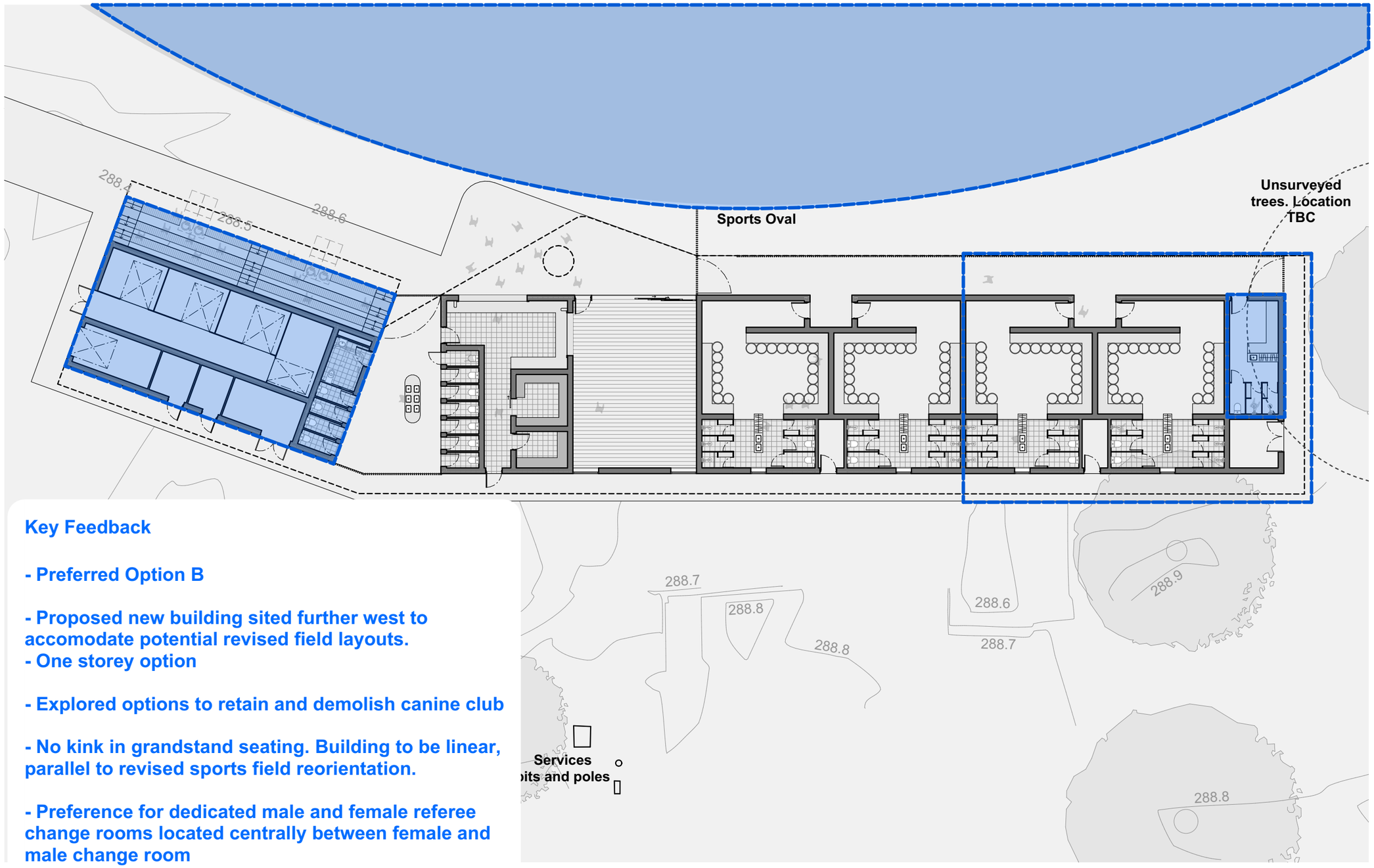

Key Feedback

- Preferred Option B

- Proposed new building sited further west to accomodate potential revised field layouts.
- One storey option

- Explored options to retain and demolish canine club

- No kink in grandstand seating. Building to be linear, parallel to revised sports field reorientation.

- Preference for dedicated male and female referee change rooms located centrally between female and male change room

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WCRG - Preferred Concept - Key Feedback

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Key Site Opportunities

- New building located in similar prominent position utilising good connection to entry sports fields

- Provide new female change rooms

- Demolition of existing grandstand building.

- Proposed new building sited further west to accomodate potential revised field layouts.
- One storey option

- Consolidate site functions into one building

-Enhance natural ventilation and lighting to change rooms and WC's

-Improve robustness and sealing of the facility to reduce ongoing maintenance and improve longevity of Council's asset

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WCRG - Preferred Concept - Building Siting & Key Opportunities

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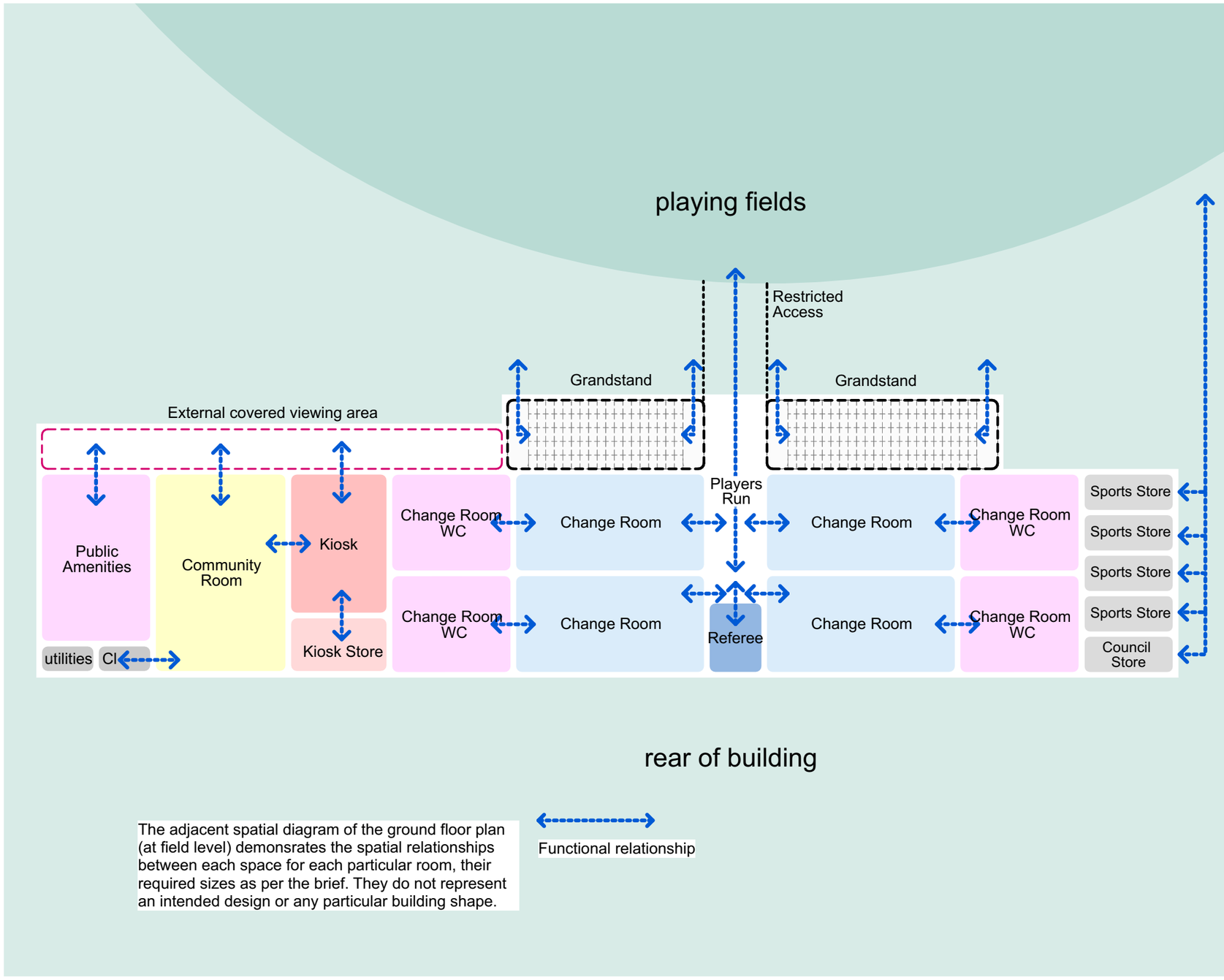

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WCRG - Preferred Concept - Spatial Arrangement

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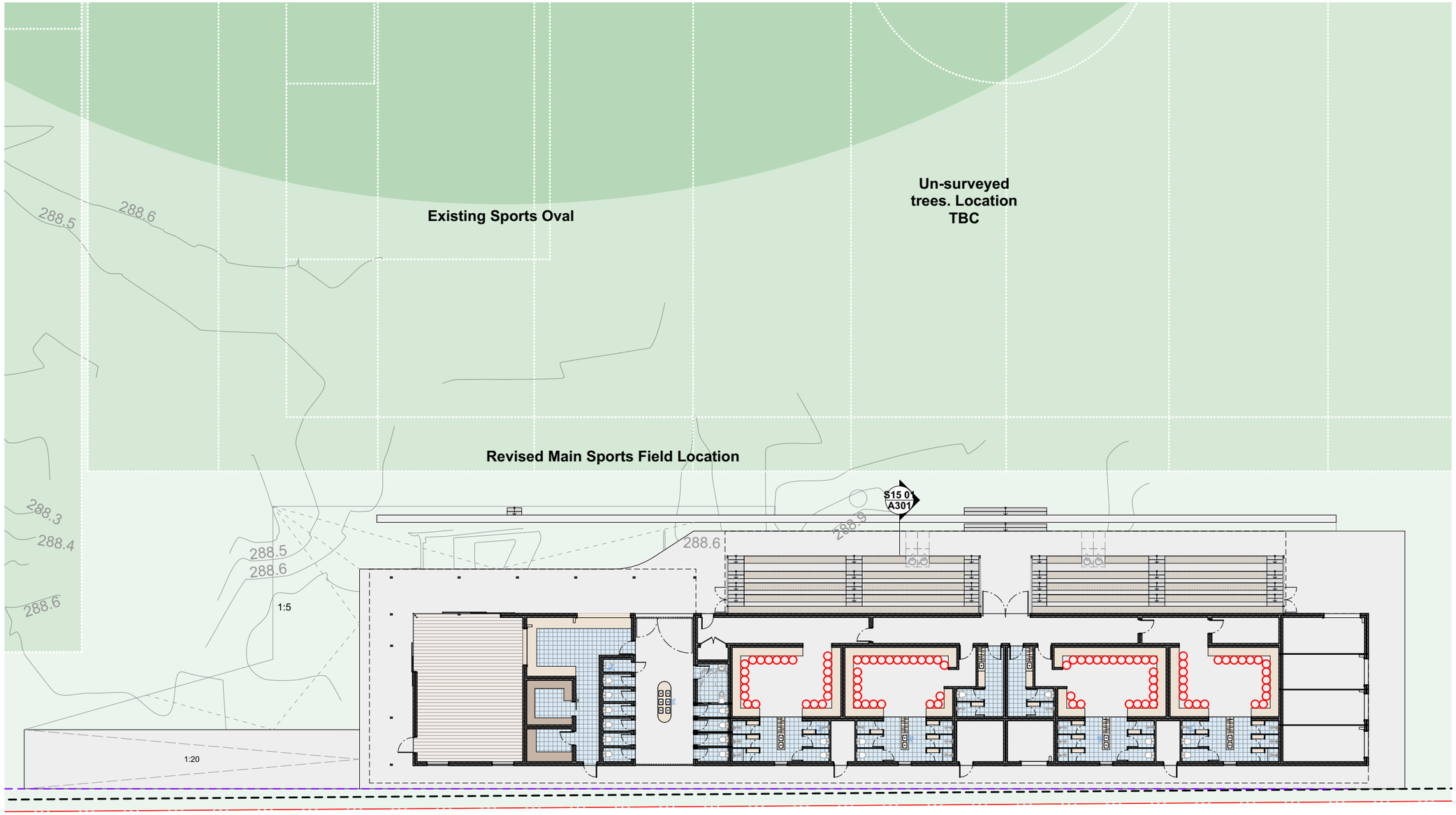

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WCRG - Preferred Concept - Layout

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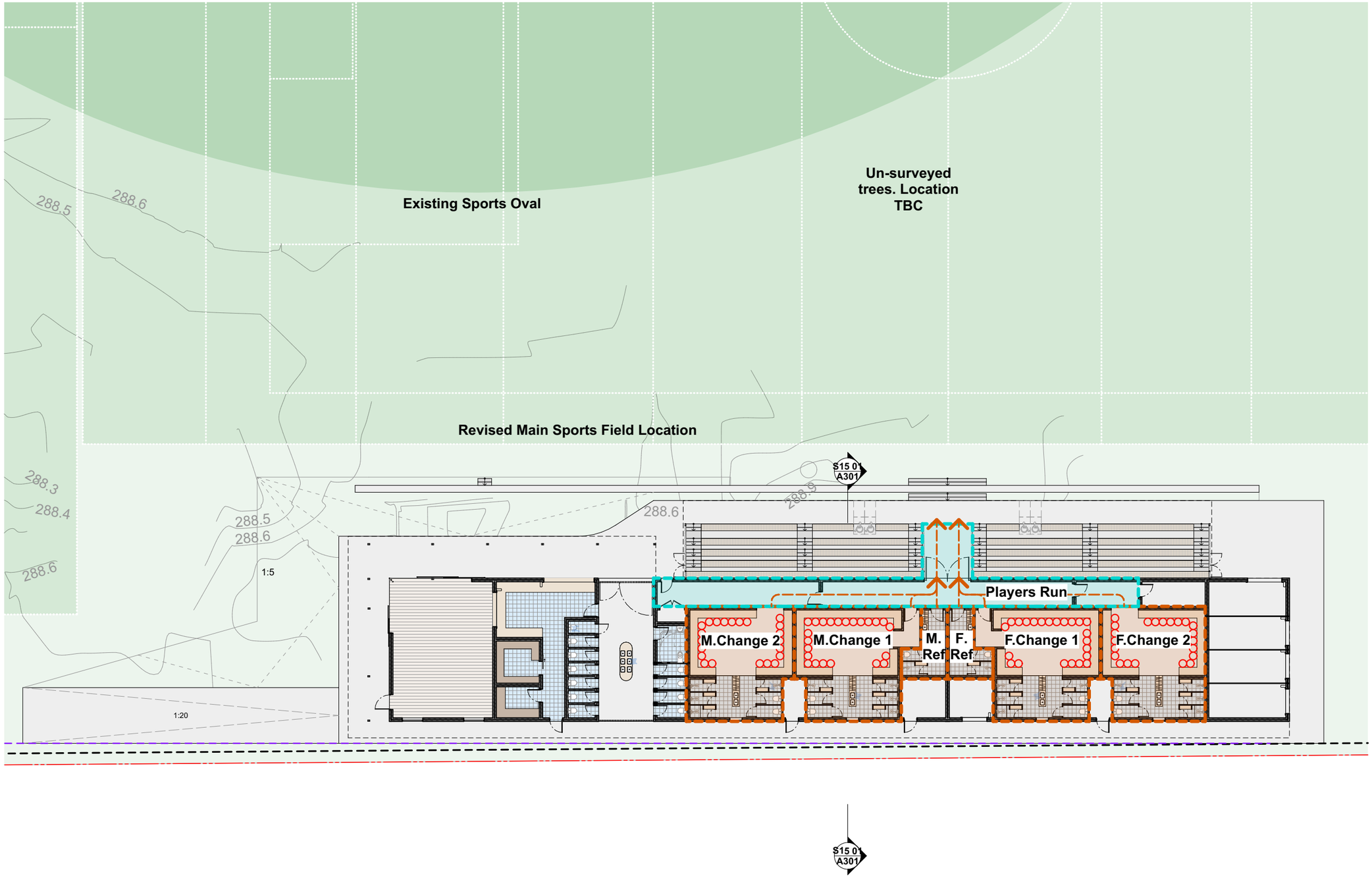

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WCRG - Preferred Concept - Layout - Sports

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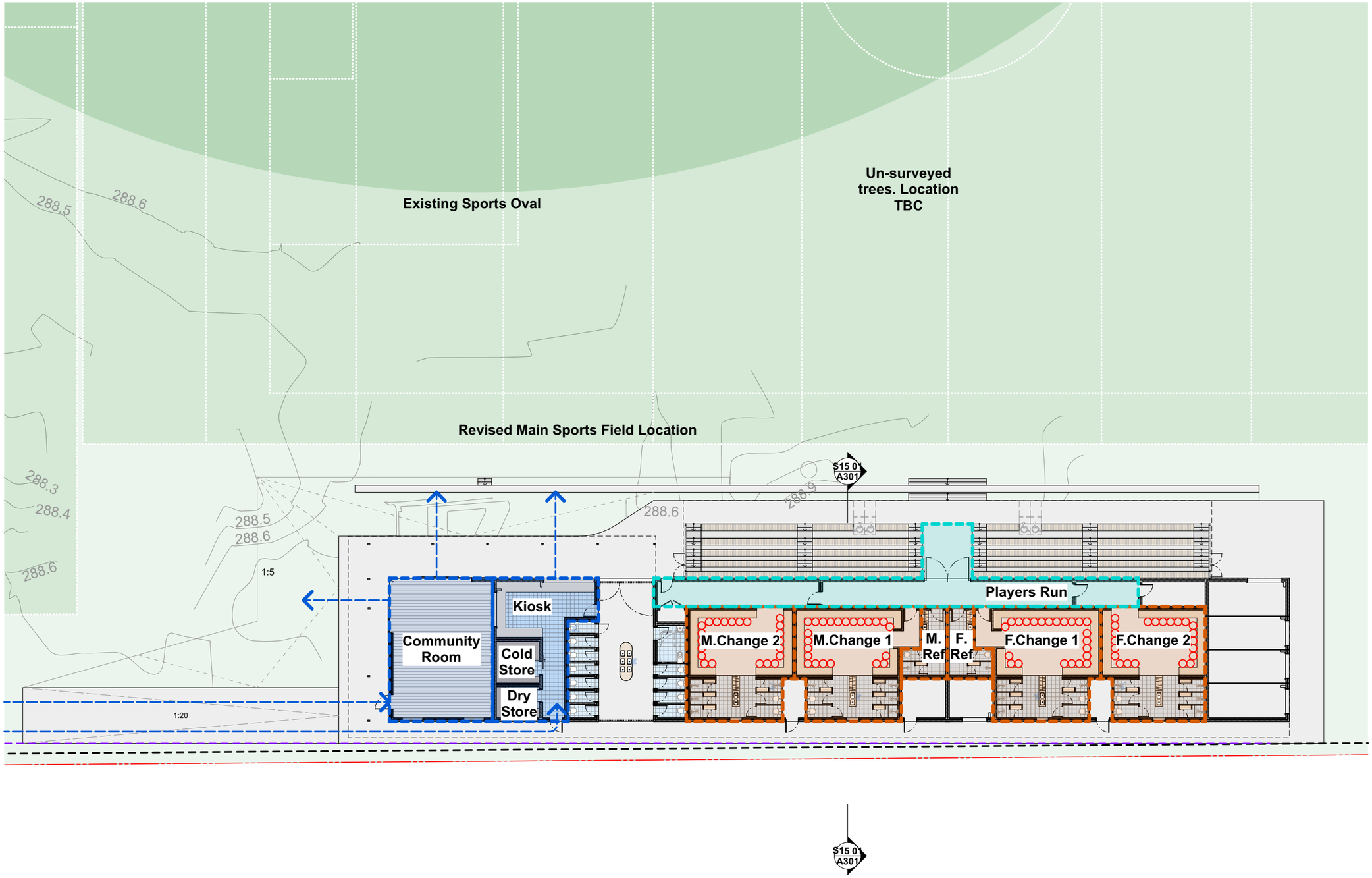

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WCRG - Preferred Concept - Layout - Community

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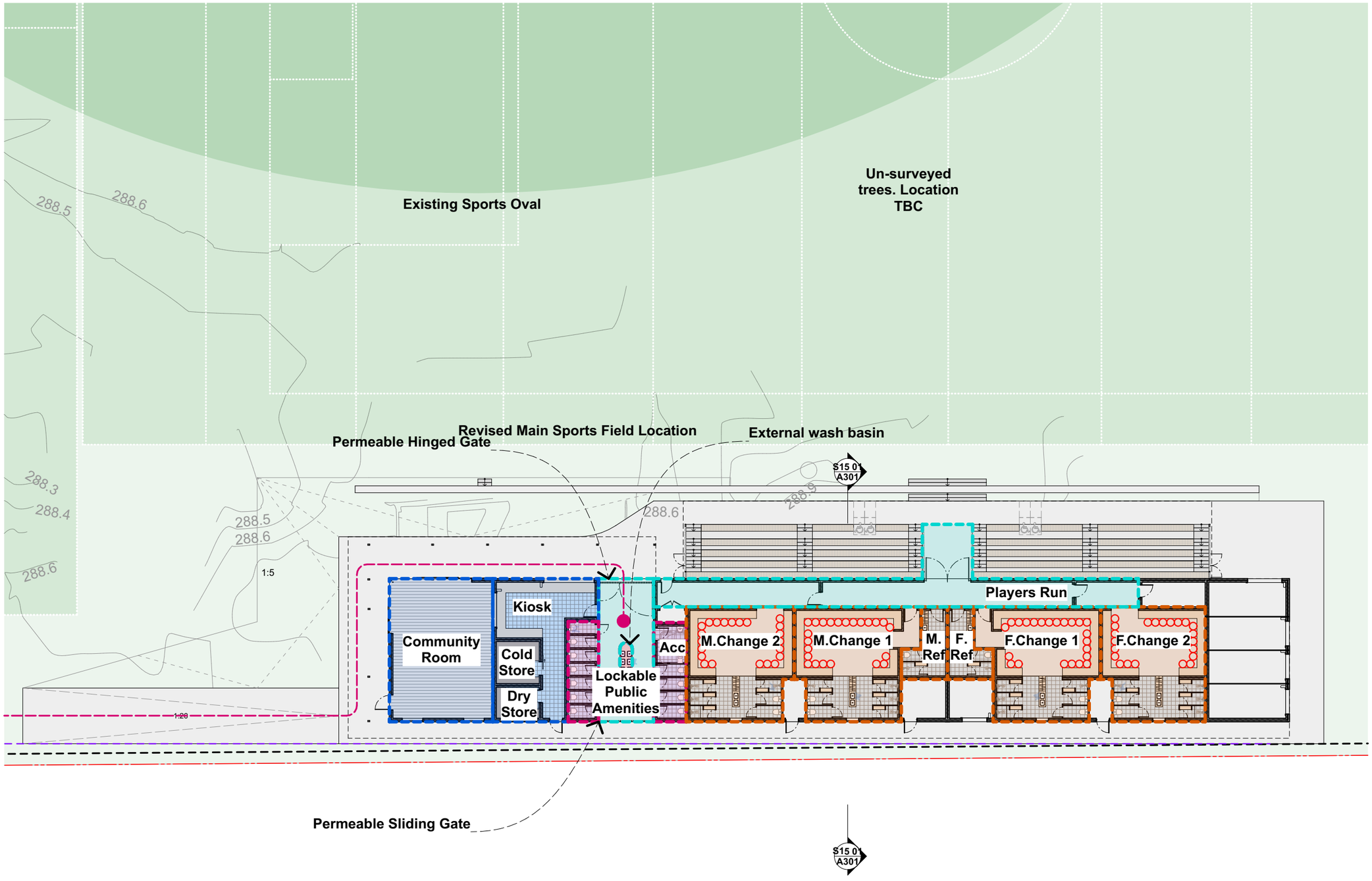

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WCRG - Preferred Concept - Layout - Public Amenities

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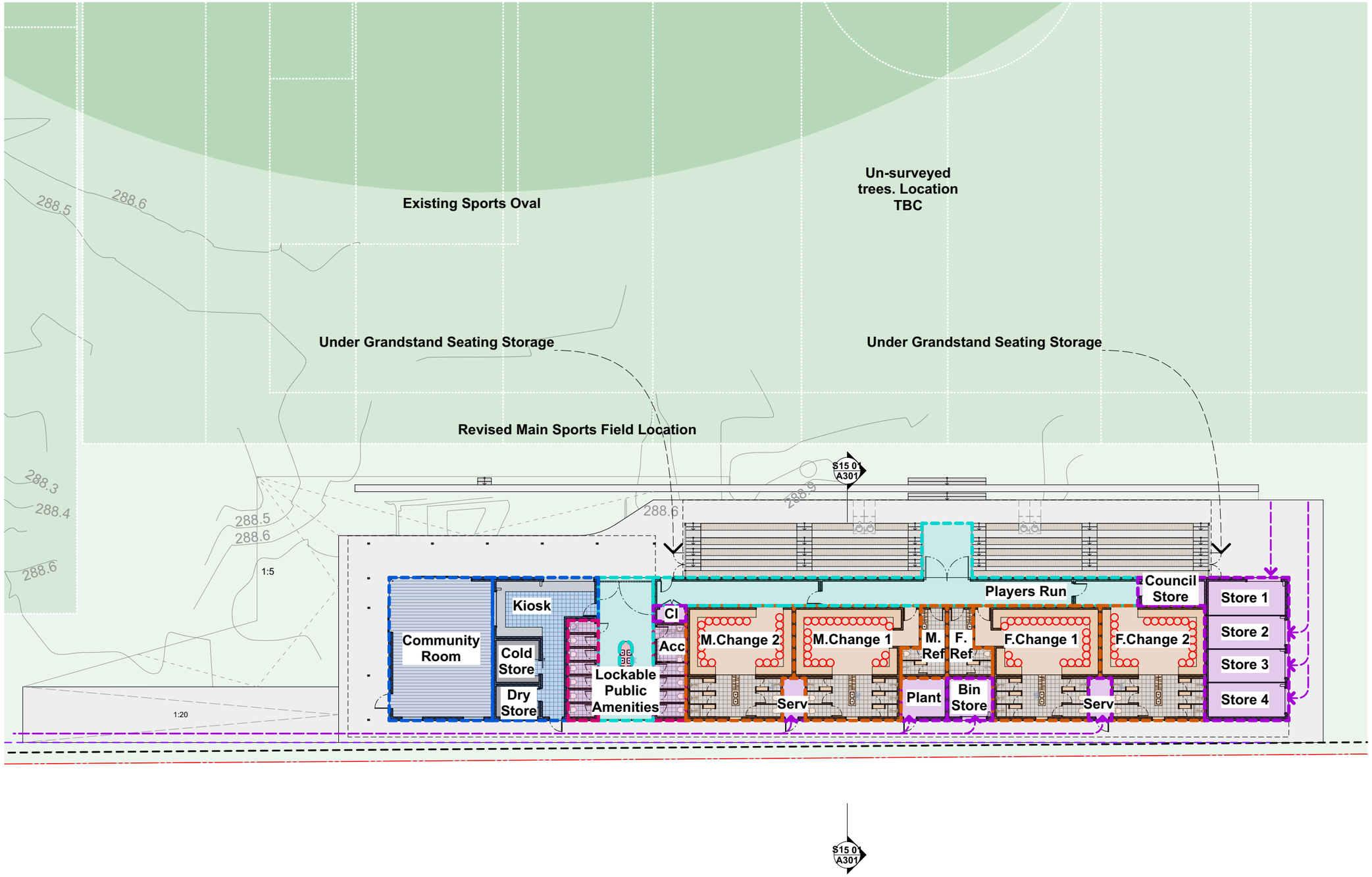

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WCRG - Preferred Concept - Layout - Store

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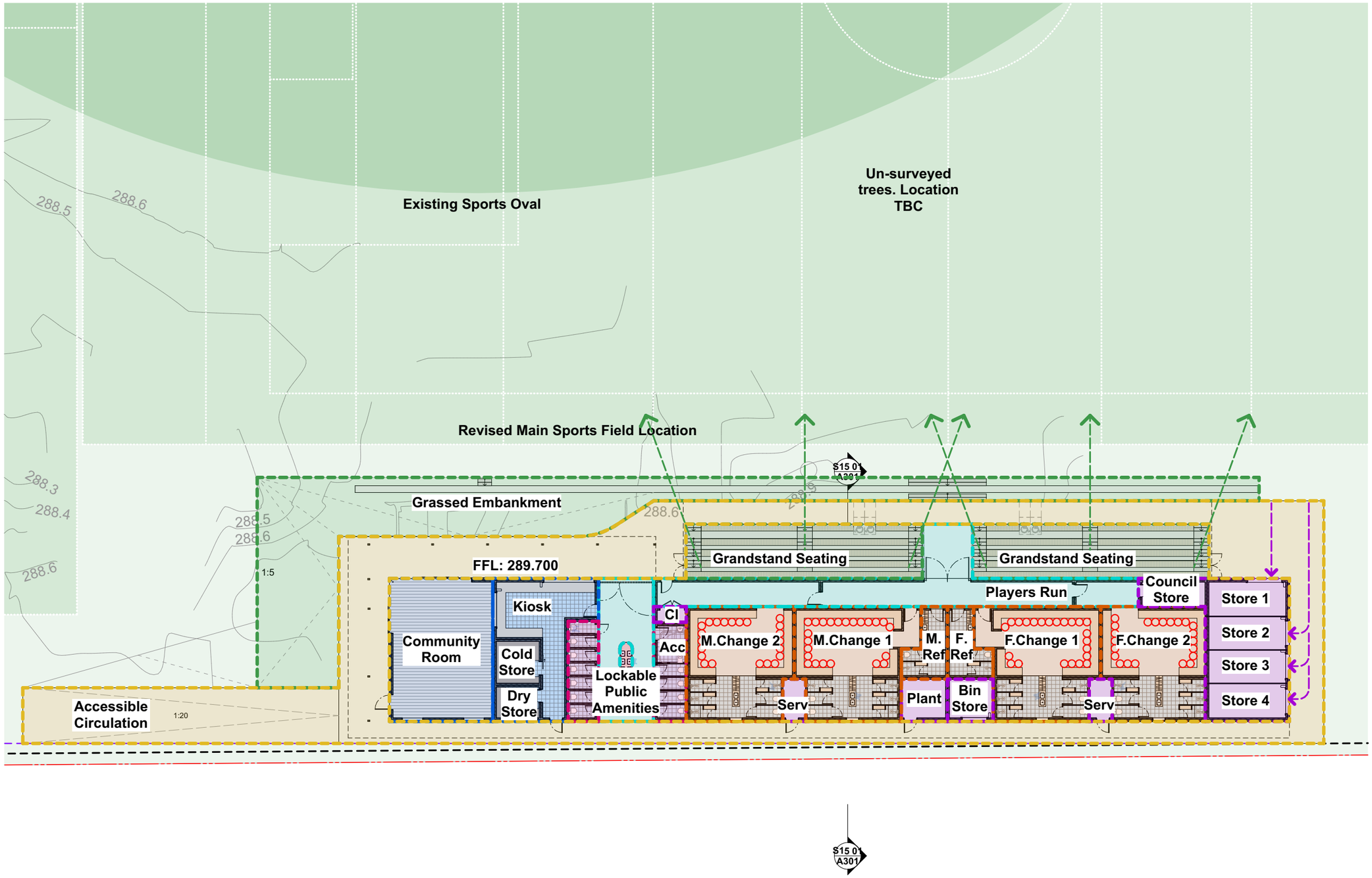

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WCRG - Preferred Concept - Layout - Viewing

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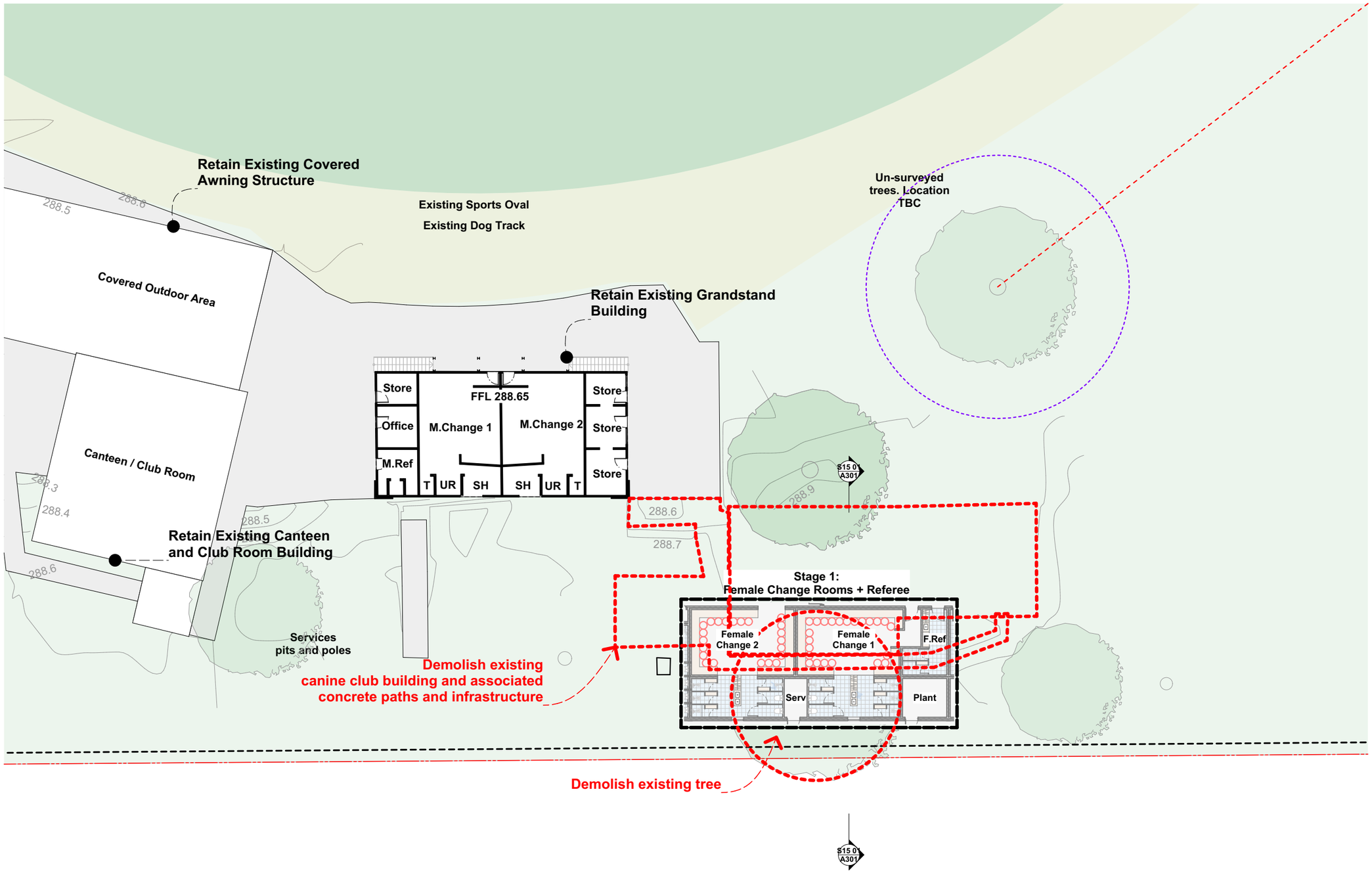

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WCRG - Preferred Concept - Project Stage 1 (Demolish Canine Club)

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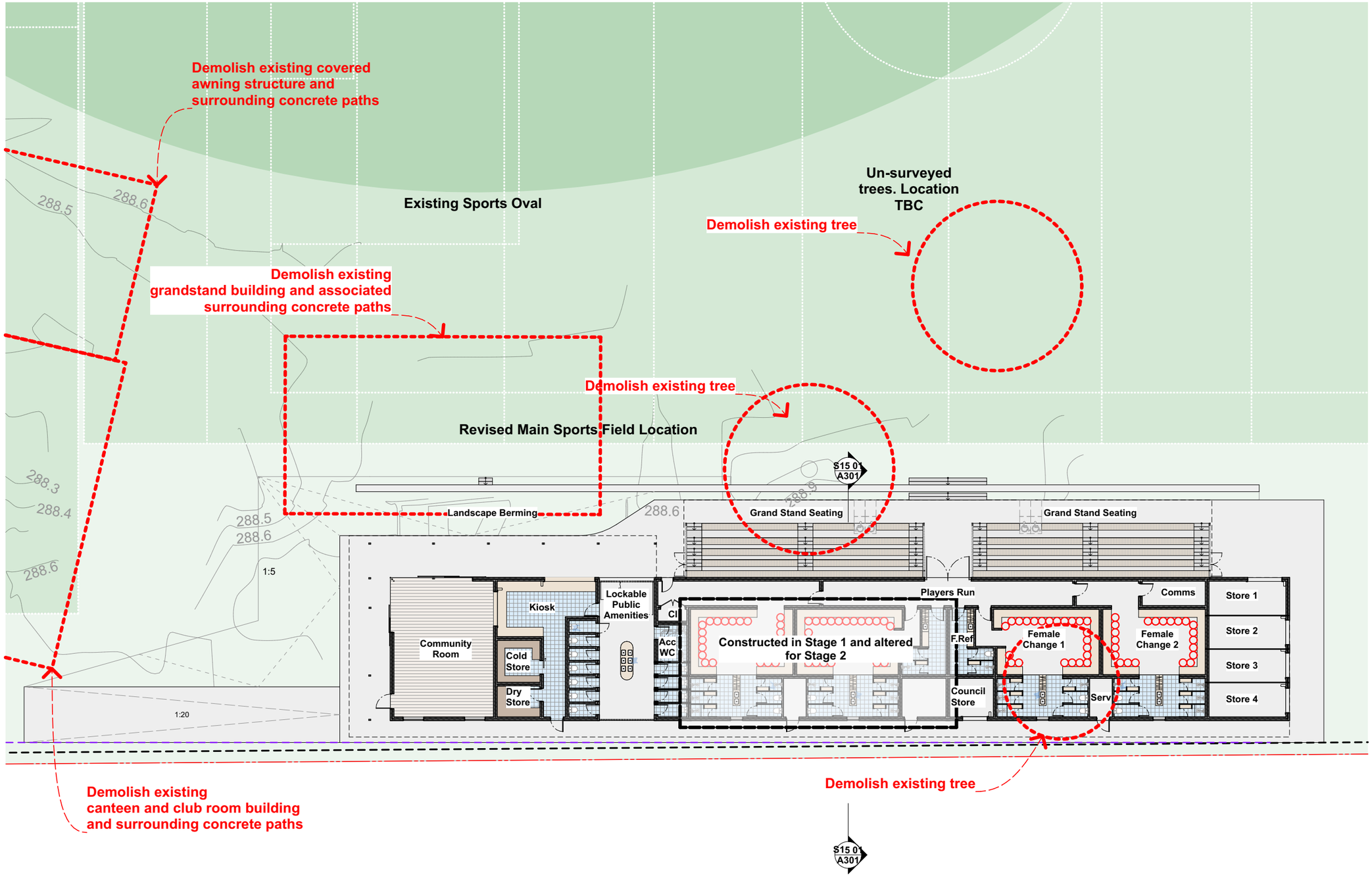

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WCRG - Preferred Concept - Project Stage 2 (Demolish Canine Club)

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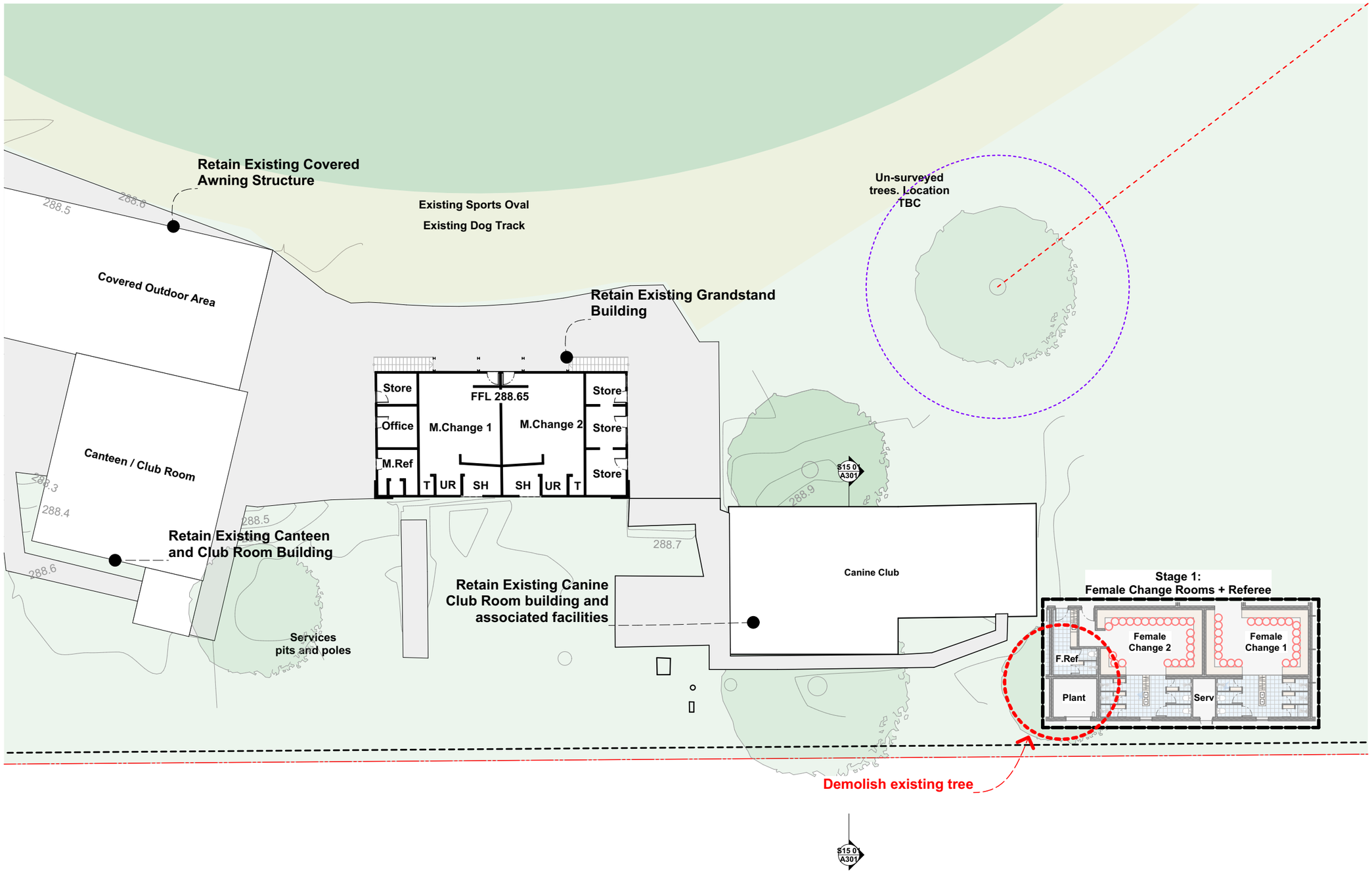

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WCRG - Preferred Concept - Project Stage 1 (Retain Canine Club)

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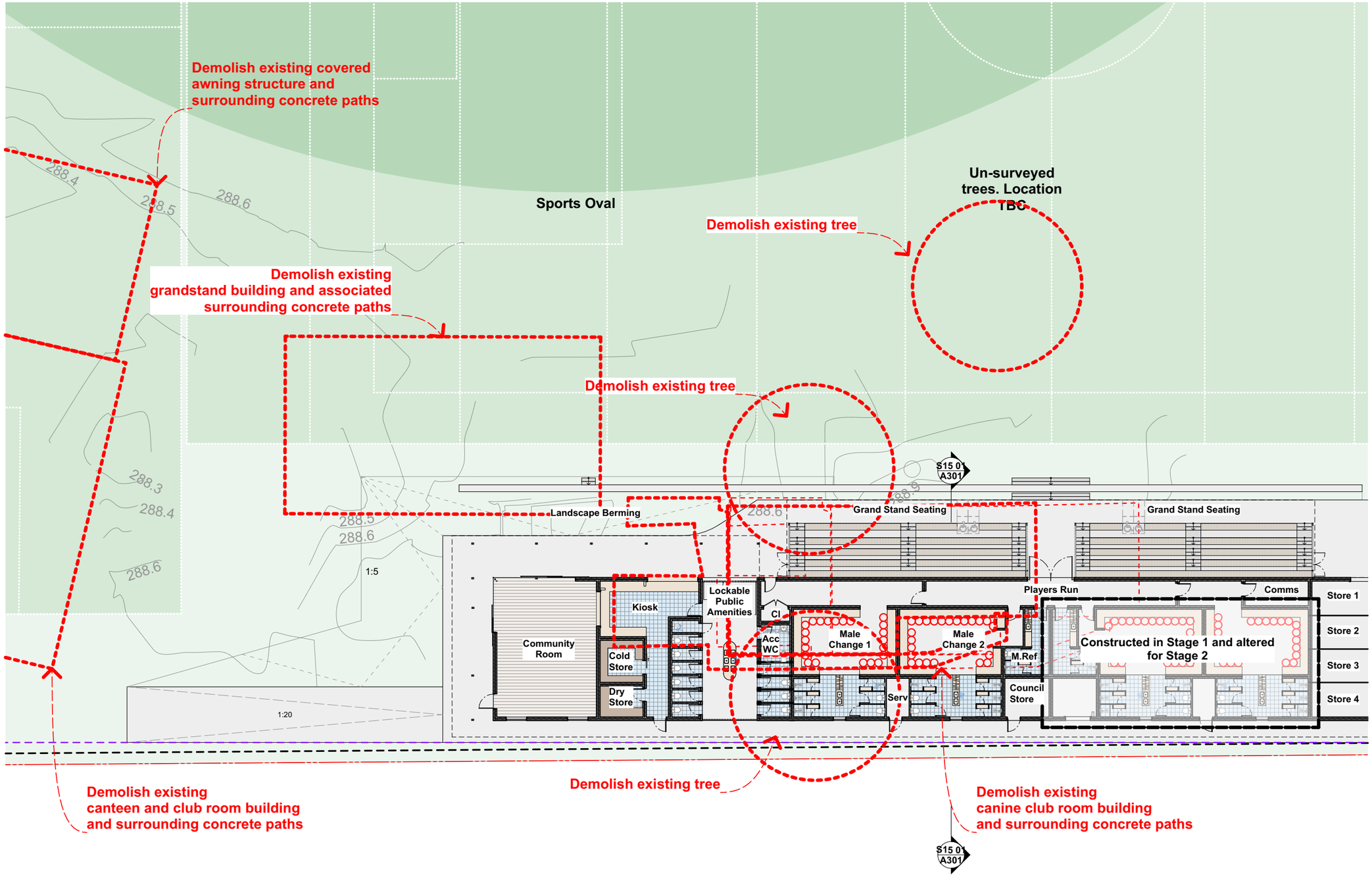

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WCRG - Preferred Concept - Project Stage 2 (Retain Canine Club)

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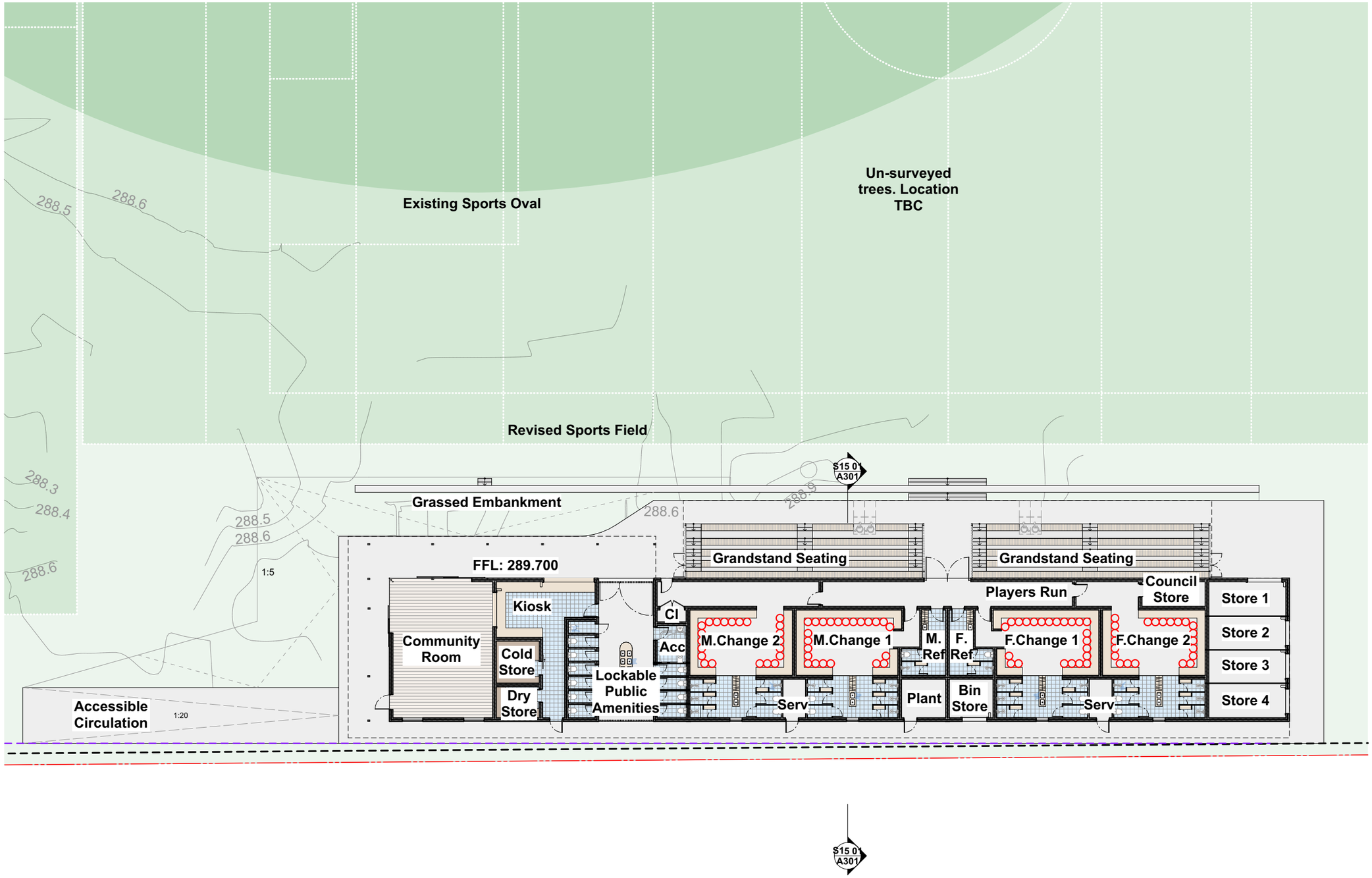

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WCRG - Preferred Concept - Ground Layout

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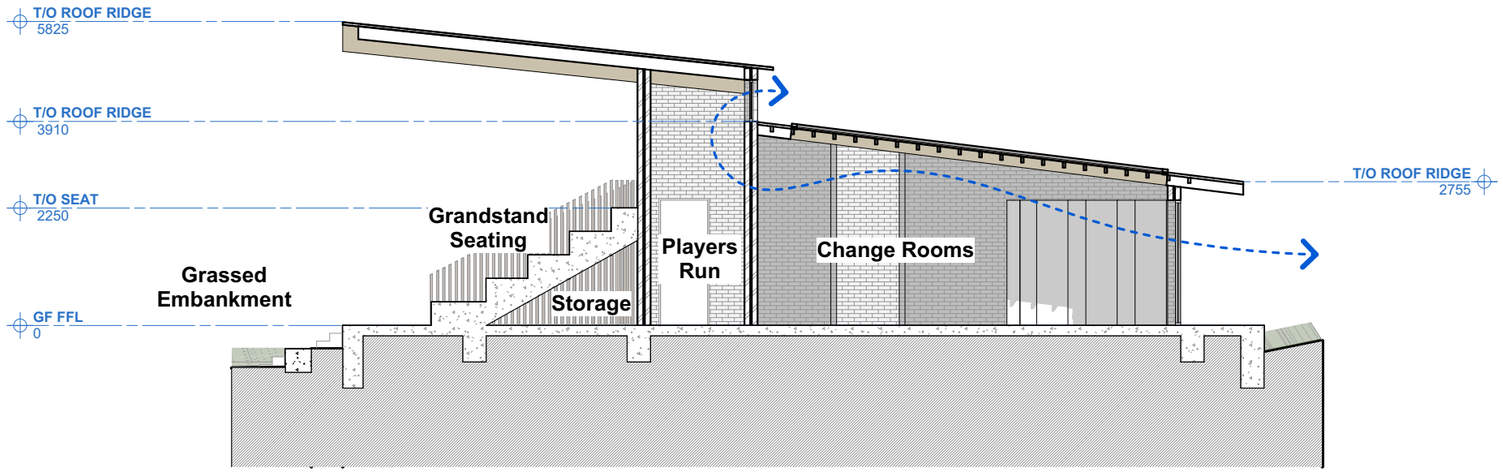

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WCRG - Preferred Concept - Typical Section

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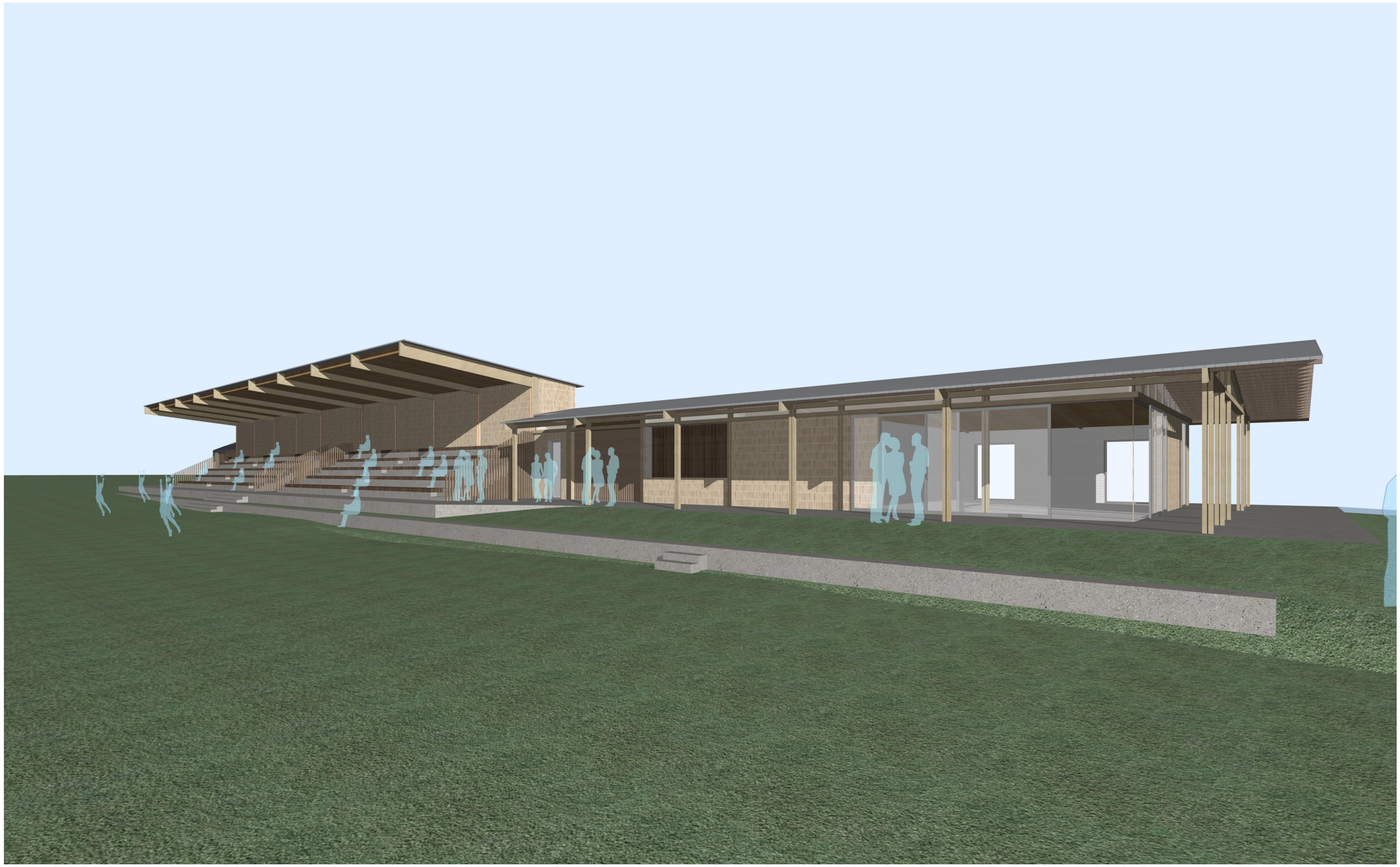

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WCRG - Preferred Concept - View from Field

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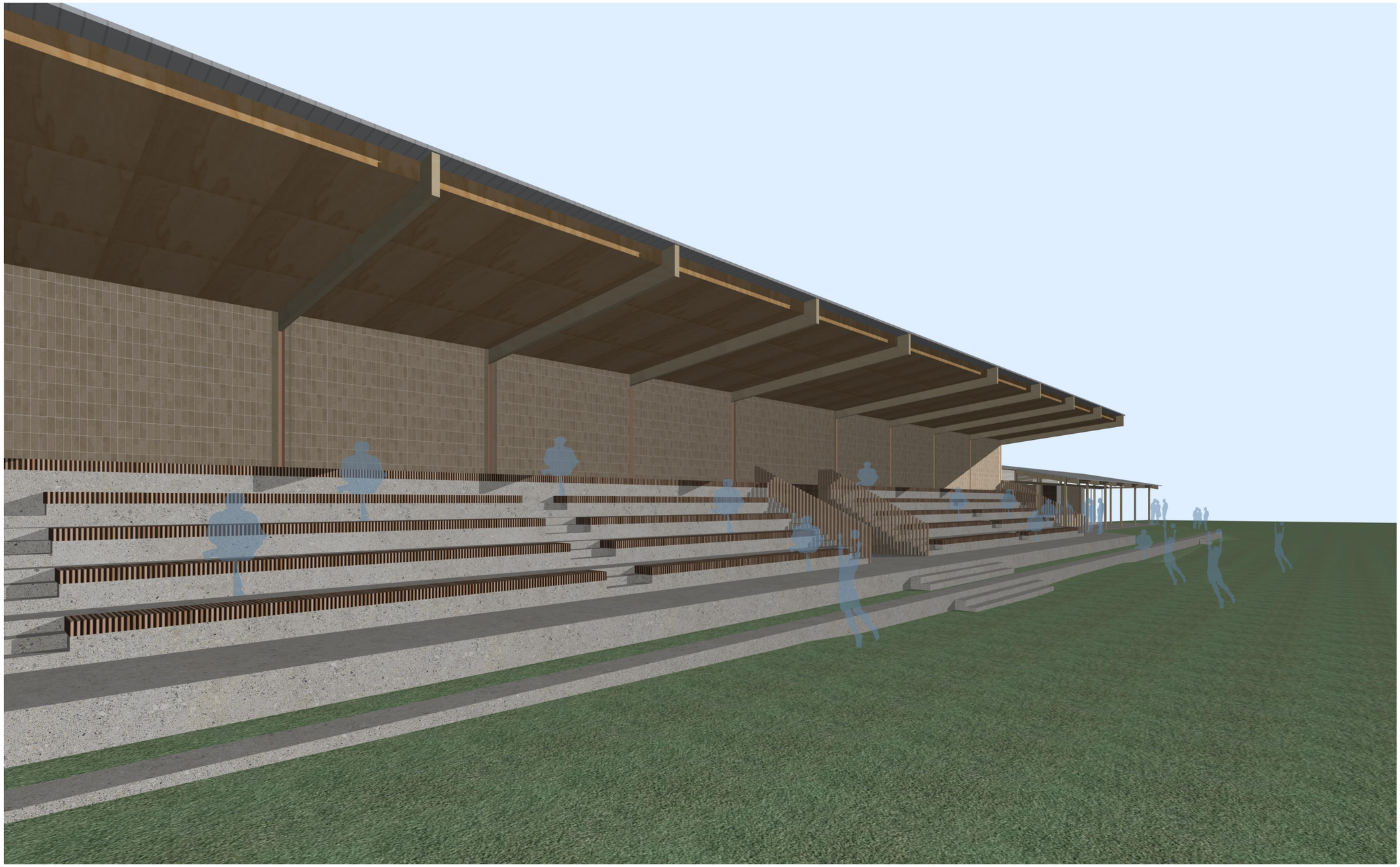

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WCRG - Preferred Concept - View from Field

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Preferred Concept

Strengths

Single players & referee's run through middle of grandstand seating.

Landscape berming provides additional seating to sports field.

Elevated grandstand seating facing east and centred on main sports field provides optimal viewing experience for all viewers.

Community room located to address two sports fields

Simple roof form, easy to maintain

Lockable public amenities

Sports storage directly accessible from fields.

Opportunities

In future stages, consideration and discussion should be undertaken for accessible path of travel to the building from the entry and to the sports field.

Building sited close to boundary / existing fence line, consider revised acccess to the site for pedestrians or for back of house deliveries

Staging construction whilst retaining canine club creates female change rooms far away from existing grandstand and change room facilities.

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WCRG - Preferred Concept - Strengths and Opportunities

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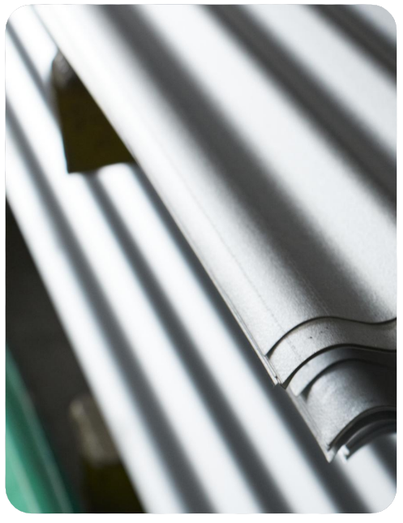
Masonry Bricks - efficient and robust materials that are easily maintained. Anti grafiti coatings can be applied, and textured walls can minimise flat surfaces for graffiti

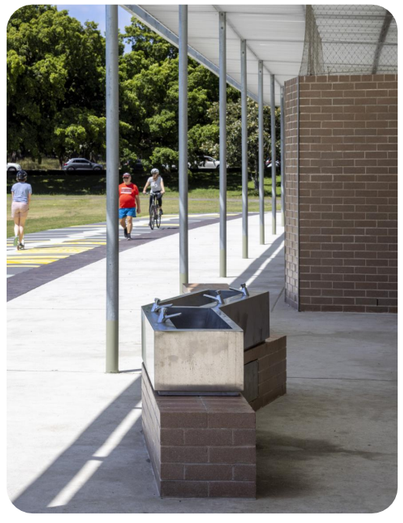


Metal roof sheeting

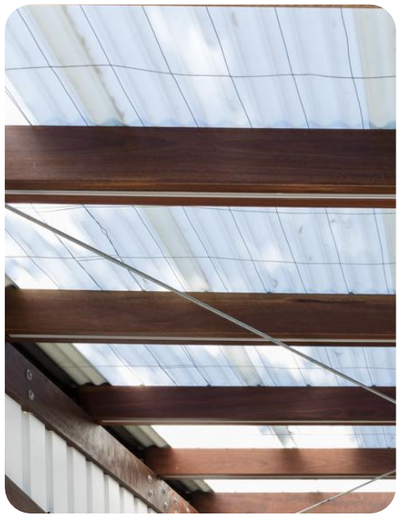


Fibre cement soffit.

Operable permeable and lockable steel gate



Galvanised steel, concrete slab, stainless steel wash basin

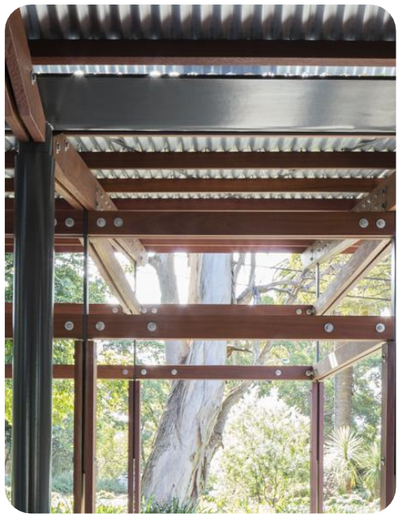


Translucent roof sheeting out of reach of users to provide light penetration to internal spaces.



Off form concrete grandstand seating with timber seat inserts. Steel cantilevering roof structure, option for mass timber cantilevering roof structure.

Simple Roof Form



Timber rafters, posts and beams to commumunity room and kiosk and exposed corrugated roof sheeting externally.

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WCRG - Preferred Concept - Material Form and Precedence

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QS Estimate

Wilde and Woollard (WW) have been commissioned by Cowra Council to prepare a masterplan estimate for West Cowra Recreational Ground Amenities building. The scope of works involves:

- Demolition of existing building and construction of a new single storey amenities building, covered walkway and external works split between two stages. The works will also include a new grandstand seating area.

  Stage 1: Construct female changing and WC's

  Stage 2: Construct male changing, WC, Kiosk, grandstand and community room.

1.2 Estimate Summary

Wilde and Woollard's Budget Estimate is based on the provided documentation. The total estimate for the facility is **$9,647,000 excl GST** spilt into the follow sections:

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
STAGE 1	146	m2	$ 11,363	$ 1,659,000
STAGE 2	618	m2	$ 12,926	$ 7,988,000
TOTAL CONSTRUCTION COST EXCL GST	764	m2	$ 12,627	$ 9,647,000

Key Notes

General

- Assumed site will be closed, and thus no allowance for temporary facilities
- No allowance for external lighting or connection to ausgrid or NBN connection.
- No allowance for OSD tank
- No allowance for removal of contaminated material
- No allowance for building artwork

Stage 1

- Allowance has been made to demolish existing amenities in stage 1 ~ $28.6K. This could be done in Stage 2
- Cost estimate based off timber structure
- Assumed canine club to be retained

Stage 2

- No allowance for lockers
- Allowance for fill to site for landscape berming

2.2 Assumptions

We note the following assumptions have been included within our cost plan:

- Assumed builder will be given clear access to the areas.
- Works will be undertaken during normal construction hours.
- Assumed a fully documented / fixed lump sum procurement.
- The following allowances have been included:
  - Design Contingency – 10%
  - Construction Contingency – 10%
  - Authority Fees –1.5%
  - Consultant Fees – 10% For stage 1
  - Consultant Fees – 11% For stage 2
  - Escalation to Feb 26 – 2% For stage 1
  - Escalation to Oct 28 – 14% For stage 2

2.3 Exclusions

The estimates exclude the following items:

- Adverse soil conditions (contaminated soil, soft spots etc)
- Excavation, removal and replacement of rock, building rubble, in ground structures etc.
- Site infrastructure works beyond the site boundary not indicated
- Emergency / Backup power and UPS
- Fixtures, fittings and equipment
- ESD Allowance
- Out of hours work
- Fire Sprinklers
- Land, Legal, marketing and Finance costs
- Consultant Fees
- OSI (substation)
- Other exclusions as specifically noted within this estimate
- Escalation beyond Feb 2026 for stage 1 and Oct 2028 for stage 2
- Goods and services tax (GST)



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Edgell Park

Cowra Council

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Consolidate unused building functions (i.e. reduce overall change room area, and storage area)



Crime Prevention Through Environmental Design (CPTED) will consider safety for users & access control



Improve connection of covered outdoor space with sports fields.



Support female attendance and participation in sports by providing the appropriate facilities



Environmentally sustainable design. Materials suitable to the environment and public usage



Retain orientation of building and external covered area providing spectating viewing of both sides of the fields.



Well sealed and robustly built, to mitigate vermin and leaf ingress, and to reduce ongoing maintenance requirements. Robustly built to endure 1:100 year flood.



Positive siting of a new building in relation to park setting and sports fields on northern and southern ends. If possible locate building to reduce impacts of 1:100 year floods.



Improve accessibilty to and around the building and provide accessible WC easily accessible to the public.

Kiosk

Existing amenities building has a kiosk area of ~ 35 sqm

New kiosk to match existing kiosk area ~ 35 sqm
No seperate dry or cold storage.

External Covered Viewing Area

Existing external covered viewing area (including eaves over circulation) ~ 210 sqm. New external covered viewing area to match existing.

Public Amenities

Number of amenities facility to satisfy NCC compliance.
We
Existing amenities
- 1 x male WC (1 x ambulant WC, 1 x urinal trough, 1 x basin)
- 2 x female WC (1 x ambulant WC, 1 x WC, 1 x basin)

New accessible WC.

Landscape / Field

No upgrades

Change Rooms

Existing change facilities are currently being used as store rooms. The majority of users at the park, junior atheletes, arrive for their sports already changed into sports gear.

There are a minority of stakeholders who would still prefer a change area with a shower to get ready. A viable option that maybe change room of a similar size to a referee change room (~ 20sqm), accomodating bench seat, 1 x shower and a WC.

Unisex Referee / Baby Change Room
- 1 x WCs and showers and a bench seating area ~ 20 sqm

Unisex Change rooms
- 2 x WCs and showers and a bench seating area

Store, Plant, Utilities, Comm Room

Existing storage sizes as per below
Existing hockey storage space ~ 13sqm
Existing change rooms being used as storage space ~ 42sqm x 2 = 94sqm
Existing storage space ~ 13sqm
Total existing storage space ~ 120sqm

We have based our new storage sizes on the areas currently being used as store noting that Council's preference is not to have any more hockey storage space.

New storage space ~ 105sqm

Portable goal storage space ~ 10sqm

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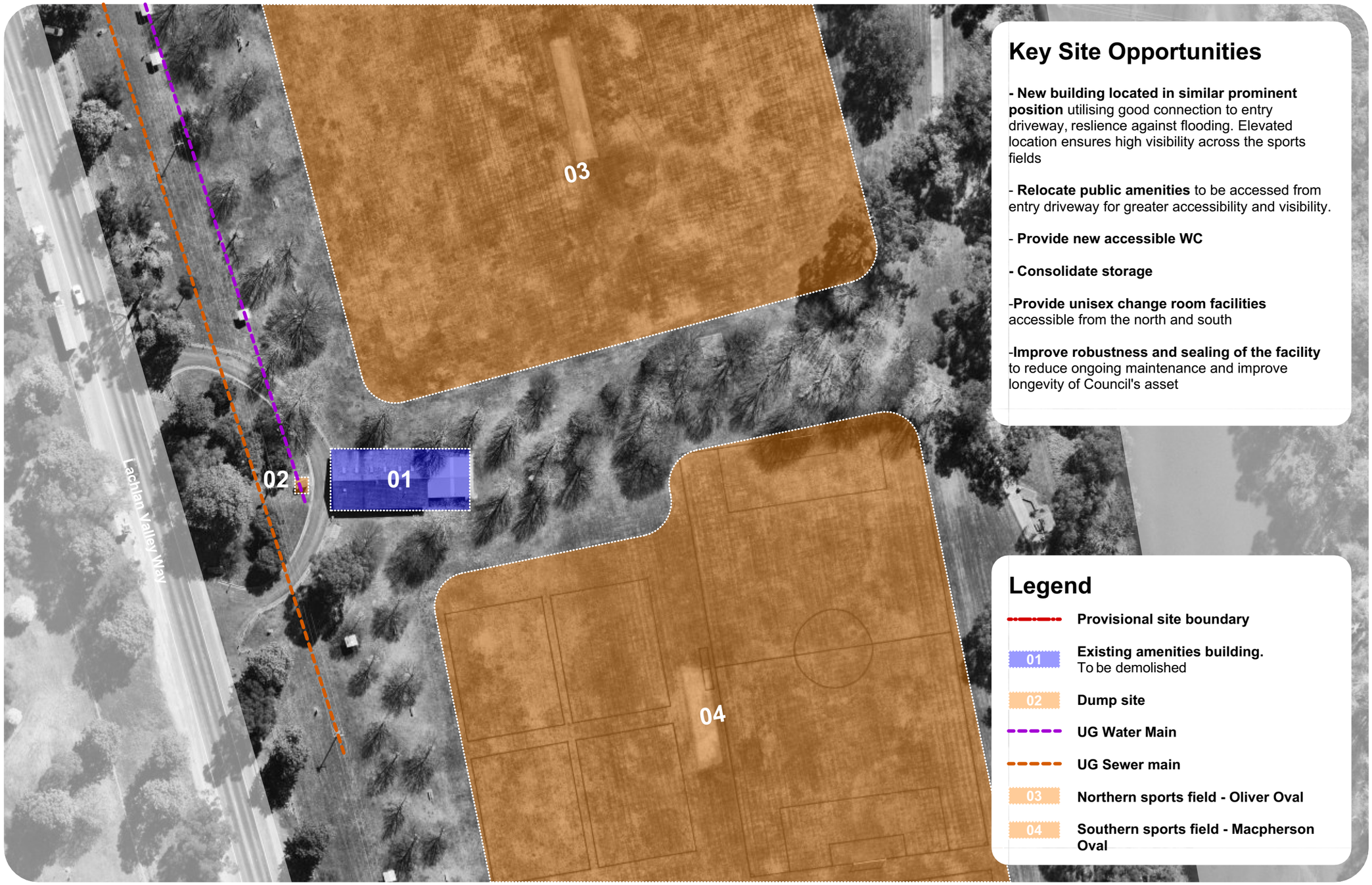

Key Site Opportunities

- New building located in similar prominent position utilising good connection to entry driveway, reslience against flooding. Elevated location ensures high visibility across the sports fields

- **Relocate public amenities** to be accessed from entry driveway for greater accessibility and visibility.

- **Provide new accessible WC**

- Consolidate storage

-**Provide unisex change room facilities** accessible from the north and south

-**Improve robustness and sealing of the facility** to reduce ongoing maintenance and improve longevity of Council's asset

Legend

- **Provisional site boundary**
- **01** **Existing amenities building.** To be demolished
- **02** **Dump site**
- **UG Water Main**
- **UG Sewer main**
- **03** **Northern sports field - Oliver Oval**
- **04** **Southern sports field - Macpherson Oval**

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Edgell Park - Building Siting & Key Opportunities

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Preferred Concept Option

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Edgell Park - Preferred Concept

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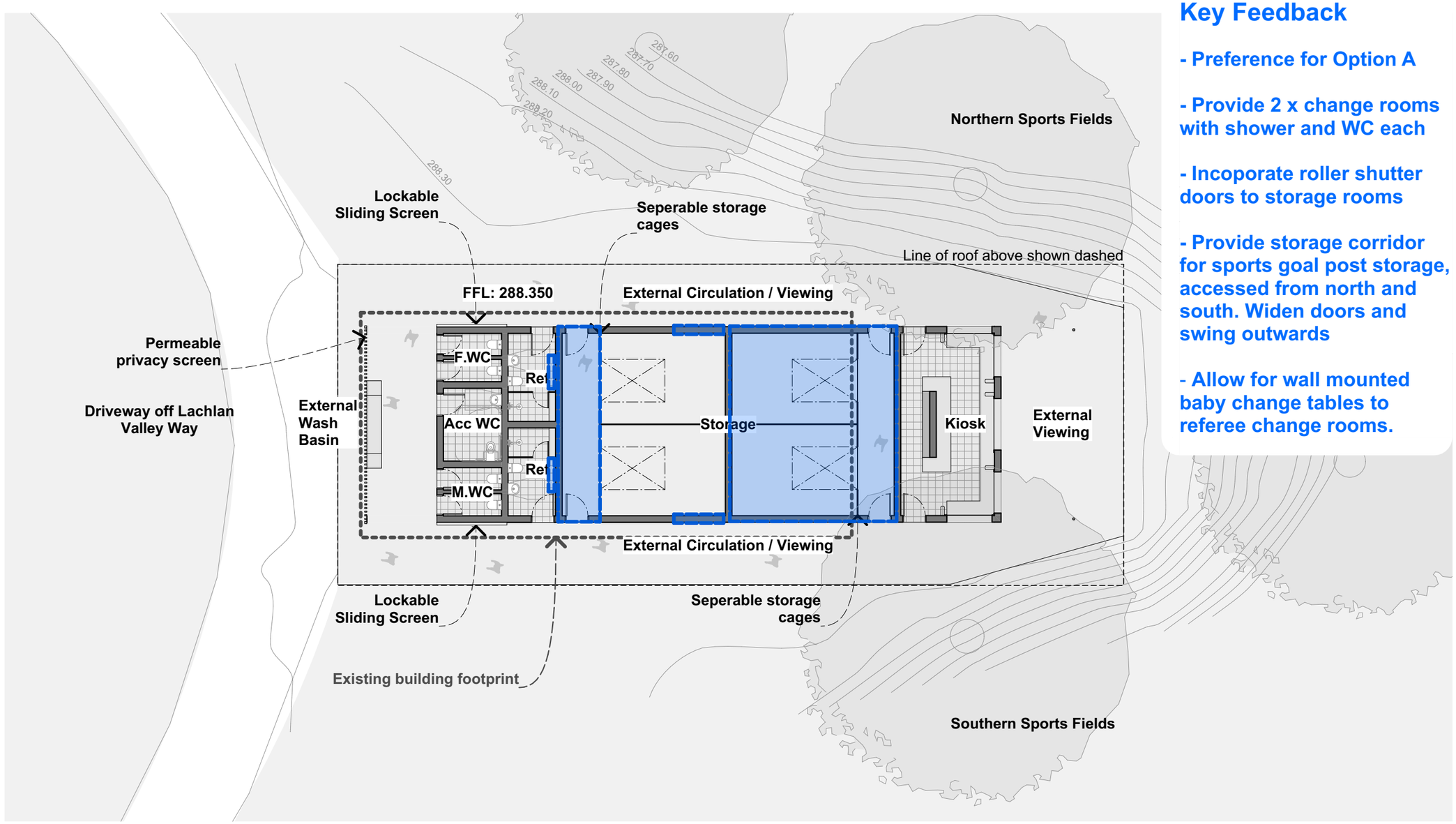

Key Feedback

- Preference for Option A

- Provide 2 x change rooms with shower and WC each

- Incoporate roller shutter doors to storage rooms

- Provide storage corridor for sports goal post storage, accessed from north and south. Widen doors and swing outwards

- Allow for wall mounted baby change tables to referee change rooms.

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Edgell Park - Preferred Concept - Key Feedback

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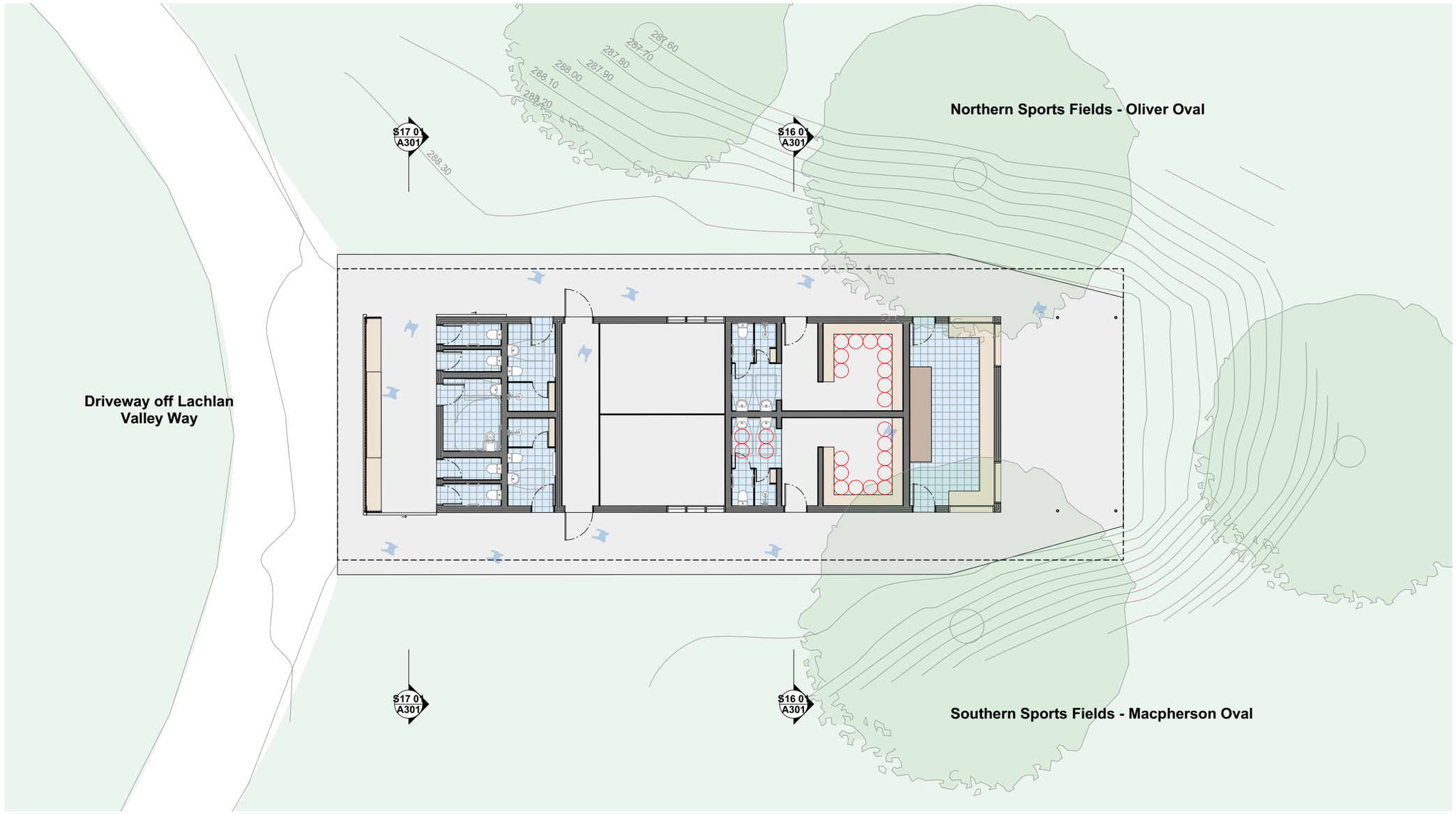

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Edgell Park - Preferred Concept - Layout

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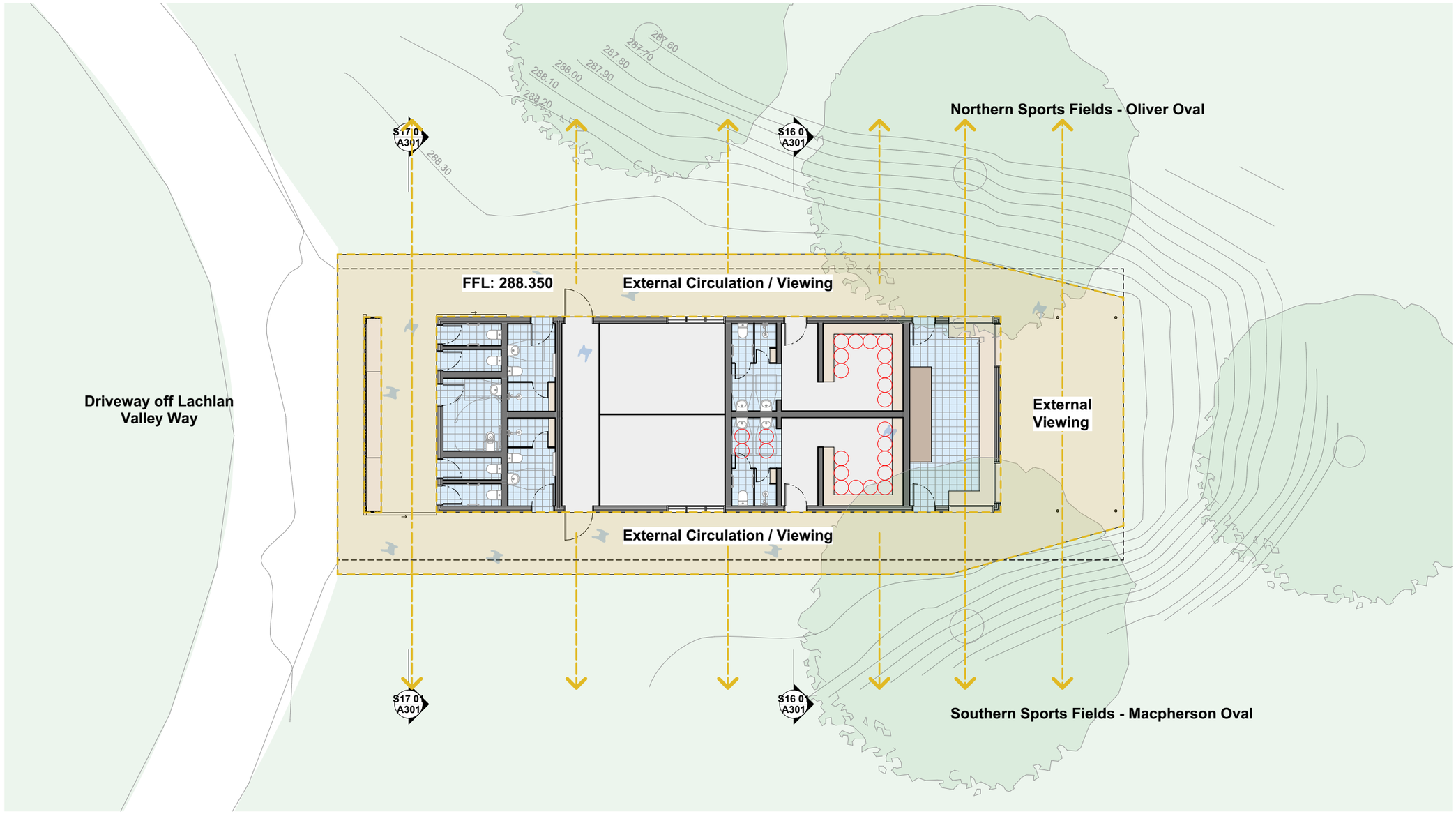

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Edgell Park - Preferred Concept - Layout - External Circulation

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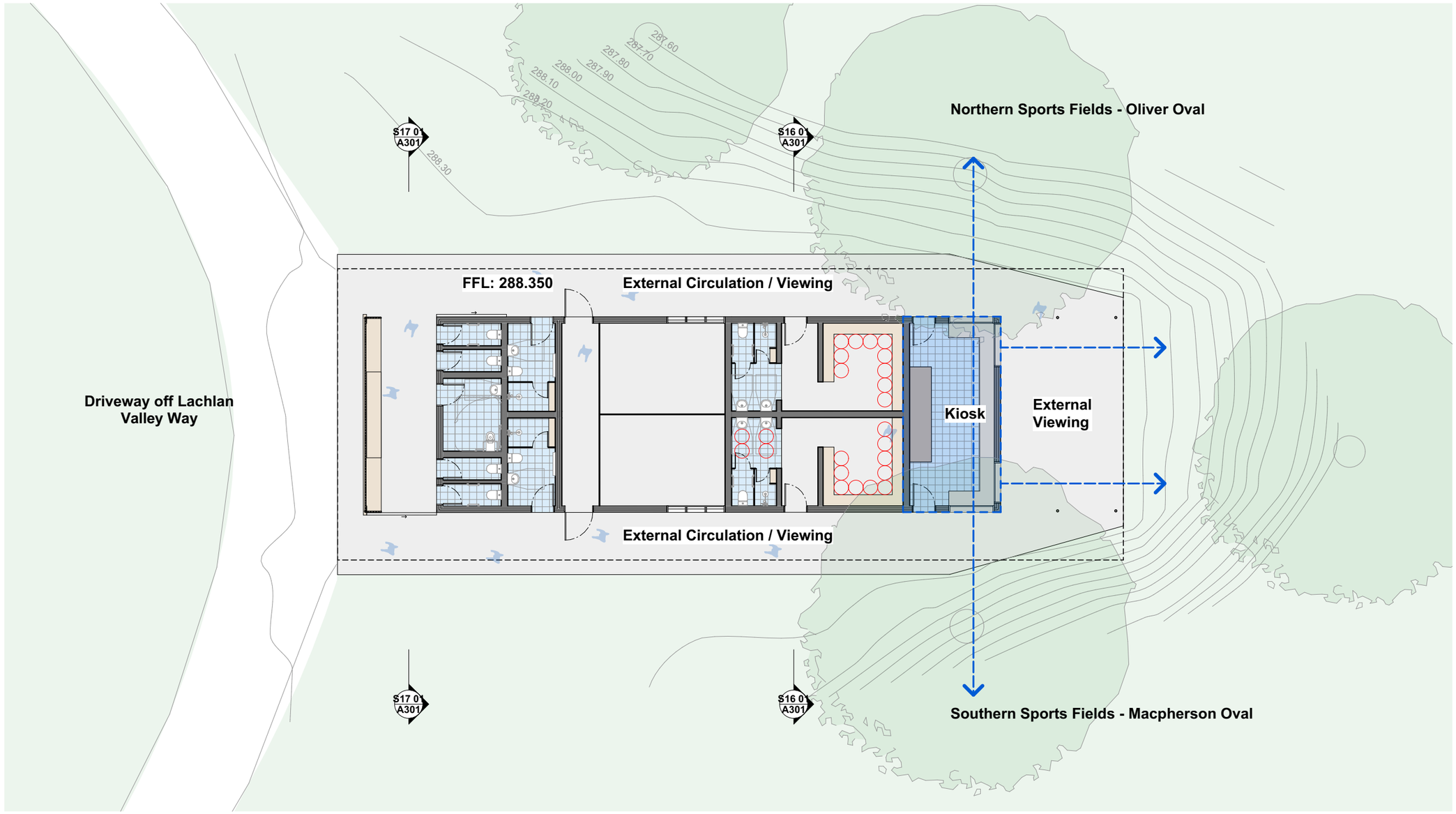

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Edgell Park - Preferred Concept - Layout - Community

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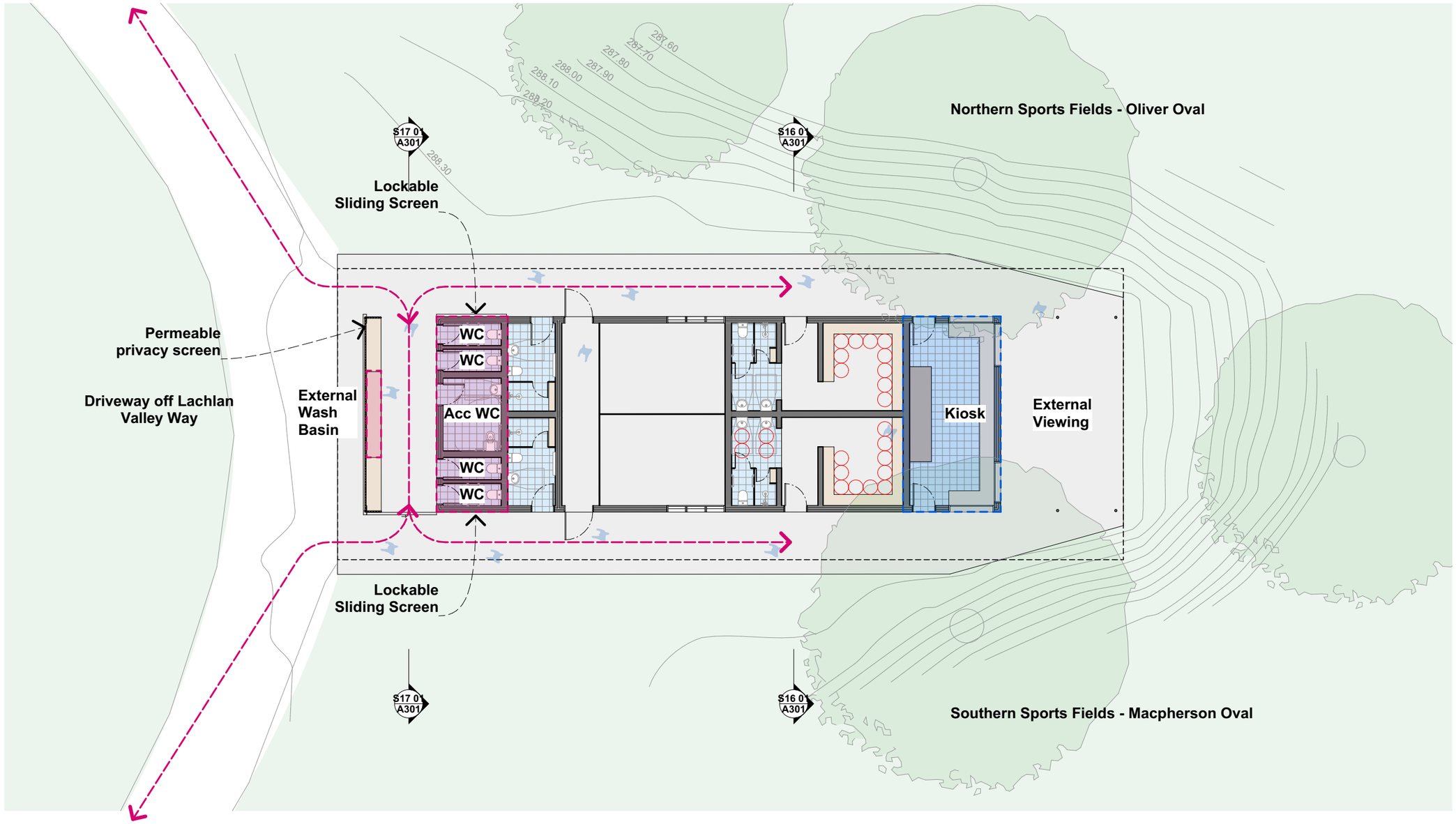

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Edgell Park - Preferred Concept - Layout - Public Amenities

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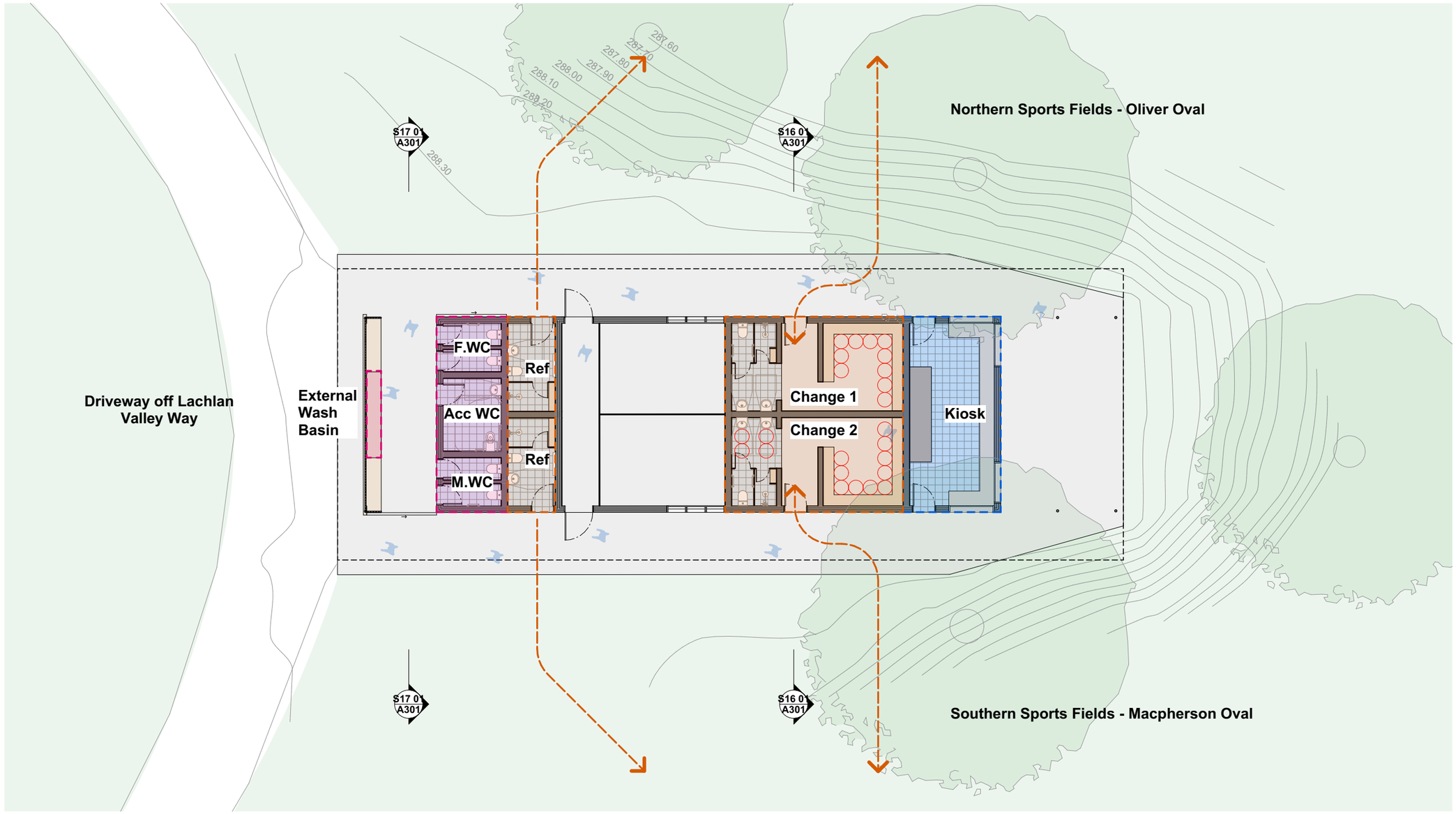

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Edgell Park - Preferred Concept - Layout - Sports

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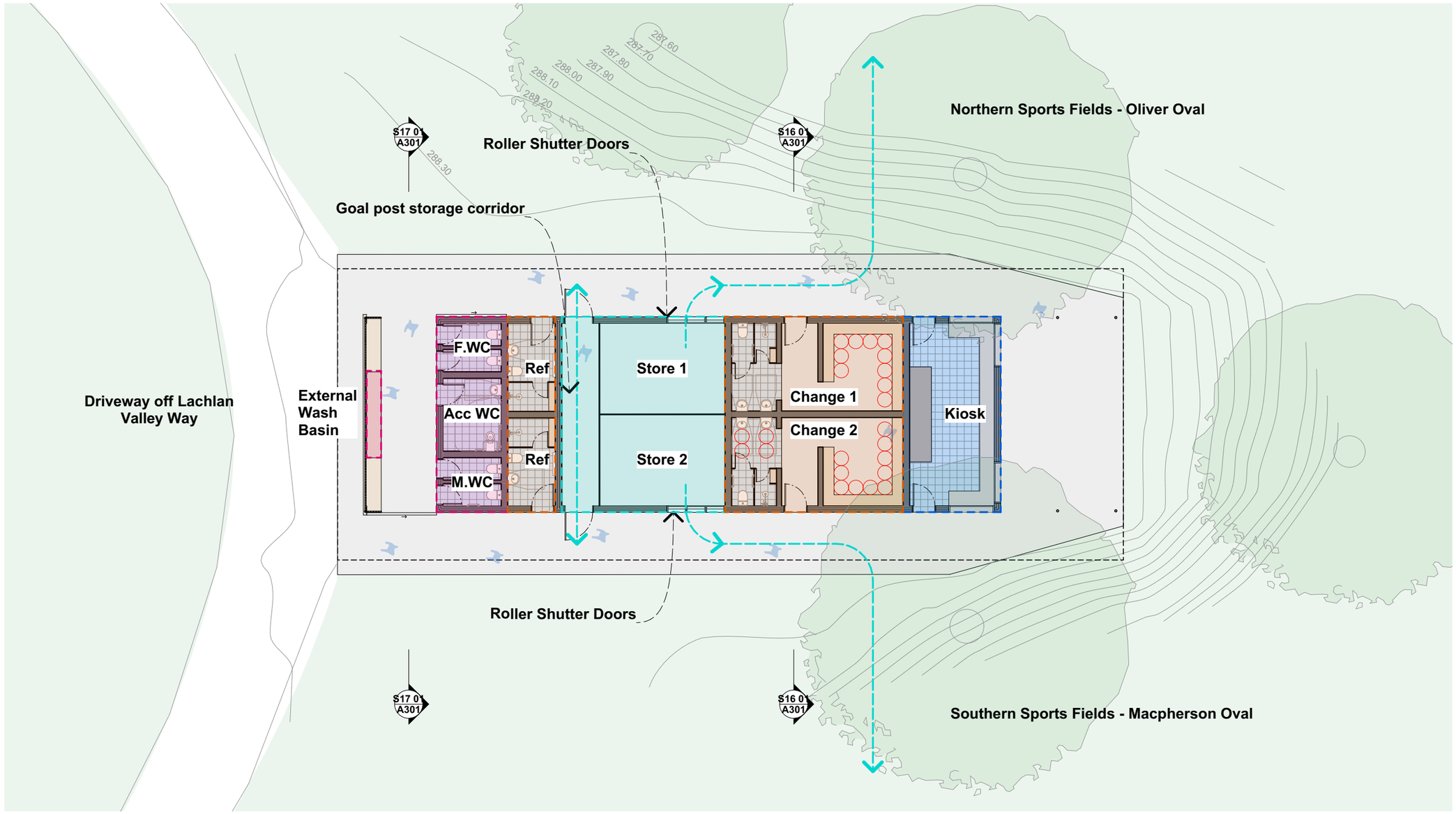

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Edgell Park - Preferred Concept - Layout - Store

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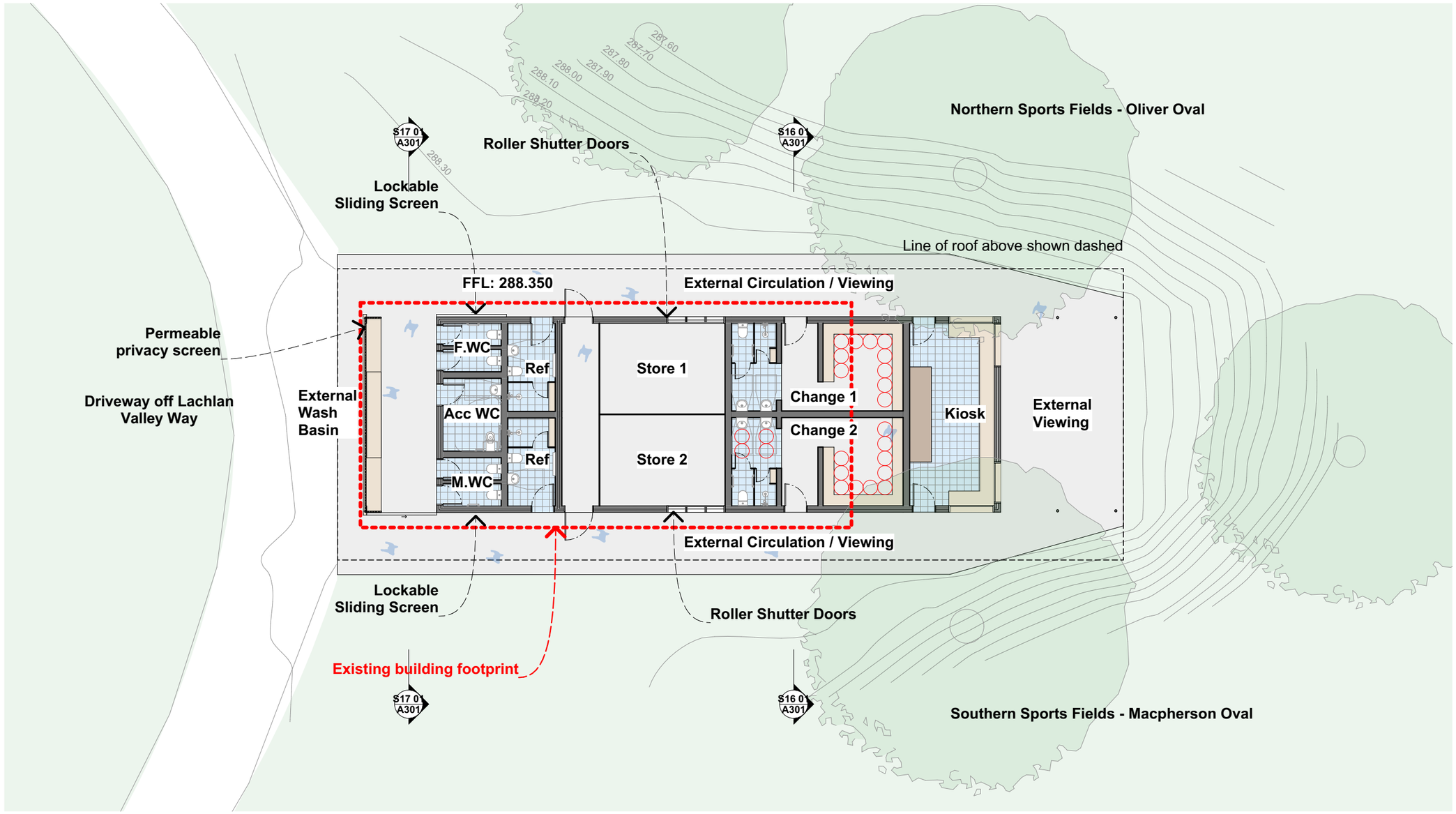

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Edgell Park - Preferred Concept - Layout

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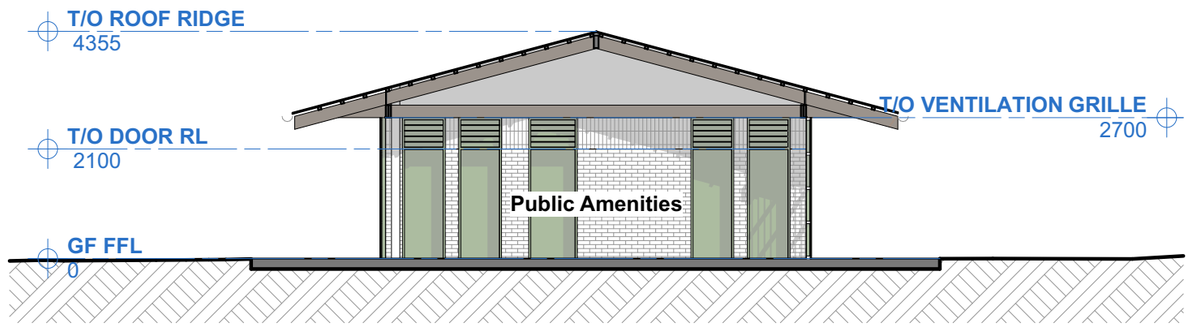

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Edgell Park - Preferred Concept - Typical Section

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Edgell Park - Preferred Concept - View From Driveway

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Edgell Park - Preferred Concept - View From External Area

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Preferred Concept

Strengths

Slimmer building footprint maximises external viewing area along length of building

Non gendered open public amenities with communal external wash basin provides greatest flexibility of use. Easier to maintain.

All toilets visible to supervising parents

Simple roof form, easy to maintain

Lockable public amenities

Built within similar existing building footprint. Reuse existing services.

Active frontage to driveway

Referee rooms used as public baby change room outside of sports days for people stopping by

Flexibility of 2 x change rooms

Dedicated sports goal storage accessible from both sides

Roller shutter doors to storage rooms for ease of movement

Opportunities

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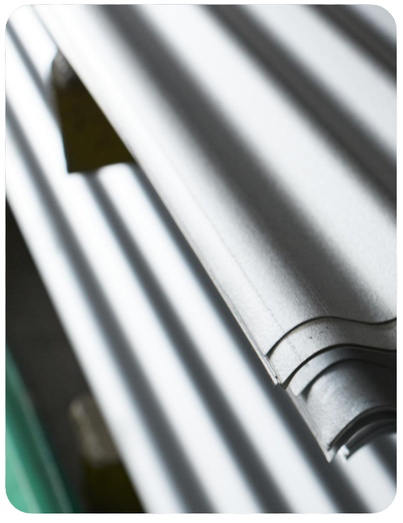
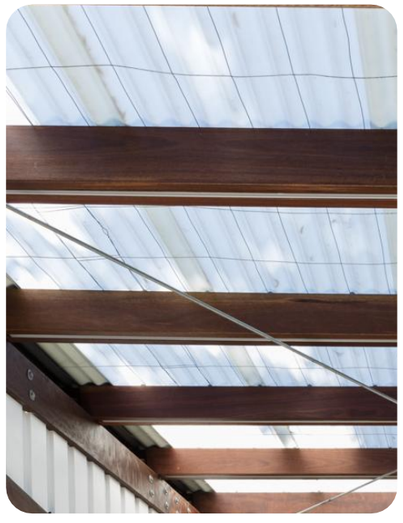
Masonry Bricks - efficient and robust materials that are easily maintained. Anti grafiti coatings can be applied, and textured walls can minimise flat surfaces for graffiti



Metal roof sheeting



Operable permeable and lockable steel gate



Translucent roof sheeting out of reach of users to provide light penetration to internal spaces.

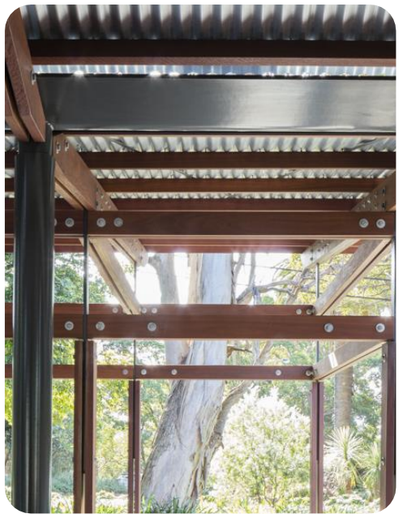


Galvanised steel, concrete slab, stainless steel wash basin



Textured walls to minimise flat surfaces for graffiti.

Simple roof form - self cleaning and easily maintained. Maximising daylight into internal areas



Timber rafters and exposed corrugated roof sheeting.

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Edgell Park - Material & Form Precedence

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QS Estimate

1.1 Brief

Wilde and Woollard (WW) have been commissioned by Cowra Council to prepare a masterplan estimate for Edgell Park Amenities building. The scope of works involves:

- Demolition of existing building and construction of a new single storey amenities building, covered walkway and external works.

1.2 Estimate Summary

Wilde and Woollard's Budget Estimate is based on the provided documentation. The total estimate for the facility is **$2,364,000 excl GST** spilt into the follow sections:

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
AMENITITES BUILDING	171	m2	$ 8,971	$ 1,534,000
EXTERNAL WORKS		item		$ 49,000
EXTERNAL SERVICES		item		$ 93,000
TEMPORARY FACILITY		item		$ 60,000
TOTAL CONSTRUCTION COST EXCL GST	171	m2	$ 10,152	$ 1,736,000
DESIGN CONTINGENCY (10%)	171	m2	$ 1,018	$ 174,000
CONSTRUCTION CONTINGENCY (10%)	171	m2	$ 1,117	$ 191,000
CONSULTANT FEES	171	m2	$ 1,117	$ 191,000
AUTHORITY FEES (1.5%)	171	m2	$ 199	$ 34,000
ESCALATION (6% to Feb 26)	171	m2	$ 222	$ 38,000
TOTAL CONSTRUCTION END COST EXCL GST	171	m2	$ 13,825	$ 2,364,000

2.2 Assumptions

We note the following assumptions have been included within our cost plan:

- Assumed builder will be given clear access to the areas.
- Works will be undertaken during normal construction hours.
- Assumed a fully documented / fixed lump sum procurement.
- The following allowances have been included:
  - Design Contingency – 10%
  - Construction Contingency – 10%
  - Authority Fees –1.5%
  - Consultant Fees – 10%
  - Escalation to Feb 26 – 2%

2.3 Exclusions

The estimates exclude the following items:

- Adverse soil conditions (contaminated soil, soft spots etc)
- Excavation, removal and replacement of rock, building rubble, in ground structures etc.
- Site infrastructure works beyond the site boundary not indicated
- Emergency / Backup power and UPS
- Fixtures, fittings and equipment
- ESD Allowance
- Out of hours work
- Land, Legal, marketing and Finance costs
- Staging Costs
- Hydrant upgrade
- OSI (substation)
- Other exclusions as specifically noted within this estimate
- Escalation beyond Feb 2026
- Goods and services tax (GST)

Key Notes

General

- No allowance for OSD tank
- No allowance for removal of contaminated material
- Cost estimate based off timber structure
- No allowance for lockers
- No allowance for grease arrestor
- No allowance for building artwork
- Minor allowance for solar
- No allowance for external lighting, connection to ausgrid network or NBN connection
- Allowance for temporary facilities



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Mulyan Oval

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Consolidate unused building functions (i.e. reduce overall change room area, and storage area)



Crime Prevention Through Environmental Design (CPTED) will consider safety for users & access control



Improve connection of community room area and covered outdoor space with sports fields.



Support female attendance and participation in sports by providing the appropriate facilities



Environmentally sustainable design. Materials suitable to the environment and public usage



Retain orientation of building and external covered area providing spectating viewing of both sides of the fields.



Well sealed and robustly built, to mitigate vermin and leaf ingress, and to reduce ongoing maintenance requirements. Robustly built to endure 1:100 year flood.



Positive siting of a new building in relation to park setting, street and sports fields on northern end and future parking area for vehicles.



Improve accessibilty to and around the building and provide accessible WC easily accessible to the public.

Change Rooms

Following AFL Preferred Community Facilities Guidelines 2024 for a local level facility

We understand that Council would like to increase the number of change rooms to four to account for players, especially female players, getting changed at the same time as another team currently playing.

Change Rooms (2 x Home, 2 x Away).
- Change Area ~ 45 sqm
- Showers ~ 10 sqm (3 showers)
- Toilets ~ 15 sqm (3 x WC's, 3 washbasins)
- Total per change room ~ 70 sqm
- Total change room area ~ 280 sqm

Gendered Referee Change Room
- Male Referee Change:1 x WC and showers and a bench seating area ~ 10sqm
- Female Referee Change: 1 x WC and showers and a bench seating area ~ 10sqm
- WC to be accessible

No dedicated medical / massage / drug testing rooms

No lockers

Store, Plant, Utilities, Comm Room

Following AFL Preferred Community Facilities Guidelines 2024 for a regional and local level facility

Internal storage ~ 20sqm
External storage ~ 15sqm
Plant, Utilities, Comm Room Allowance ~ 5 sqm
Cleaners store ~ 5sqm

Landscape / Field

- No upgrades
- SCA note that an accessible path of travel should be provided from Bourke Street to the new amenities / change room building.

Kiosk

Following AFL Preferred Community Facilities Guidelines 2024 for a local level facility

- Kiosk ~ 20 sqm (Please note existing kitchen and canteen is approximately ~14sqm)

No cold storage or dry storage room, only provide space for a fridge.

External covered area

As a guide under the AFL Preferred Community Facilities Guidelines 2024, a social, community or multipurpose room is recommended, however this is not required for this site. Additionally an office and meeting room is not required.

- 75 sqm of external covered viewing area as per AFL guidelines.

Public Amenities

Following AFL Preferred Community Facilities Guidelines 2025 and satisfying NCC compliance.

Provision of public amenities outside of training and game days is not required for this sports facility.

Proposed WC
- 1 x Accessible WC
- 1 x Male WC (1 x ambulant WC, 1 x basin)
- 1 x Female WC (1 x ambulant WC, 1 x basin)

Existing WC accomodates
- 1 x Male WC (1 x ambulant WC, 1 x basin)
- 2 x Female WC (1 x ambulant WC, 1 x WC, 1 x basin)

Preferred Concept Option

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Mulyan Oval - Preferred Concept

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Mulyan Oval - Preferred Concept - Building Siting & Key Opportunities

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Key Feedback

- Preference for Option A

- Lockable public amenities to prevent antisocial behaviour

- Gendered referee change rooms located adjacent each other

- Provide 3 x additional WC's

- Relocate roller shutter door to face fields

- Larger plant room between male and female change rooms

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Mulyan Oval - Preferred Concept - Key Feedback

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Mulyan Oval - Preferred Concept - Layout

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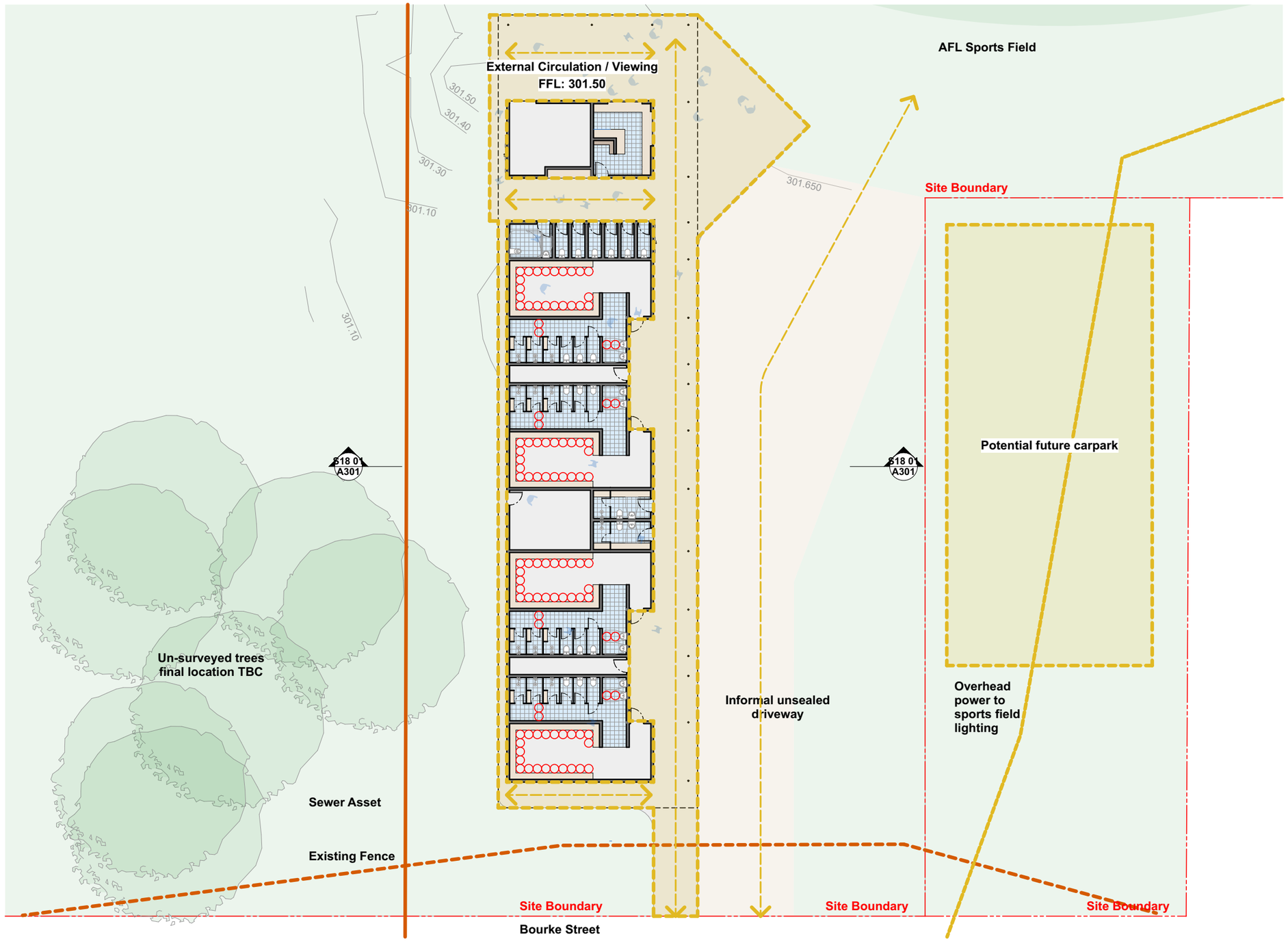

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Mulyan Oval - Preferred Concept - Layout - External Circulation

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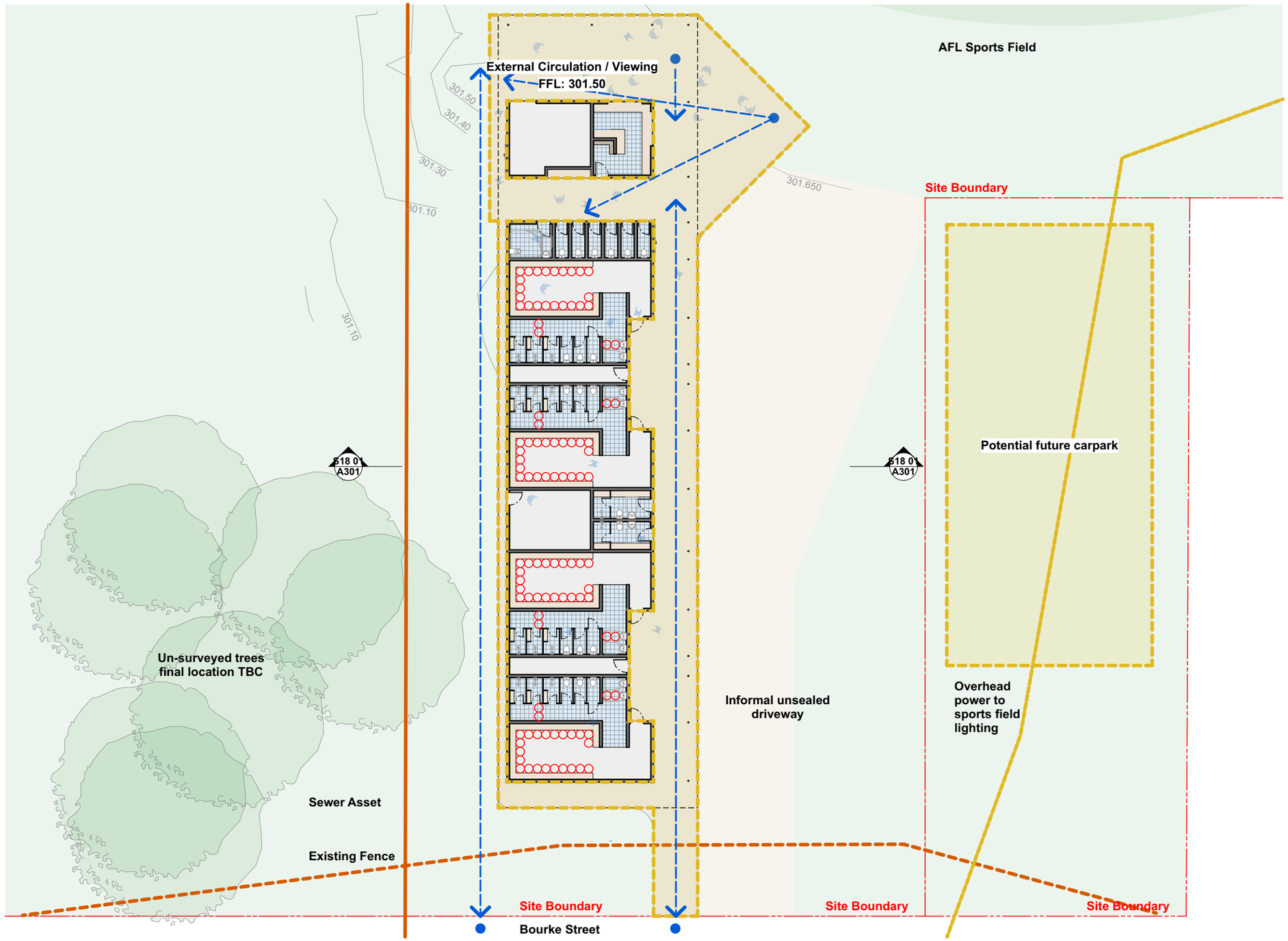

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Mulyan Oval - Preferred Concept - Layout - CPTED

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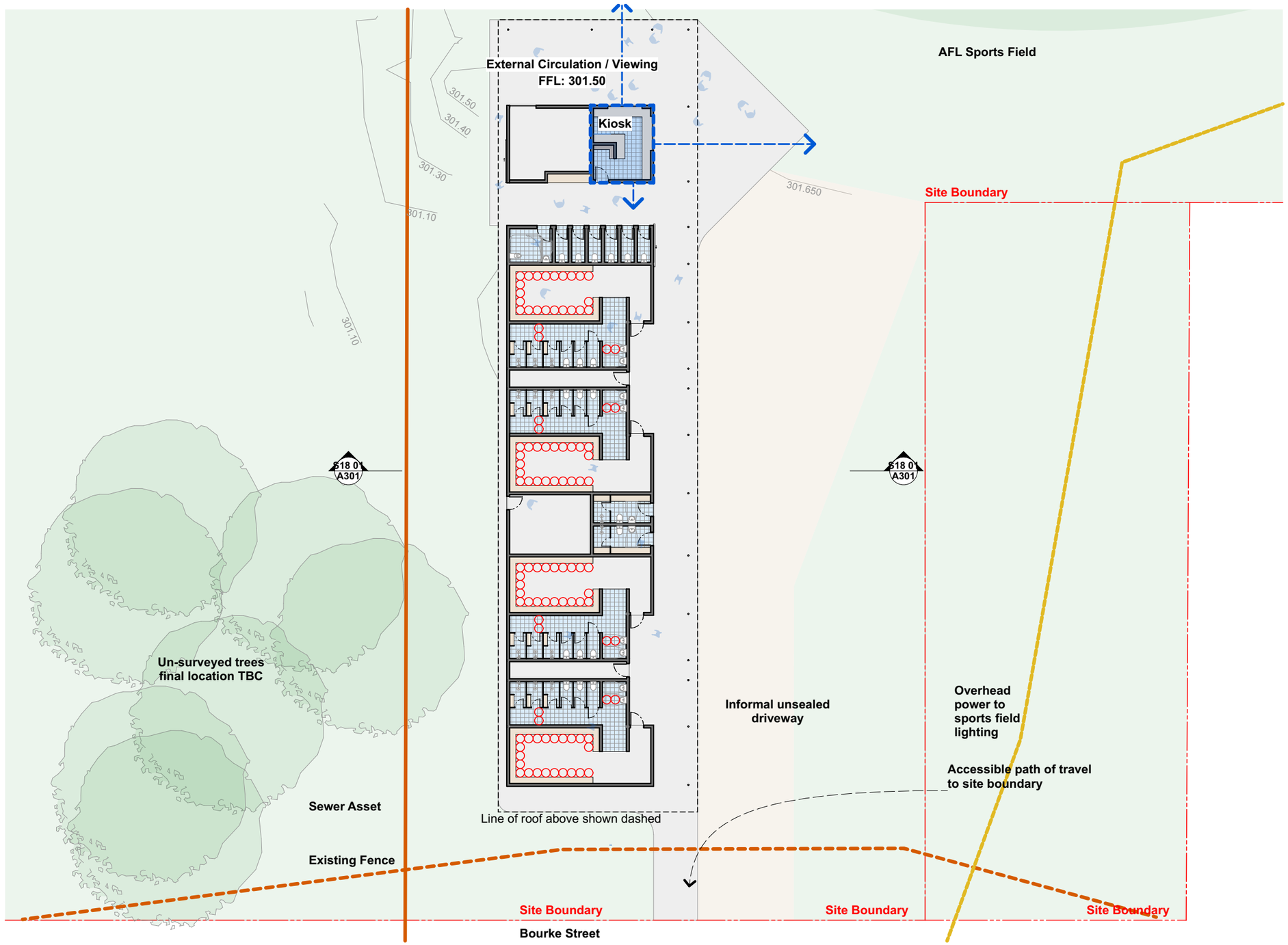

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Mulyan Oval - Preferred Concept - Layout - Community

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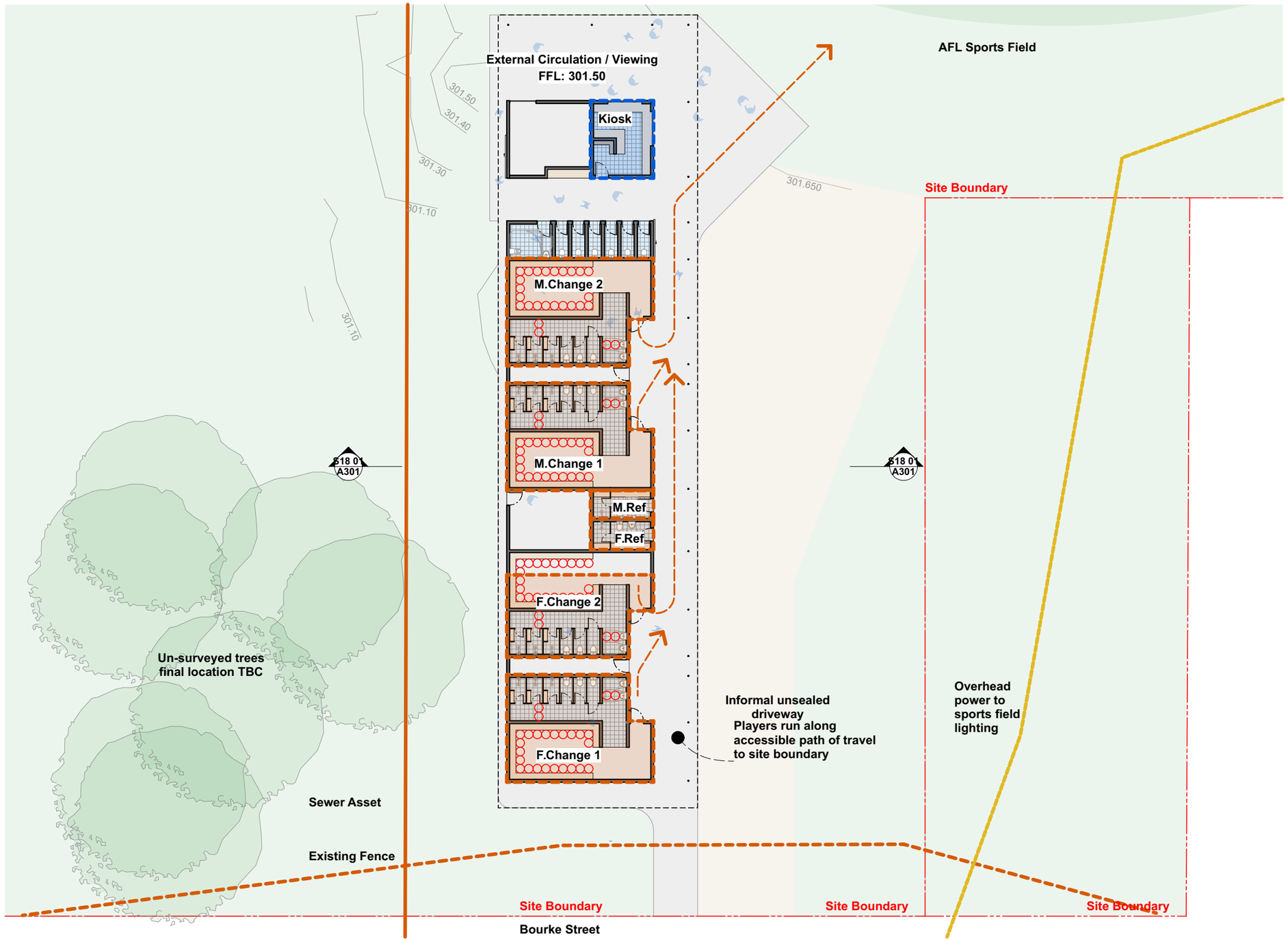

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Mulyan Oval - Preferred Concept- Layout - Sports

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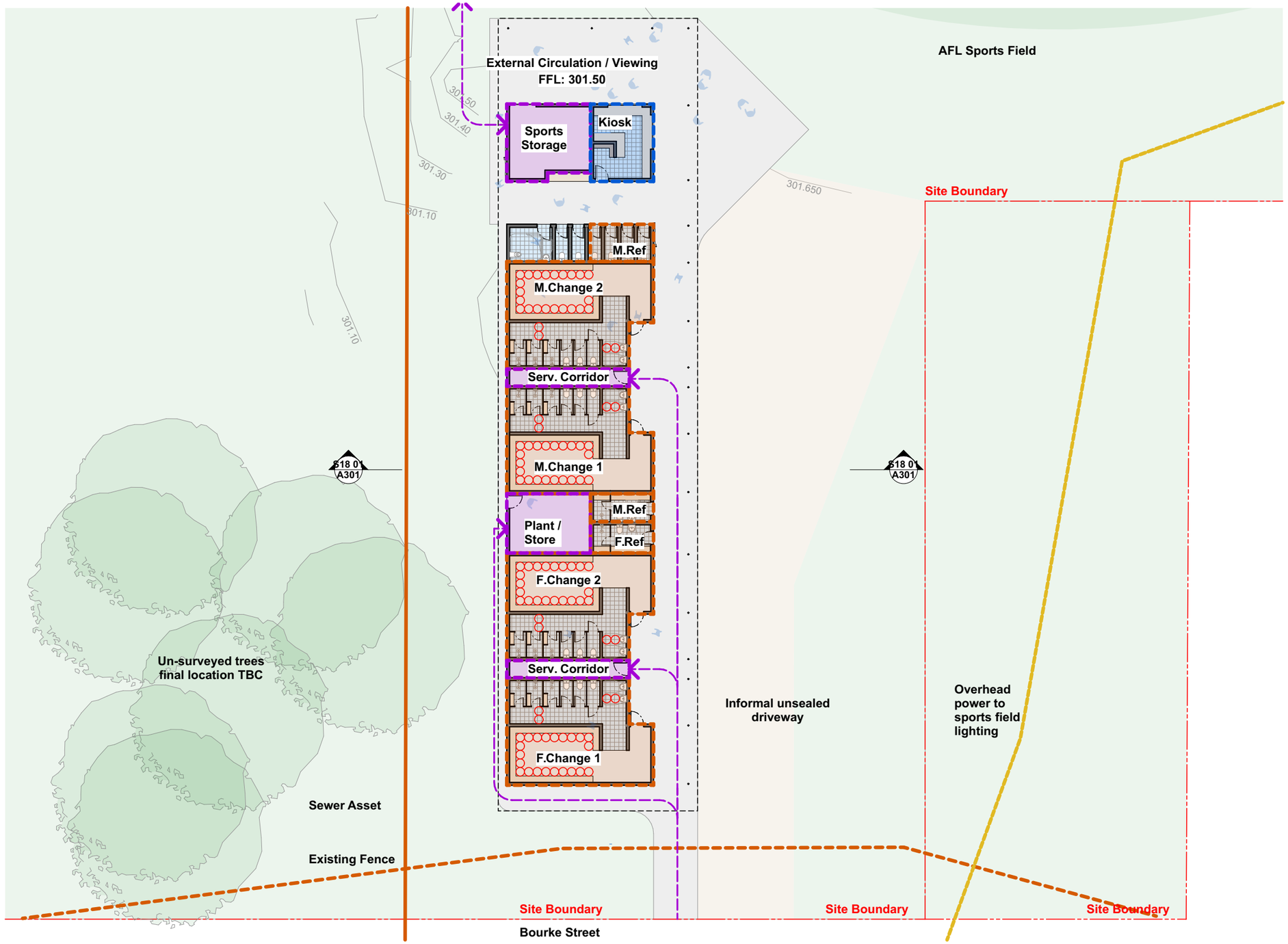

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Mulyan Oval - Preferred Concept - Layout - Store

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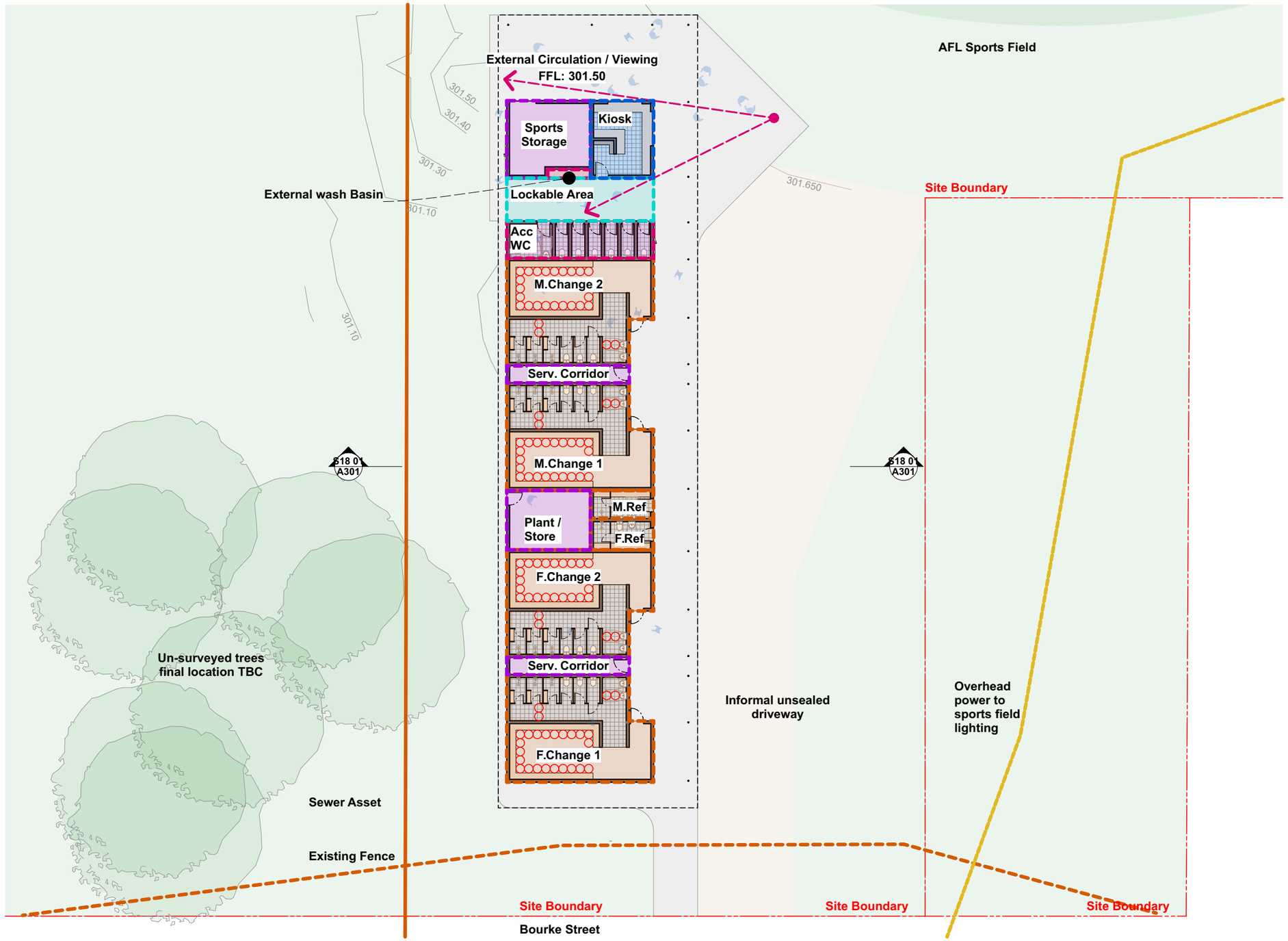

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Mulyan Oval - Preferred Concept - Layout - Public Amenities

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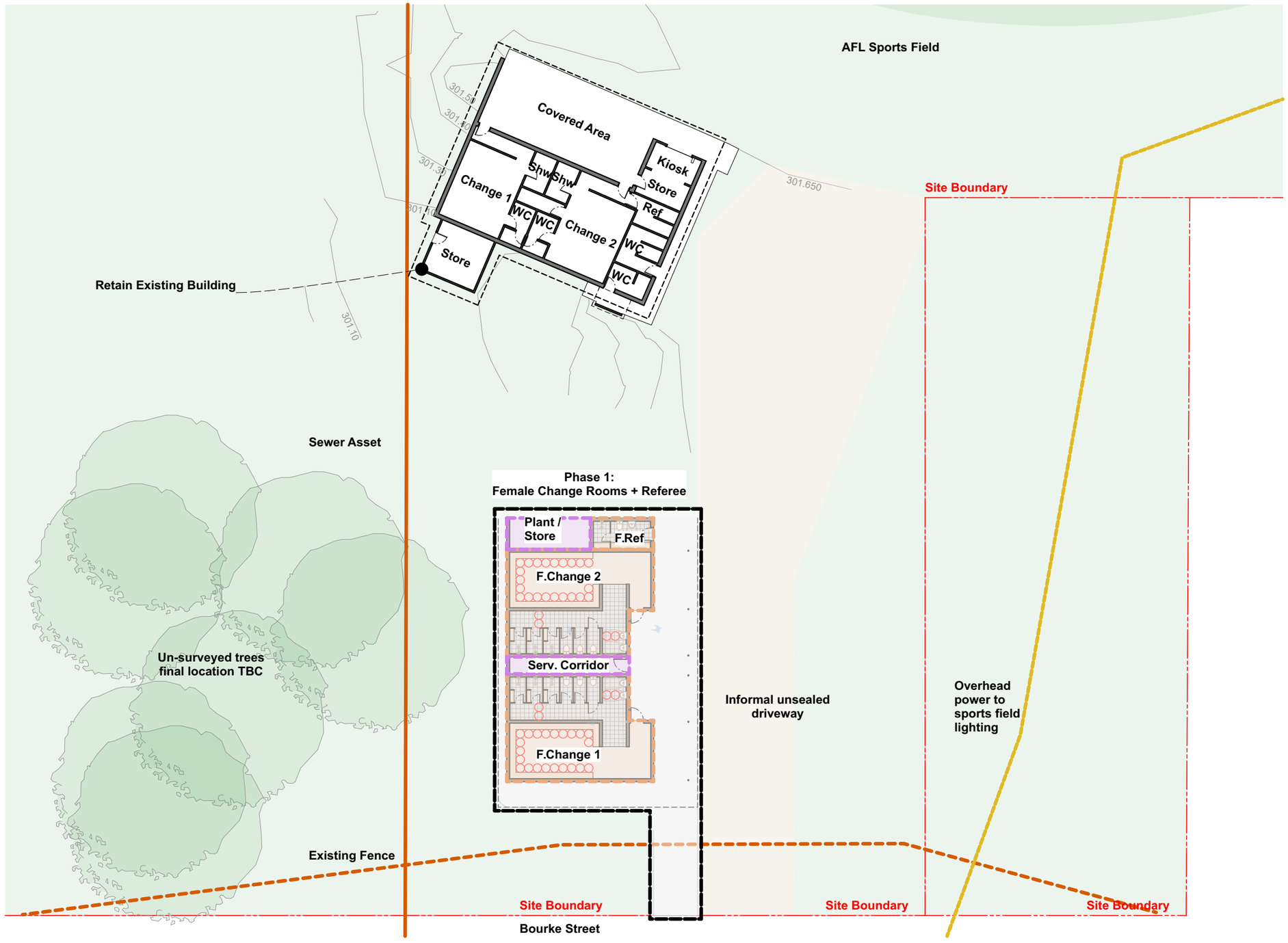

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Mulyan Oval - Preferred Concept - Project Stage 1

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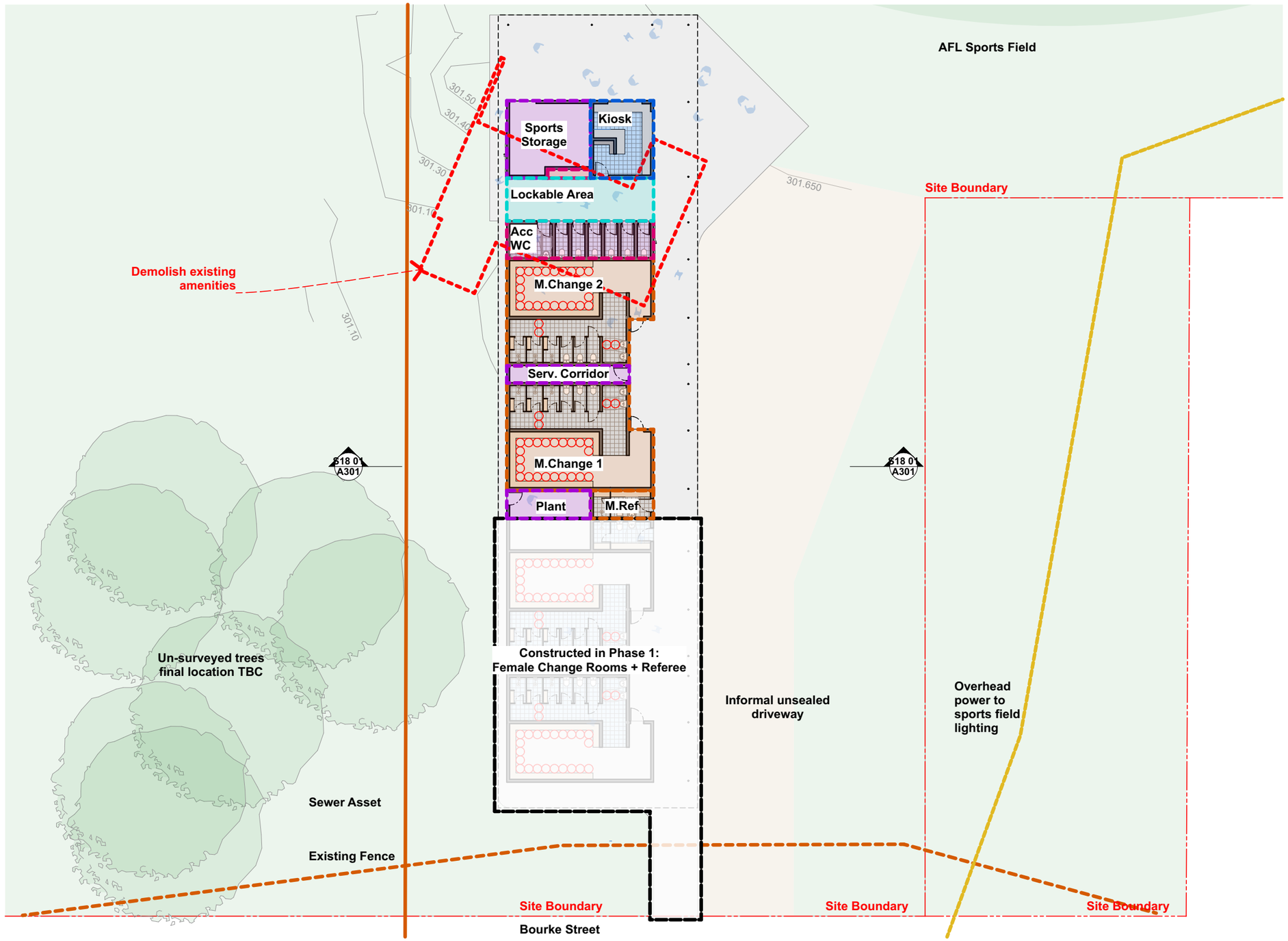

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Mulyan Oval - Preferred Concept - Project Stage 2

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Mulyan Oval - Preferred Concept - Layout

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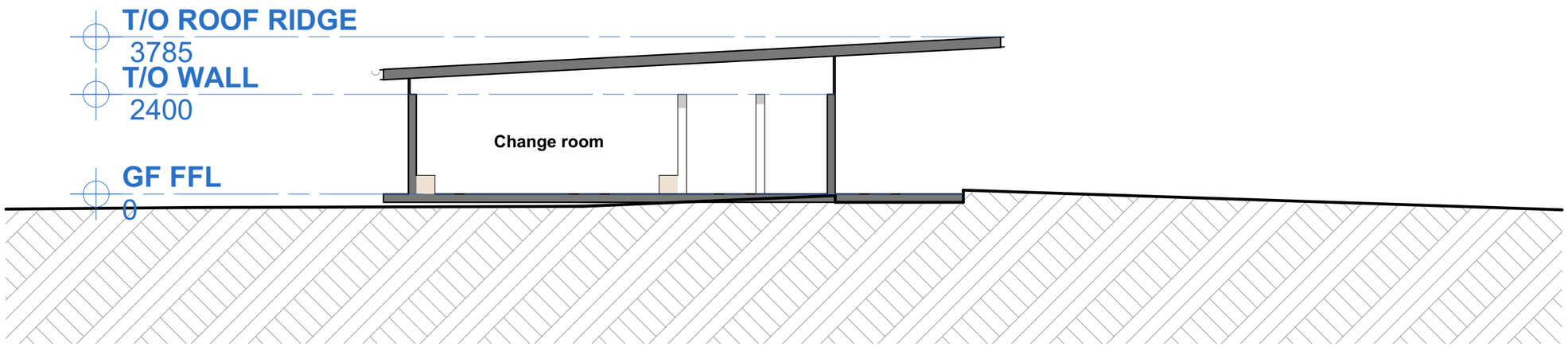

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Mulyan Oval - Preferred Concept - Typical Section

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Mulyan Oval - Preferred Concept- View from field

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Mulyan Oval - Preferred Concept- View from street

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Preferred Concept

Strengths

Retention of informal unsealed driveway to field

High visibility from Bourke Street and oval.

Building creates new street presence to Bourke street.

Easily maintainable simple roof form

Building located away from sewer asset

Lockable public amenities located close to oval

Players run along accessible path of travel

Opportunities

Potential conflict between players and public on accessible path of travel, in future stage review options to delineate paths of travel and / or discuss operational functionality of this space.

Long building form, in future stage review how the long building form can be broken down in scale and bulk.

Printed: 1:52 PM, 23/02/2026

Mulyan Oval Preferred Concept - Strengths and opportunities

Cowra Council
sam crawford architects
ACN 165 409 567 Nominated Architect Sam Crawford 6498



Concrete block - efficient and robust materials that are easily maintained. Anti grafiti coatings can be applied,

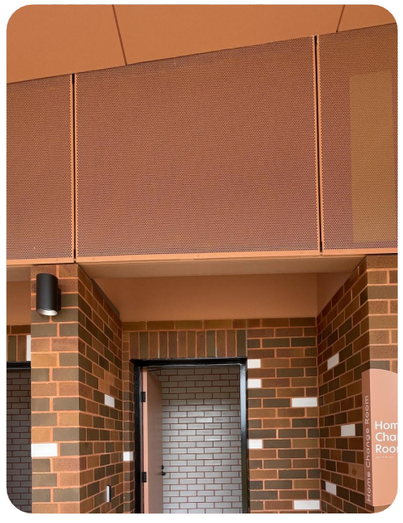


Metal roof sheeting



Fibre cement soffit.

Operable permeable and lockable steel gate



High level perforated panels for natural ventilation

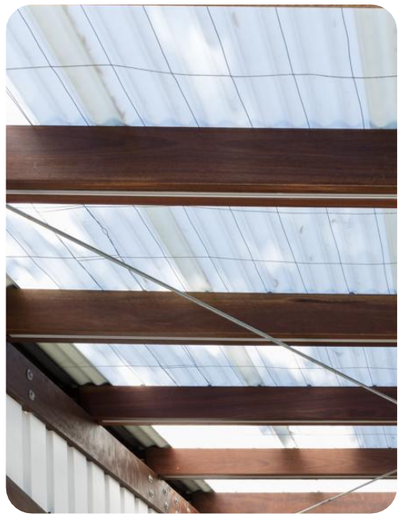


Galvanised steel, concrete slab, stainless steel wash basin



Textured walls to minimise flat surfaces for graffiti.

Simple roof form - self cleaning and easily maintained. Maximising daylight into internal areas



Translucent roof sheeting out of reach of users to provide light penetration to internal spaces.

Printed: 1:52 PM, 29/02/2026

Mulyan Oval - Material & Form Precedence

Cowra Council

sam crawford architects
ACN 165 409 567 Nominated Architect Sam Crawford 6498

QS Estimate

1.1 Brief

Wilde and Woollard (WW) have been commissioned by Cowra Council to prepare a masterplan estimate for Mulyan Oval Amenities building. The scope of works involves:

- Demolition of existing building and construction of a new single storey amenities building, covered walkway and external works split between two stages.

  Stage 1: Construct female changing and WC's

  Stage 2: Construct male changing, WC, Kiosk and storage

1.2 Estimate Summary

Wilde and Woollard's Budget Estimate is based on the provided documentation. The total estimate for the facilities for stage 1 and stage 2 is **$4,800,000 excl GST** spilt into the follow sections:

DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
STAGE 1	167	m2	$ 10,066	$ 1,681,000
STAGE 2	276	m2	$ 11,301	$ 3,119,000
TOTAL CONSTRUCTION COST EXCL GST	443	m2	$ 10,835	$ 4,800,000

Key Notes

General

- No allowance for OSD tank
- No allowance for removal of contaminated material
- Cost estimate based off timber roof structure
- No allowance for lockers
- No allowance for grease arrestor
- No allowance for building artwork
- Minor allowance for solar
- No allowance for external lighting, connection to ausgrid network or NBN connection
- No allowance for temporary facilities
- No allowance for FFE

2.2 Assumptions

We note the following assumptions have been included within our cost plan:

- Assumed builder will be given clear access to the areas.
- Works will be undertaken during normal construction hours.
- Assumed a fully documented / fixed lump sum procurement.
- The following allowances have been included:
  - Design Contingency – 10%
  - Construction Contingency – 10%
  - Authority Fees –1.5%
  - Consultant Fees – 10%
  - Escalation to Feb 26 – 2% For stage 1
  - Escalation to Oct 28 – 14% For stage 2

2.3 Exclusions

The estimates exclude the following items:

- Adverse soil conditions (contaminated soil, soft spots etc)
- Excavation, removal and replacement of rock, building rubble, in ground structures etc.
- Site infrastructure works beyond the site boundary not indicated
- Fixtures, fittings and equipment
- ESD Allowance
- Out of hours work
- Land, Legal, marketing and Finance costs
- Consultant Fees
- Hydrant upgrade
- OSI (substation)
- Other exclusions as specifically noted within this estimate
- Escalation beyond Feb 2026 for stage 1 & Oct 2028 for stage 2
- Goods and services tax (GST)

3.2 IPART Review of WaterNSW Proposed Bulk Water Pricing Increase

File Number: D26/613

Author: Dirk Wymer, Director-Infrastructure & Operations

RECOMMENDATION

That the forecast LTFP expenditure on bulk water purchases is adjusted upward to reflect the draft pricing decision from the IPART draft report 'Prices for WaterNSW regional and rural bulk water from 1 July 2026.'

INTRODUCTION

IPART is reviewing WaterNSW's prices for bulk water services in regional and rural NSW; and this report provides further information on the progress of the review.

BACKGROUND

At Council's July 2025 Ordinary Meeting a report on the progress of the IPART review of WaterNSW proposed bulk water pricing was presented to Council, with the information received and noted.

Under IPART's 1-year determination:

- *Prices will increase by 5.8% plus inflation of 2.4% for bulk water (including Fish River) customers*
- *The WaterNSW Rural Valleys Murray Darling Basin Authority (MDBA) charge, which applies to the Murray and Murrumbidgee valleys, will increase by 0.6% plus inflation of 2.4%*
- *The WaterNSW Dumaresq-Barwon Border Rivers Commission (BRC) charge, which applies to the Border valley, will increase by 1.1% plus inflation of 2.4%*
- *All other prices will increase by inflation only of 2.4% (including the North and South Coast and the Yanco Creek levy).*

Tribunal Chair Carmel Donnelly said WaterNSW originally proposed a significant increase of 53% in revenue for its services to rural valleys over 2025 to 2030, which would require large price rises for customers if approved.

However, at this stage, the Tribunal is not convinced that all the increased costs proposed by WaterNSW are sufficiently justified, and more assessment is needed to determine how much of any efficient increases should be passed on to customers.

IPART does not have flexibility to extend the timeline for this pricing review. New prices must be in place by 1 July 2025 to ensure consumer protection. By making a 1-year determination the Tribunal has ensured new prices will take effect by 1 July 2025 as required, also providing an interim period for IPART to fully investigate the large increases proposed by WaterNSW and the matters raised by stakeholders in our consultation," she said.

IPART have release the 'Draft Report - Prices for WaterNSW regional and rural bulk water from 1 July 2026' and in summary the recommendations are:

IPART's draft decisions would allow WaterNSW's prices to increase by up to 10% per year before inflation over the next three years, while maintaining valley-based pricing across the rural valleys. The 10% cap

applies to prices in all valleys and, where relevant, to MDBA and BRC charges. These draft prices are lower than those proposed by WaterNSW and reflect IPART's assessment of efficient costs, appropriate cost sharing, and the need to manage price impacts on customers.

Upward pressure on prices reflects a combination of higher proposed operating and capital expenditure and an increase in financing costs. WaterNSW proposed significant increases in both operating (a 43% increase) and capital expenditure (a 65% increase) compared to the previous determination period allowances, contributing to higher underlying costs. In addition, higher interest rates have increased financing costs, resulting in a higher weighted average cost of capital (WACC) and materially increasing the cost of funding WaterNSW's regulated asset base (RAB).

Additionally:

We have considered evidence that WaterNSW provides a service to the NSW Government that includes policy development and implementation, as well as a shared technology service. We have made a draft decision to allocate 7.5% of WaterNSW's efficient costs to this activity, to be funded by the NSW Government rather than water users. This provides a strong incentive for WaterNSW and the NSW Government to clearly define the scope of the government service activity and set up systems in WaterNSW to accurately record its costs. The cost allocation to the government service activity is our best estimate based on available information, and we are seeking feedback from stakeholders on whether there is other evidence we should consider.

The proposed WaterNSW move to higher proportion of income from fixed charges (80% of income) in the Lachlan Valley is not included in the IPART draft decision.

The impact of the draft decision on Council's Long Term Financial Plan is estimated as follows:

	2026/27	**2027/28**	**2028/29**
Projected Annual Bulk Water Costs Based on IPART Draft Determination	**$300,525**	**$327,892**	**$357,718**
LTFP WaterNSW Purchase	**$272,630**	**$279,173**	**$285,873**
Increase Over LTFP Budget	**$27,895**	**$48,719**	**$71,845**

This a more favourable outcome than the impact of previous WaterNSW pricing model reported in the July 2025 report:

	2026/27	***2027/28***	***2028/29***
Total Estimate of WAMC and WaterNSW Prices	***$409,478***	***$570,294***	***$796,379***
Council Adopted Long Tern Financial Plan: Purchase of Water Expense	*$207,116*	*$212,087*	*$217,177*

The draft decision analysed the impacts on Local Government Water Utility typical residential bills and used Tamworth as an example in determining the previous WaterNSW bulk water pricing proposal would result in:

'*up to 13% of households in Tamworth could by in water stress by 2028-29 under the prices in WaterNSW's CBRC. This appears to be consistent with the results from our 2024-25 reviews of Sydney Water and Hunter Water, in which we found that households within the lowest income quartile with high water usage would see their affordability ratio increase to above the 3% threshold*.'

Additionally:

'We assessed the impact of price increases under WaterNSW's CRBC local water utility customers by comparing typical residential water bills to median household incomes in relevant local government areas. Households spending over 3% of income on water are considered to be in 'water stress'. Our findings indicate that typical customers would remain below the 3% threshold under WaterNSW's CBRC prices, however, bill increases would predominantly impact low-income households.'

Council's forecast expenditure on bulk water purchase is based on a rolling average annual consumption. Actual expenditure year to year will vary based on actual consumption. It is recommended that the forecast LTFP expenditure is adjusted to reflect the draft pricing decision from IPART.

BUDGETARY IMPLICATIONS

Increase in forecast expenditure on bulk water purchase from WaterNSW; as detailed in the report.

ATTACHMENTS

Nil

4 DIRECTOR-ENVIRONMENTAL SERVICES REPORT

4.1 Draft Cowra Council Development Control Plan 2026

File Number: D26/570

Author: Larissa Hackett, Director - Environmental Services

RECOMMENDATION

1. **That Council notes the three (3) submissions received from the public exhibition of the Cowra Council Development Control Plan 2026.**
2. **That the Cowra Council Development Control Plan 2026 be formally adopted in accordance with the provisions of part 2, division 2 of the Environmental Planning and Assessment Regulation 2021.**
3. **That a notice of Council's decision to formally adopt the Cowra Development Control Plan 2026 be placed in the public exhibition section of Cowra Council's website, in accordance with the provisions of part 2, division 2 of the Environmental Planning and Assessment Regulation 2021.**
4. **That a copy of the adopted Cowra Council Development Control Plan 2026 be forwarded to the Planning Secretary in accordance with the provisions of part 2, division 2 of the Environmental Planning and Assessment Regulation 2021.**

INTRODUCTION

As per Council recommendation from the December 2025 meeting, the draft Cowra Council Development Control Plan (DCP) 2026 was placed on public exhibition from 30 January 2026 until 6 March 2026. Council received three (3) submissions following the public exhibition period.

This report presents the outcomes of submissions from the public consultation process, the findings of Council's internal review and then seeks a resolution from Council to formally adopt the DCP.

BACKGROUND

The strategy used to exhibit the DCP is summarised below:

- Media release issued to various publication outlets.
- Public exhibition centres with hard copy documents at Council's Customer Service Centre, Cowra Library, the Gooloogong Handy Mart and Woodstock Post Office.
- Continuous Cowra Council website feature throughout the public exhibition period.
- Three separate 'drop-in' public workshops, hosted in the front (public) meeting room at Council's Customer Service Centre. These were aimed at encouraging one on one discussion between the wider community and planning staff. These workshops were

purposely staggered morning, midday and late afternoon to try and appeal to differing available hours for community members.

- Social media campaign via Facebook and Instagram.

- Hard copy promotional brochures introducing the draft DCP and the public exhibition process were letter-boxed dropped across the entire LGA. It generated several inquiries from householders curious as to what the DCP was about and how it would impact them. While it did not result in any submissions, it generated general discussion about planning and development in and around Cowra.

- Talking directly to local community groups, for example, attending the February Cowra Rotary Club monthly dinner and undertaking an electronic presentation.

- Written notification via email and hard copy mail to local indigenous stakeholders, as per Cowra Councils' Aboriginal Consultation Policy and stakeholder list.

- Extended public exhibition period.

Review Of Submissions

The public exhibition process resulted in three (3) submissions being received by Council in relation to the draft DCP. A copy of each submission has been included in attachment 3 to this report.

A summary of the issues raised in each submission and a planning assessment response has been included in Attachment 2 to this report.

The review of the submissions did not result in any alterations to the DCP.

Other Modifications

A final review of the draft has been undertaken. The review has resulted in some minor changes and additions to the final document. These are summarised below:

- Clarification in Part G.1.1 with the addition of a sentence advising that in the event of a location not being specifically mapped in Part G, Council will apply G1.3 General Controls and/or the most relevant controls geographically. This is to capture any possibility of current or future R5 Large Lot zones not featuring in the existing Part G R5 maps.

- Addition of D.9 – Controls for Commercial Subdivision. This is a new addition to the draft document, these additional clauses generally reflect the existing D.7 Industrial subdivision controls, altered where appropriate for the commercial zone.

- Correcting a minor discrepancy between planning controls for dual access handles - establishing a uniform 5.5m width throughout the overall DCP.

Further minor errors corrected from the exhibited documents are:

- E.2 definitions – Page 27 and 28 of the exhibited documents referred to Strata instead of Community Title. Also, deletion of an incorrect reference to a concept diagram for a residential flat building.

- B.1.6 refers to the Erosion and Sediment Control Plan (ESCP) instead of the Soil and Water Management Plan (SWMP).

  As identified previously, some stock photography and graphic design elements (minor) have also been updated from the exhibited document.

Provisions are included in Clause 14 of the Environmental Planning and Assessment Regulation 2021, which allow for Council to make the minor alterations as described without having to re-exhibit the plan.

Repeal Of Existing Development Control Plan

In accordance with Clause 16 of the Environmental Planning and Assessment Regulation 2021, the existing Cowra Shire Council DCP will be repealed and replaced by the new Development Control Plan:

- Cowra Comprehensive Development Control Plan 2021

Other Legislative Requirements

Clause 16 of the Environmental Planning and Assessment Regulation 2021 provides that the new DCP will come into effect on the date that public notice of its adoption by Council is given on the public exhibition section of its website. A recommendation has been included in this report that a suitable notice addressing all legislative requirements be placed on the public exhibition section of the website at the relevant time.

Clause 20 of the Environmental Planning and Assessment Regulation 2021 requires Council to forward a copy of the new DCP to the Planning Secretary of the NSW Department of Planning and Infrastructure within 28 days of the documents being adopted by Council.

A recommendation to this effect has been included in this report.

CONCLUSION

The public exhibition and finalisation of the Cowra Council Development Control Plan 2026 is a significant milestone.

Three (3) submissions were received following the public exhibition period. The submissions received did not result in any changes to the DCP.

An internal review has resulted in some minor changes and additions to the exhibited document.

Subject to Council's adoption, the Cowra Council Development Control Plan 2026 will commence operation on Friday, 30 May 2026 and will have the effect of repealing the 2021 DCP.

Recommendations have been included in this report to ensure that Council's legislative obligations are met as part of the adoption of the Cowra Council Development Control Plan 2026.

ATTACHMENTS

1. Draft Cowra DCP 2026 - Part A ⇩
2. Draft Cowra DCP 2026 - Part B ⇩
3. Draft Cowra DCP 2026 - Part C ⇩
4. Draft Cowra DCP 2026 - Part D ⇩

5. Draft Cowra DCP 2026 - Part E ⇩
6. Draft Cowra DCP 2026 - Part F ⇩
7. Draft Cowra DCP 2026 - Part G ⇩
8. Draft Cowra DCP 2026 - Part H ⇩
9. Draft Cowra DCP 2026 - Part I ⇩
10. Draft Cowra DCP 2026 - Part J ⇩
11. Draft Cowra DCP 2026 - Part K ⇩
12. Draft Cowra DCP 2026 - Part L ⇩
13. Draft Cowra DCP 2026 - Part M ⇩
14. Draft Cowra DCP 2026 - Part N ⇩
15. Draft Cowra DCP 2026 - Part O ⇩
16. Draft Cowra DCP 2026 - Part P ⇩
17. Draft Cowra DCP 2026 - Response to Submissions ⇩
18. Draft Cowra DCP 2026 - Copy of Submissions ⇩

Plan Introduction

PART A



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

COWRA COUNCIL
DEVELOPMENT
Control Plan
2026

Cowra Council

COWRA COUNCIL
DEVELOPMENT
Control Plan
2026

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PART A | PLAN INTRODUCTION
COWRA DCP 2026
3

COWRA COUNCIL
DEVELOPMENT
Control Plan
2026

Introduction to Plan

PART A.1

This part provides introduction information relating to the Cowra Council Development Control Plan 2026.

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A.1.1. Introduction

A.1.1.1. Name of Plan

This Plan is called the Cowra Shire Council Development Control Plan 2025

The Plan has been prepared in accordance with section 3.43 of the Environmental Planning and Assessment Act 1979 (the EP&A Act).

A.1.1.2. Application of this plan

This plan applies to all land in the Cowra Shire Local Government Area (LGA).

A.1.1.3. Date of commencement

The plan was adopted by Cowra Shire Council at its Ordinary Meeting held on the * and came into effect on *, being the date notice of commencement of plan was published on website of Cowra Shire Council.

A.1.1.4. Purpose of the Plan

The principal purpose of this Plan is to provide guidance on the following matters:

a. Giving effect to the aims of Cowra Local Environmental Plan 2012,

b. Guiding development that is permissible under Cowra Local Environmental Plan 2012,

c. Achieving the objectives of land-use zones prescribed under Cowra Local Environmental Plan 2012.

The controls included in this Plan should be taken into account as part of the design phase of new development and will be taken into consideration by Council as part of the assessment of new Development Applications. All controls are designed to improve planning outcomes for the Cowra community.

Together, the LEP and this Plan form the land-use planning framework for the Cowra LGA.

A.1.1.5. Aims and Objectives of Plan

The broad aims of this Plan are:

d. To improve Cowra's social, economic and environmental challenges through development and growth.

e. To ensure growth and development in Cowra is inclusive, safe, resilient and sustainable.

f. To create development that enhances all aspects of our daily lives, and creates better places, public spaces and the built environment for people to enjoy.

A.1.1.6. Relationship to other plans

This plan is to be read in conjunction with other environmental planning instruments, Cowra Council policies, codes and specifications such are relevant to specific aspects of a development proposal.

In the event of an inconsistency between this Plan and any other environmental planning instrument applying to the same land, the provisions of the other environmental planning instrument will prevail to the extent of the identified inconsistency.

In addition to the provisions of this Plan, Council must also make an assessment of those matters specified for consideration under Section 4.15 of the EP&A Act.

A.1.1.7. References in plan

References to specific legislation, standards, policies and or government agency names are current at the date of commencement of this plan and are to be referenced as including any updates and changes made post commencement of this plan.

A.1.1.8. Repeal of existing DCPs

In accordance with Clause 16(2) of the Environmental Planning and Assessment Regulation 2021, this Plan repeals the Cowra Shire Council Development Control Plan 2021.

A.1.2. Parts of this Plan

The Cowra Shire Council Development Control Plan 2025 (DCP) is comprised of 16 Parts. A list of these Parts is contained to the right of page.

Depending on the nature of a particular proposed development, one or more Parts of the DCP may contain relevant controls that need to be considered.

Applicants are encouraged to review all parts of the DCP for relevance to their application and contact Council direct for any further advice.

Part	Name of Part
A	Introduction to plan
B	Land Management
C	Biodiversity Management
D	Subdivision Code
E	Residential Development
F	Rural Development
G	Rural Residential Development
H	Commercial Development
I	Industrial Development
J	Cowra Regional Airport
K	Land-use Buffers
L	Advertising and Signage
M	Parking, Access and Mobility
N	Landscaping
O	Environmental Hazard Management
P	CPTED

A.1.3. Plan amendments

This plan is subject to amendment from time to time, subject to the plan making requirements of the EP&A Act. Readers of this Plan should refer to the list of amendments described in the table to the bottom of page.

A.1.4. Variation to controls

Council accepts that it is not possible to plan for all development scenarios and there will inevitably be situations where strict compliance is not able to the achieved for some developments.

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

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

Development Applications involving a departure from a control or standard contained within this DCP may need to be reported to a Council meeting for determination, depending upon the variation requested. The process of reporting a Development Application to Council can lead to an increase in the time taken to finalise the determination of the Development Application.

Amendment No.	Date of Council Resolution	Effective Date	Description of Amendment

Glossary

Acronym	Definition
AEP	Annual Exceedence Probability
AHD	Australian Height Datum
APZ	Asset Protection Zone.
ARI	Average Recurrence Interval
AS	Australian Standards
AS/NZS	Australian Standards / New Zealand Standards
BAM	Biodiversity Assessment Method
BC Act	Biodiversity Conservation Act 2016
BCA	Buiding Code of Australia
BDAR	Biodiversity Development Assessment Report
BFSA	Bushfire Safety Authority
BOS	Biodiversity Offset Scheme
CBD	Central Business District
CC	Construction Certificate
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DCP	Development Control Plan. The acronym DCP is given to mean the Cowra Development Control Plan 2026.
DDA	Commonwealth Disability Discrimination Act 1992
DIA	Disability Inclusion Act 2014
DIAP	Cowra Disability Action Plan
DP	Deposited Plan
DSP	Developer Servicing Plan
DPIE	Department of Planning, Infrastructure and the Environment
EPA	Environmental Protection Authority
EPA Act	Environmental Planning and Assessment Act 1979
ESCP	Erosion and Sediment Control Plan
FPA	Flood Planning Area
FPRM	Flood Plain Risk Management Plan
FPL	Flood Planning Level
GFA	Gross Floor Area
LEP	Local Environmental Plan. In the context of the Cowra DCP, the acronym LEP is given to mean the Cowra Local Environmental Plan 2012.
LGA	Local Government Area
LLS Act	Local Land Services Act 2013
LSZ	Minimum Lot Size Map Series
MLS	Minimum Lot Size
NatHERS	National Housing Energy Ratin Scheme
NDB	Non-Direction Beacon
NSW	New South Wales
OLS	Obstacle Limitation Surface
PBP	Planning for Bushfire Protection
RFS	NSW Rural Fire Service
POS	Private Open Space

Acronym	Definition
PSA	Public Safety Area
PSZ	Public Safety Zone
REF	Review of Environmental Factors
RL	Reduced Level
SC	Subdivision Certificate
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
STP	Sewage Treatment Plant
SWMP	Soil and Water Management Plan (SWMP)
URA	Urban Release Area
VPA	Voluntary Planning Agreement
WSUD	Water Sensitive Urban Design

PREPARED BY
COWRA SHIRE COUNCIL
116 KENDAL STREET
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DEVELOPMENT Control Plan 2026

Land Management

PART B



COWRA COUNCIL
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COWRA COUNCIL
DEVELOPMENT
Control Plan
2026

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Control Plan
2026

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PART B | LAND MANAGEMENT
COWRA DCP 2026
3

COWRA COUNCIL
DEVELOPMENT
Control Plan 2026

Erosion + Sedimentation

PART B.1

This Part outlines Council's requirements for soil erosion and sediment control on construction sites in the Cowra Local Government Area.

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B.1.1. Introduction

Soil erosion on building and construction sites can be a major source of sediment pollution in our waterways.

Building and construction sites create minimal soil erosion problems in dry weather conditions. However, during heavy rainfall events tonnes of soil can be lost from building sites if adequate controls are not in place. This can have a number of undesirable impacts, including blocked stormwater pipes causing flooding, soil washing over roads and into adjoining properties, environmental degradation of creeks and reduced water quality.

The Cowra Shire lies within the Lachlan River Catchment which suffers from turbidity and salinity problems, algal blooms, carp and declining numbers of native fish. Government authorities have the power to take action against people who pollute natural waterways.

This policy provides guidelines to assist builders in adopting practical measures to control soil erosion on construction sites. Builders who follow this policy will be making a significant positive contribution to the environment and avoid possible action from the regulatory authorities that control pollution.

Section B.1 of this Part has been prepared in accordance with the 'Blue Book' (Managing Urban Stormwater Soils and Construction) – by Landcom, Fourth Edition (2004), as the primary reference document for soil erosion and sedimentation control on development sites.

B.1.2. Application of this Part

Section B.1 applies to all developments within the Cowra Local Government Area except where:

a. The development is exempt under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

b. The development involves construction works that will be undertaken inside existing buildings with no disturbance to the natural grounds surface.

c. The development only involves the erection of a first floor storey on top of any existing building.

d. The development is for the purpose of a Class 1 or 10 structure outside the urban area of Cowra on an allotment of land greater than 10 hectares which is not identified as environmentally sensitive, flood prone, within 100 metres of a watercourse, or having a slope steeper than 14°.

The development relates to a site that is already subject to an approved Erosion and Sediment Control Plan.

B.1.3. Objectives

The objectives for soil erosion and sedimentation control are:

a. To address State Legislation requirements described under the Protection of the Environment Operations Act 1997.

b. To ensure that the quality of runoff discharged from a development does not impact on the environment and receiving waters in terms of sedimentation, water pollution and other impacts.

c. Maximise the amount of vegetation retained on development sites and ensure its protection during construction and operation of the development.

d. Ensure that erosion and sediment controls are considered during the construction phase of developments through the preparation of Erosion and Sediment Control Plan.

B.1.4. Plan requirements

The minimum standard of erosion prevention and sediment control planning required for a development is categorised by the total area of soil surface that will be disturbed. This includes areas of cut and fill, vegetation removal, driveways and access ways.

The following table provides guidance to developers on the type of plan required to be submitted to Council depending on the nature of the development.

The use of qualified engineers and environmental professionals to prepare the ESCP is recommended by Council for large projects and difficult sites. This can assist to reduce the time necessary to assess applications.

Disturbed area (m2)	Minimum requirements	Details
0 - 250m2	No Plan required	N/A
250 – 2,500m2	Erosion and Sediment Control Plan (ESCP)	Graphic plan to scale of at least 1:200 that identifies erosion prevention and sediment control measures required for the site.
> 2,500m2	Soil and Water Management Plan (SWMP)	Prepared in accordance with the publication, The 'Blue Book' (Managing Urban Stormwater Soils and Construction) – by Landcom, Fourth Edition (2004).

Detailed diagrams and construction notes for preparing an ESCP are also included the guideline document prepared by NSW Government 'Managing Urban Stormwater: Soils and Construction -Volume 1 Fourth Edition.

B.1.5. Erosion and Sediment Control Plan (ESCP)

All ESCPs should contain, as a minimum, the following information:

a. Locality details;

b. North point (magnetic and true) and scale;

c. Property boundaries and adjoining roads;

d. Existing land contours;

e. Location of vegetation to be removed / retained.

f. Existing watercourses and drains

g. Proposed building/structures and disturbed areas;

h. Proposed vehicular access;

i. Extent of earthworks and limits of cut and fill;

j. Location of proposed stockpiles;

k. Location of temporary and permanent site drainage, erosion and sediment control measures.

l. Location of temporary and permanent re-vegetation areas;

m. An explanation of any changes to the erosion prevention and sediment controls as the works proceed; and

n. Supplementary notes covering inspection and maintenance requirements.

Detailed guidance from preparing an SWMP is also included the guideline document prepared by NSW Government 'Managing Urban Stormwater:Soils and Construction -Volume 1 Fourth Edition.

B.1.6. Soil and Water Management Plan (SWMP)

When disturbance exceeds 2,500m2, SWMP measures are incorporated as a component of a Soil and Water Management Plan. Soil and Water Management Plans as a minimum should contain:

a. Detailed calculations to determine the soil loss and the size of any sediment basins that may be required on the site;

b. Information required for an SWMP;

c. Location and diagrams of all erosion and sediment site controls used,

d. Locations, calculations and engineering details of any sediment basins,

e. Location and details of other stormwater management structures such as; constructed wetlands, gross pollutant traps, trash racks or separators.

f. Procedures for the operation and maintenance of pollution control equipment/works must also be noted including:

   i. Quality and characteristic of any wastes before treatment;

   ii. Estimate quality of wastes after treatment;

   iii. Details of permitted maximum pollution levels specified by Council or the EPA;

   iv. Estimate of the average volumes of waste from the site;

   v. Details of the treatment methods e.g. flocculation agents;

   vi. Methods of disposal of the wastes, including discharge points and/or disposal areas;

   vii. Details of major items of equipment used e.g. pumps, sprays etc;

   viii. Identify any special requirements or site conditions that exist (and may require specialist services/ advice);

   ix. Identify inspection procedures and inspectors; and any other relevant matters.

Detailed diagrams and construction notes for these design guidelines are included the guideline document prepared by NSW Government 'Managing Urban Stormwater:Soils and Construction -Volume 1 Fourth Edition'.

B.1.7. Design Guidelines

The following principles provide guidance on what issues need to be considered when preparing any one of the following plans:

a. Erosion & Sediment Control Plan

b. Soil and Water Management Plan

B.1.7.1. Retain Vegetation

a. Keep disturbance to a minimum. Vegetation should not be removed from the site until the start of construction is imminent and then only for the area approved by council for the location of the building.

b. Fence or tape off those areas to remain undisturbed.

c. Existing vegetation on the footpath areas should be retained as this provides an effective sediment filter.

B.1.7.2. Stockpile Topsoil

a. Retain stripped topsoil for reuse on-site during landscaping and site rehabilitation.

b. Protect stockpiles by erecting sediment fencing on the down slope side.

B.1.7.3. Control Site Access

a. Only one entry/exit should be provided for each building site with the recommended maximum width for:

   i. residential allotments – four (4) metres

   ii. commercial/industrial – six (6) metres

b. Stabilise the access point by using gravel or crushed concrete with a minimum aggregate size of 50mm applied to a minimum depth of 100mm. Forward planning may enable this initial stabilisation to be incorporated into construction for the permanent access point.

c. Vehicles should park on the stabilised access point or on the roadway. Under no circumstances are vehicles permitted to park on the footpath area.

B.1.7.4. Reduce Erosive Power of Flows

a. Reduce the slope length through the use of graded banks, cross banks and drains.

b. Keep batters as flat as possible. On larger developments batters should not exceed 3:1.

c. Revegetate disturbed sites as soon as possible.

B.1.7.5. Sediment Control

a. Where possible, build a diversion bank around the topside of the excavation line to divert clean runoff from above the site away from the building site and other disturbed areas.

b. Provide sediment fencing/hay bales below all construction sites to slow and filter sediment laden runoff.

c. A filter roll or other inlet filters may be required to be placed in front of or over any stormwater inlet pit located on the adjacent road.

d. Strips of turf laid adjacent to the footpath may act as effective sediment filters.

e. Sediment retention basins should be installed on large sites particularly if the soils are dispersive.

B.1.7.6. Washout Areas

a. Do not wash-out barrows, paintbrushes, brick cutters and other tools in the street gutter.

b. Provide a designated wash-out area which will detain and filter polluted water.

B.1.7.7. Control Stormwater

a. Where possible, use grassed or natural drainage channels to carry and filter runoff.

b. Connect downpipes to the stormwater system before placing roof materials.

B.1.7.8. Site Rehabilitation

a. Stabilise disturbed areas by turfing, mulching, seeding, paving or similar.

b. Rehabilitate all excavated and filled areas.

B.1.7.9. Maintain the Job site

a. Erosion and sediment controls must be maintained throughout the course of construction and until the building site has been rehabilitated and stabilised.

b. Stabilised access points are to be replenished as necessary to maintain their effectiveness.

c. All control measures are to be inspected after each rainfall event and cleaned or repaired if required.

d. Accidental spills of soil or other materials onto the roadway or gutter must be removed prior to completion of the day's work. Spills are to be removed by sweeping, shovelling or a means other than washing.

Detailed diagrams and construction notes for these devices are included the guideline document prepared by NSW Government 'Managing Urban Stormwater:Soils and Construction -Volume 1 Fourth Edition'.

B.1.8. Erosion prevention and sediment control techniques

This section outlines the various erosion and sediment controls that can be incorporated on a site, depending on the nature and scale of the development.

B.1.8.1. All Sites

The following erosion and sediment control devices are generally applicable to most building sites:

a. Site Access

b. Stock Piles

c. Sediment Traps and Filters

d. Inlet Filters

e. Site Fences

f. Hay Bale Fences

g. Diversion Banks and Catch Drains

h. Turfing

i. Trenching

B.1.8.2. Large Development Sites

The following erosion and sediment control devices are appropriate for large developments sites greater than 2000m2. These control devices may also be appropriate for sites requiring more stringent controls such as those containing or adjacent to significant natural areas.

a. Check Dams

b. Temporary Waterway Crossings

c. Sediment Retention Basins

Detailed diagrams and construction notes for these devices are included the guideline document prepared by NSW Government 'Managing Urban Stormwater:Soils and Construction -Volume 1 Fourth Edition.

B.1.8.3. Revegetation

Revegetation is an essential part of site rehabilitation. Vegetation protects soil from erosion by physically binding soil particles, reducing the velocity and erosive power of water and intercepting rain and improving soil permeability. Revegetation is usually inexpensive and may be temporary or permanent.

The following controls and treatments will facilitate the revegetation process.

a. Topsoil Treatment

b. Erosion Control Blankets

Detailed diagrams and construction notes for these devices are included in Appendix C to this Part.

All disturbed areas designated for revegetation should be sown down within 14 days of completion of construction works using turf or a suitable seed and fertiliser mixture.

On larger developments:

a. Better results will be achieved if sowing down is programmed to occur in autumn/winter.

b. Surfaces that are clayey and with little top soil coverage will limit germination and thus success of a seed and fertiliser mixture. These surfaces, after sowing should be hay mulched. This can be done manually. One straw bale can be spread to cover 10-12m2.

c. Alternatively, hydro mulching and spray seed contractors can be utilised to revegetate extensive surface areas.

d. Drainage lines or channels carry concentrated flows and will require specialised revegetation techniques such as using erosion control blankets. E.g.; jute mesh and bitumen. The erosion control blanket carries the flow until the seed germinates and the vegetation gradually establishes and stabilises the channel.

e. Erosion control blankets may also provide additional protection during drought or other slow growth periods.

B.1.9. Additional matters for consideration

Excavation

In the event that a footpath or other public land is to be excavated, the written approval of the Cowra Shire Council is required and a Section 138 Permit under the Roads Act may be required. The applicant will be responsible for complying with all requirements and conditions imposed by the Council in this regard.

Drainage

In complying with this Policy it is important that stormwater not be diverted onto neighbouring properties. All stormwater must be treated on site before it is allowed to flow into the approved stormwater system.

Maintenance

Once approval has been granted for construction to take place, regular maintenance of the sediment control devices is required for them to work correctly. In the event of a sediment control device becoming damaged in anyway, the applicant, at his or her own expense must fix it immediately. The owner/occupier of the site is to ensure that erosion control measures installed by builders are maintained until the site has been revegetated.

Cleaning of sediment control devices also needs regular monitoring with particular attention being paid to these devices after a storm event. Once a sediment trap or diversion bank reaches half its capacity, it must be cleaned out to its original state with any sediment being used on the site again or transported away for correct disposal.

Environmental Controls

The Protection of the Environment Operations Act 1997 gives local government councils and the NSW Department of Environment and Conservation wide ranging powers to control water pollution, including the power to issue clean up notices and fine a person who is found to have committed an offence against the Act.

The Environmental Planning and Assessment Act 1979 also gives local government councils the power to enforce conditions of development consent, including conditions requiring soil erosion and sediment controls to be put in place to safeguard the environment. Council can serve an order on a person to comply with conditions of consent and can instigate penalty action against a person that is found to be in breach of the Act.

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Appendix A

Sediment Control - All Sites

This Part provides guidance on sediment control techniques that are suitable to be used on all construction sites.

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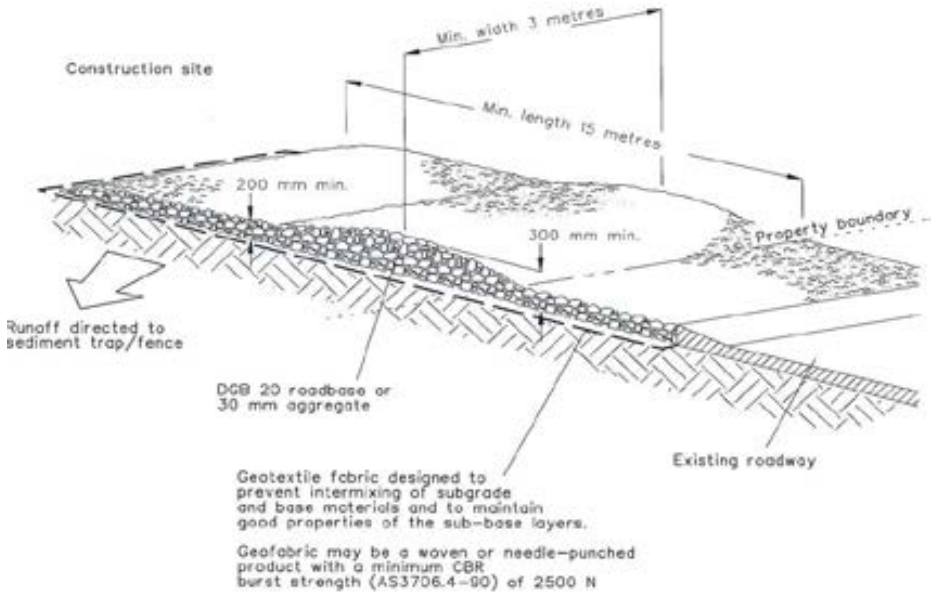
Stabilised Site Access

Construction Notes:

- ~ Strip topsoil and level site.
- ~ Compact sub-grade.
- ~ Cover area with needle-punched geotextile.
- ~ Construct 200mm thick pad over geotextile using road base or 30mm aggregate. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
- ~ Construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

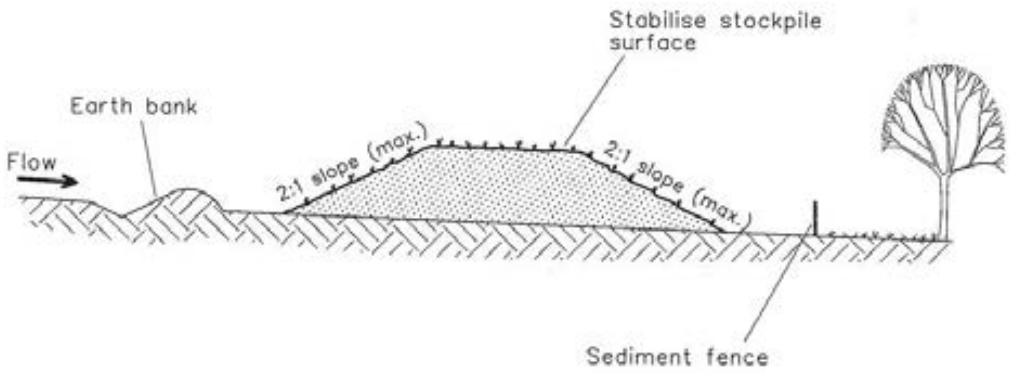


Stock Piles

Construction Notes:

- ~ Locate stockpile at least 5 metres from existing vegetation, concentrated water flows, roads and hazard areas.
- ~ Construct on the contour as a low, flat, elongated mound.
- ~ Where there is sufficient area topsoil stockpiles shall be less than 2 metres in height.
- ~ Rehabilitate in accordance with the ESCP.
- ~ Construct earth bank on the upslope side to divert run off around the stockpile and a sediment fence 1 to 2 metres down slope of stockpile.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

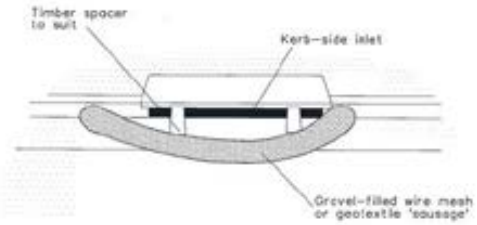


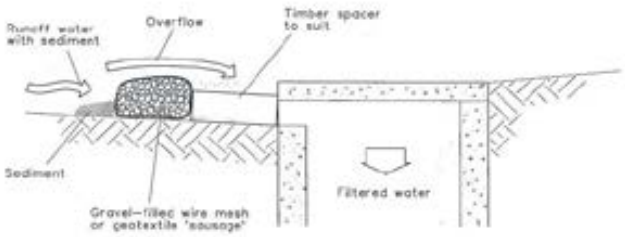
Inlet Filters

Construction Notes:

- Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit.
- Fill the sleeve with 25mm to 50mm gravel.
- Form an elliptical cross-section about 150mm high x 400mm wide.
- Place the filter at the opening of the kerb inlet leaving a 100mm gap at the top to act as an emergency spillway.
- Maintain the opening with spacer blocks.
- Form a seal with the kerbing and prevent sediment bypassing the filter.
- Fit to all kerb inlets at sag points.
- Fabricate a sediment barrier made from geotextile, straw bales, sand bags or wire mesh and gravel.
- Support geotextile with mesh tied to posts at 1 metre centres.
- Do not cover inlet with geotextile.
- Construction details are similar to those for sediment and hay bale fencing.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction





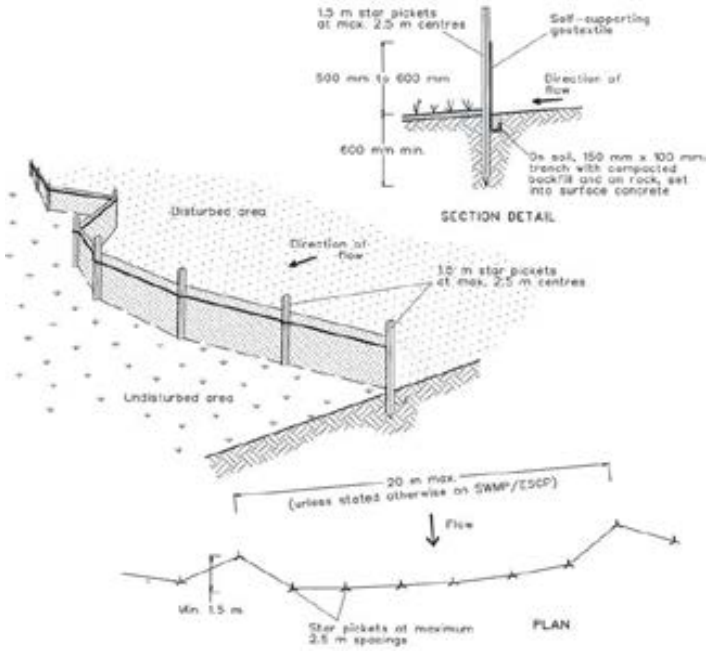
NOTE: This practice only to be used where specified in an approved SWMP/ESCP.

Silt Fences

Construction Notes:

- Construct sediment fence as close as possible to parallel to the contours of the site.
- Drive 1.5 metre long star pickets into ground, 3 metres apart.
- Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric.
- Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
- Join sections of fabric at a support post with a 150mm overlap.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

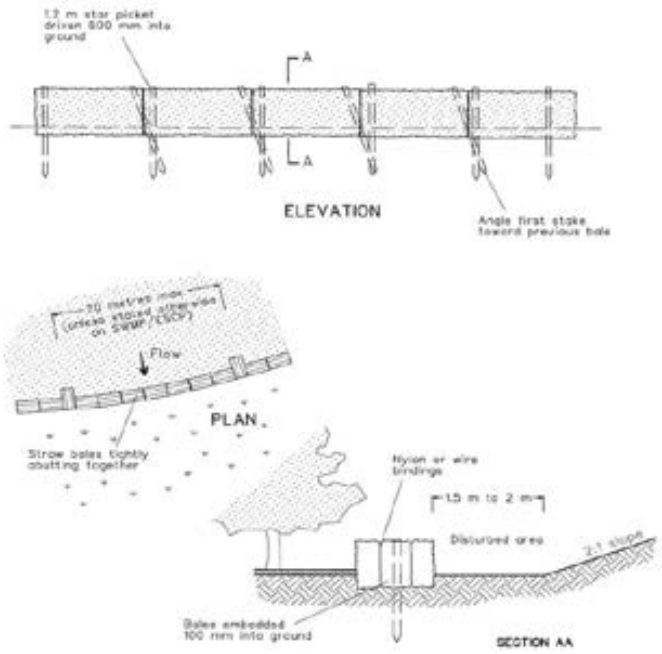


Hay Bale Fences

Construction Notes:

- Construct straw bale filter as close as possible to parallel to the contours of the site or at the toe of a slope.
- Place bales lengthwise in a row with ends tightly abutting.
- Use straw to fill any gaps between bales. Straws to be placed parallel to ground.
- Maximum height of filter is one bale.
- On soft materials, embed each bale in the ground 75mm to 100 mm and anchor with two 1.2 metre star pickets.
- Angle the first stake in each bale towards the previously laid bale. Drive stakes 600mm into the ground and flush with the top of the bales.
- Where a straw bale filter is constructed down slope from a disturbed batter the bales should be located 1.5 to 2metres down slope from the toe of the batter.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

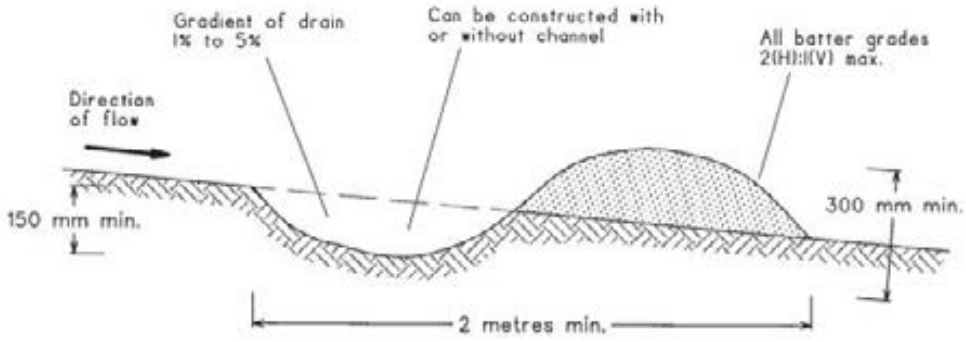


Earth Bank (Low Flow)

Construction Notes:

- Build with gradients between 1 percent and 5 percent.
- Avoid removing trees and shrubs if possible - work around them.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
- Ensure the banks are properly compacted to prevent failure.
- Complete permanent or temporary stabilisation within 10 days of constructions.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction



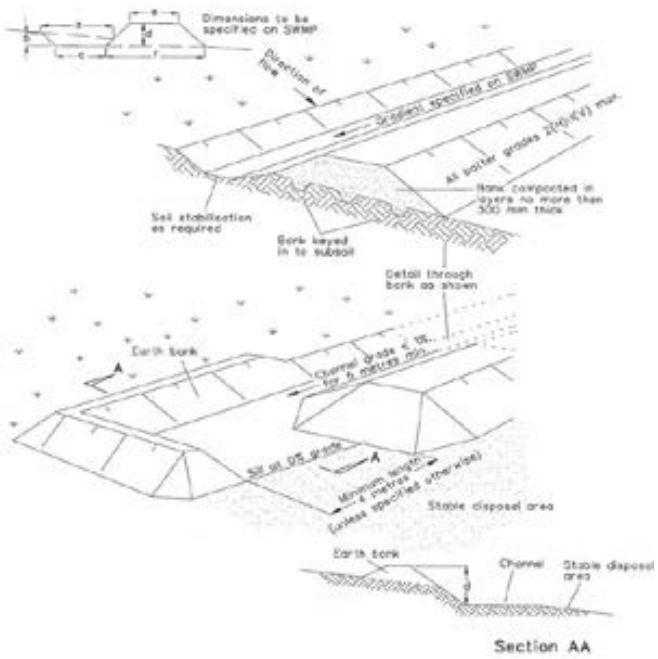
NOTE: Only to be used as temporary bank where maximum upslope length is 80 metres.

Earth Bank (High Flows)

Construction Notes:

- Construct at the gradient specified on the ESCP or SWMP, normally between 1 and 5 percent.
- Avoid removing trees and shrubs if possible - work around them.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V-shaped, at the dimensions shown on the SWMP.
- Ensure the banks are properly compacted to prevent failure.
- Complete permanent or temporary stabilisation within 10 days of construction following Table 5.2 in Landcom (2004).
- Where discharging to erodible lands, ensure they outlet through a properly constructed level spreader.
- Construct the level spreader at the gradient specified on the ESCP or SWMP, normally less than 1 percent or level.
- Where possible, ensure they discharge waters onto either stabilised or undisturbed disposal sites within the same subcatchment area from which the water originated. Approval might be required to discharge into other subcatchments.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

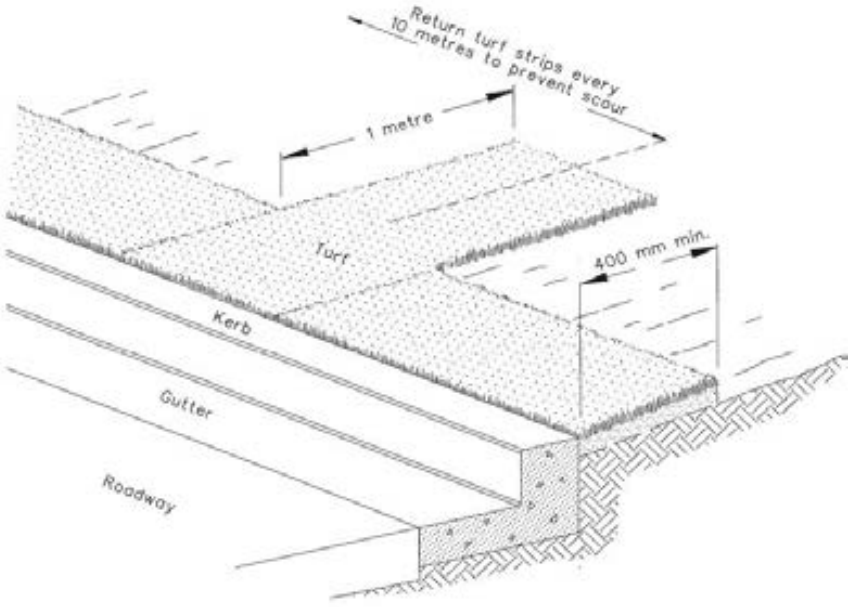


Turfing

Construction Notes:

- Install min. 400mm wide roll of turf on the footpath adjacent to the kerb and at the same level as the top of the kerb.
- Lay 1.5 metre long turf strips normal to the kerb every 10 metres.
- Rehabilitate disturbed soil behind the turf strip in accordance with the ESCP.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

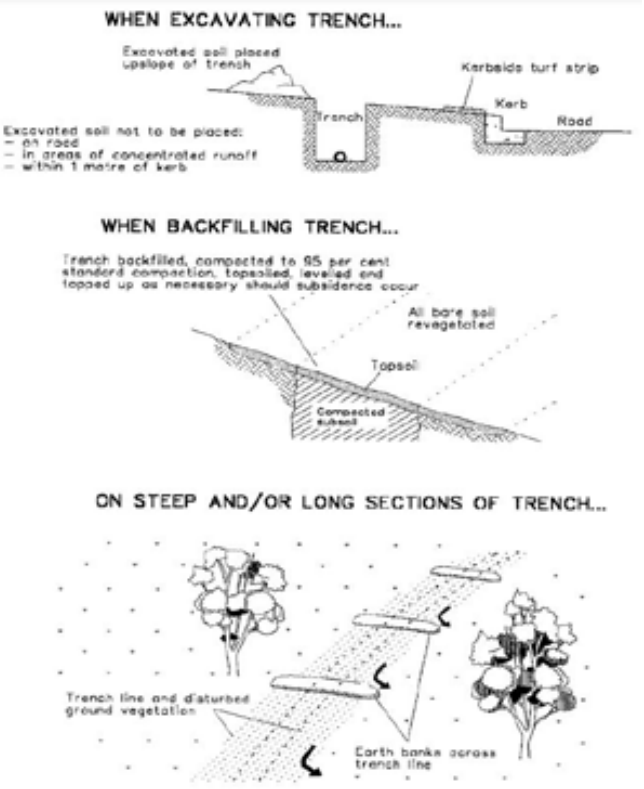


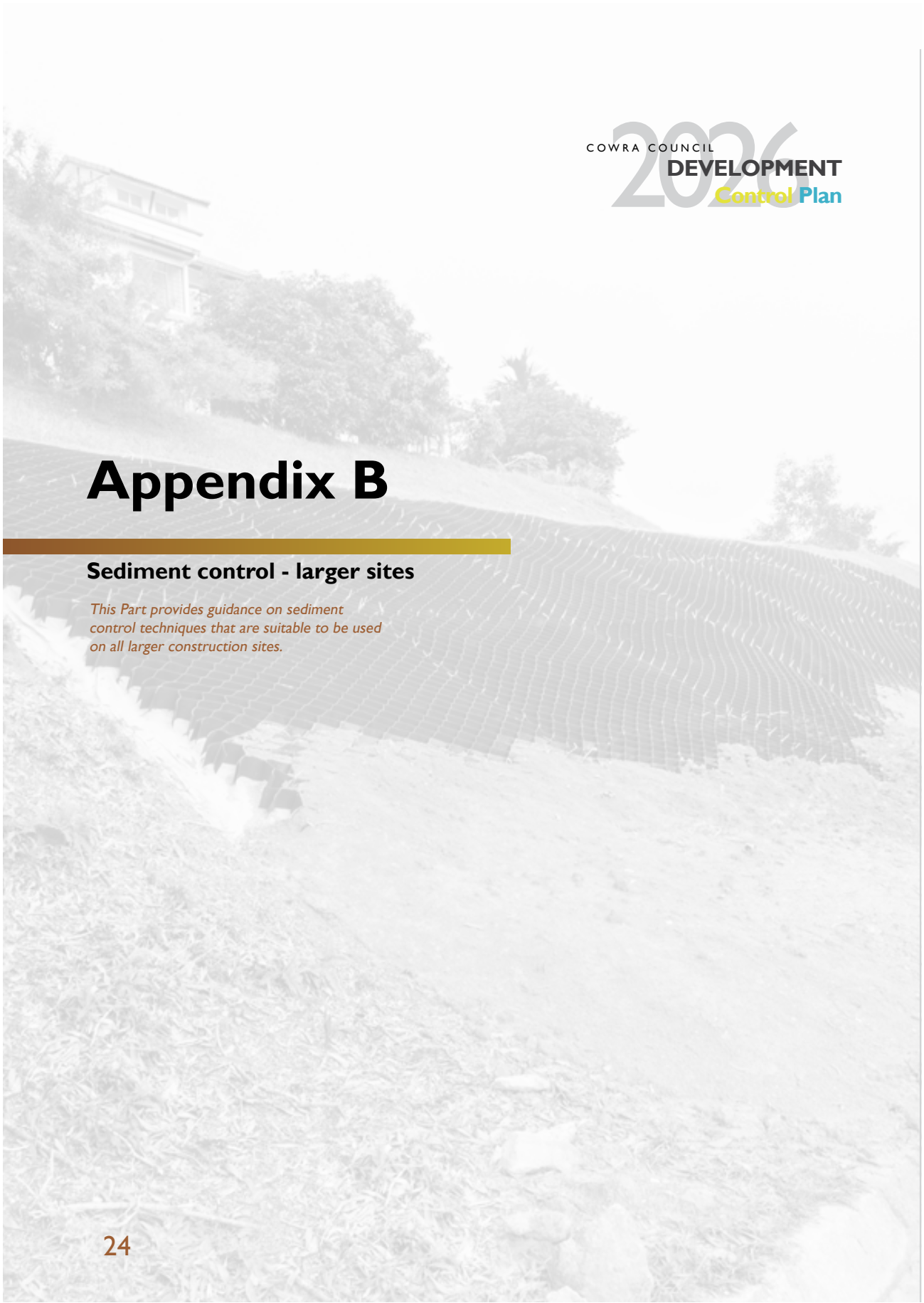
Trenching

Construction Notes:

- ~ Do not open any trench unless it is likely to be closed in three days.
- ~ Place excavated material upslope of trench.
- ~ Stockpile topsoil separately from subsoil.
- ~ Divert runoff from the line of the cut with diversions.
- ~ Rehabilitate in accordance with specification.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction





Appendix B

Sediment control - larger sites

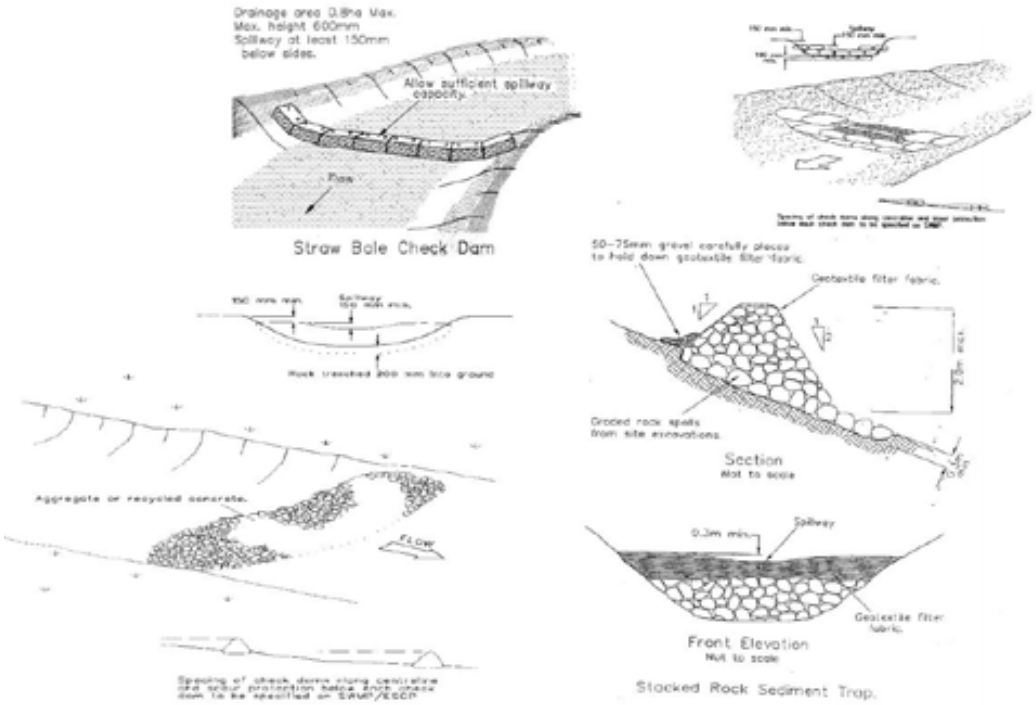
This Part provides guidance on sediment control techniques that are suitable to be used on all larger construction sites.

Check Dams

Construction Notes:

- Trench structure 200mm into ground surface wherever the structure contacts the gully base. Fill trenches to 100mm above ground surface to reduce risk of undercutting.
- Ensure height of spillway is less than 1 metre above the gully floor.
- Space checks so the toe of the upstream dam is level with the spillway of the next downstream dam.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

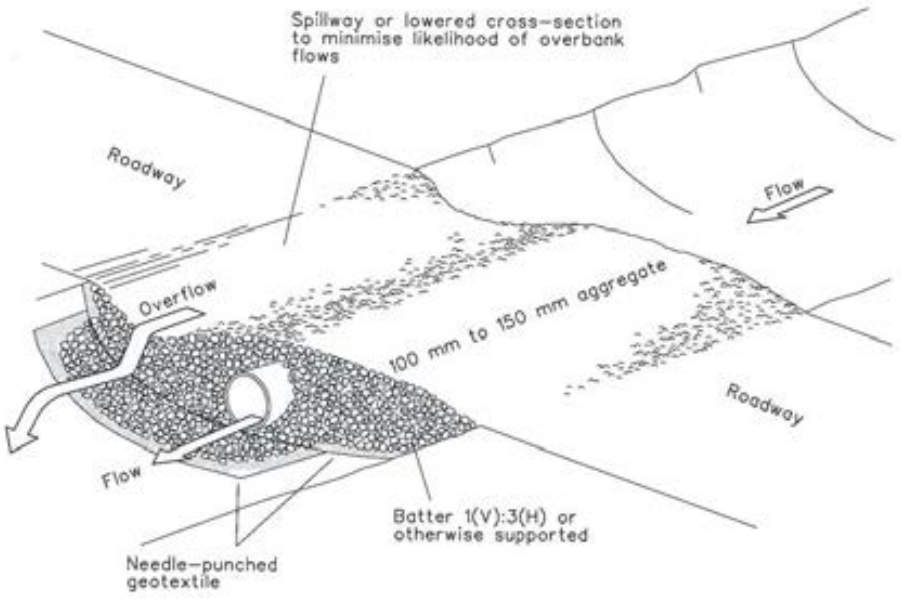


Temporary Waterway Crossings

Construction Notes:

- All traffic prohibited until access way is constructed.
- Strip topsoil and place a needle punched textile over the base of the crossing.
- Place clean rigid non-polluting aggregate or gravel in 100mm to 150mm class over fabric to a minimum depth of 200mm.
- Provide 3 metre wide carriage way along with sufficient length of culvert pipe to allow less than a 3 (H): 1(V) slope on side batters.
- Ensure that culvert outlets extend beyond the toe of fill embankments.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

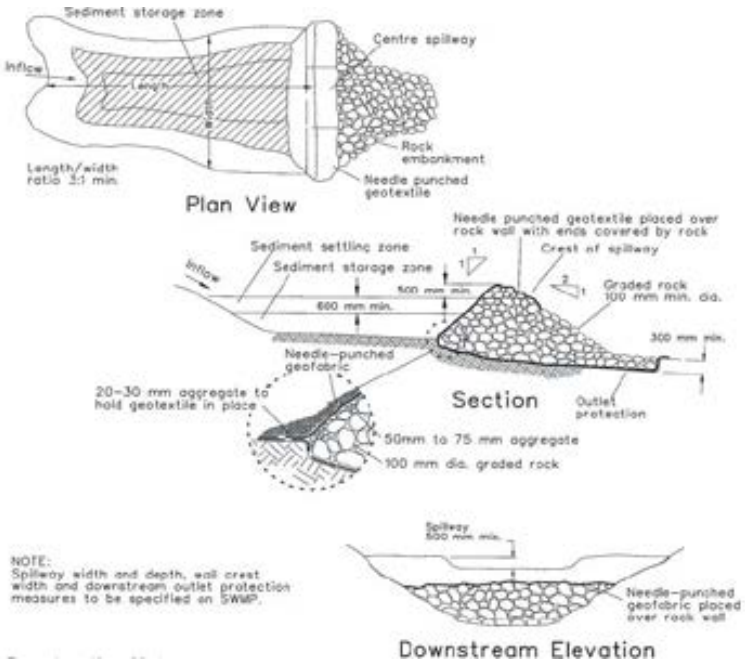


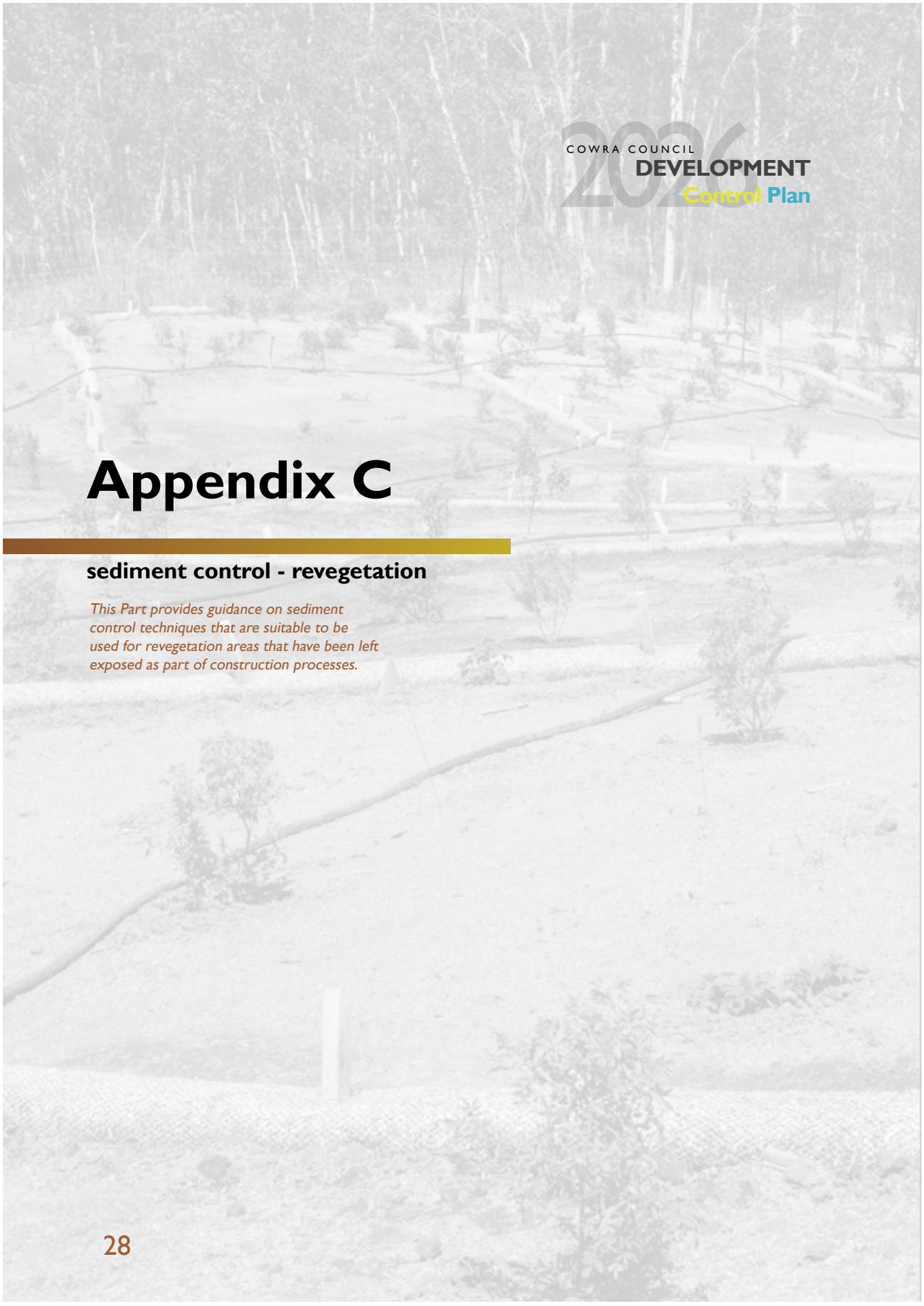
Sediment Retention Basin

Construction Notes:

- Basin design will depend upon the soil texture. The above diagram is suitable for soils with less than 33 per cent of material finer than 0.02mm.
- Remove all vegetation and topsoil from under the dam wall and from within the storage area.
- Excavate to 300mm depth for dam base and line with needle-punched geotextile. Allow enough to line from the toe of the dam, under the dam, over the upstream batter and spillway to 500mm below the spillway exit on the downstream face.
- Wall profile and outlet protection shall be made up of 100mm min. diameter graded rock. A layer of 50mm to 75mm diameter aggregate shall be spread over upstream batter for a more even surface, and 100mm to 150mm of 20mm to 30mm gravel shall be added over the 50mm to 75mm diameter aggregate.
- Lay geotextile over the upstream batter and through spillway, fixing in place with 100mm rock.
- Place a "Full of Sediment" marker to show when less than design capacity occurs and sediment removal is required.
- Replace upstream geotextile layer each time sediment is removed.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction





Appendix C

sediment control - revegetation

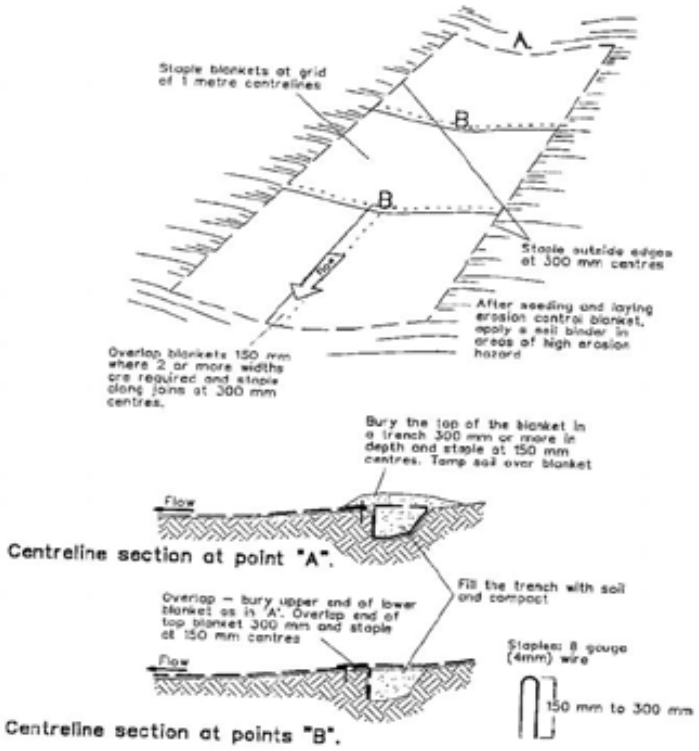
This Part provides guidance on sediment control techniques that are suitable to be used for revegetation areas that have been left exposed as part of construction processes.

Erosion Control Blanket

Construction Notes:

- Remove any rocks, clods, sticks or glass from surface before laying matting.
- Topsoil to be minimum 75mm deep.
- Fertilising and seeding to be completed before matting.
- Ensure fabric is continuously in contact with the soil by grading the surface carefully.
- Lay in "shingle-fashion" with the end of the upstream roll overlapping the next roll placed.
- Full width of flow in channel to be covered by matting.
- Water to be diverted away from treated slopes until vegetation is established unless channel is sprayed with a slow–setting anionic soil binder.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction

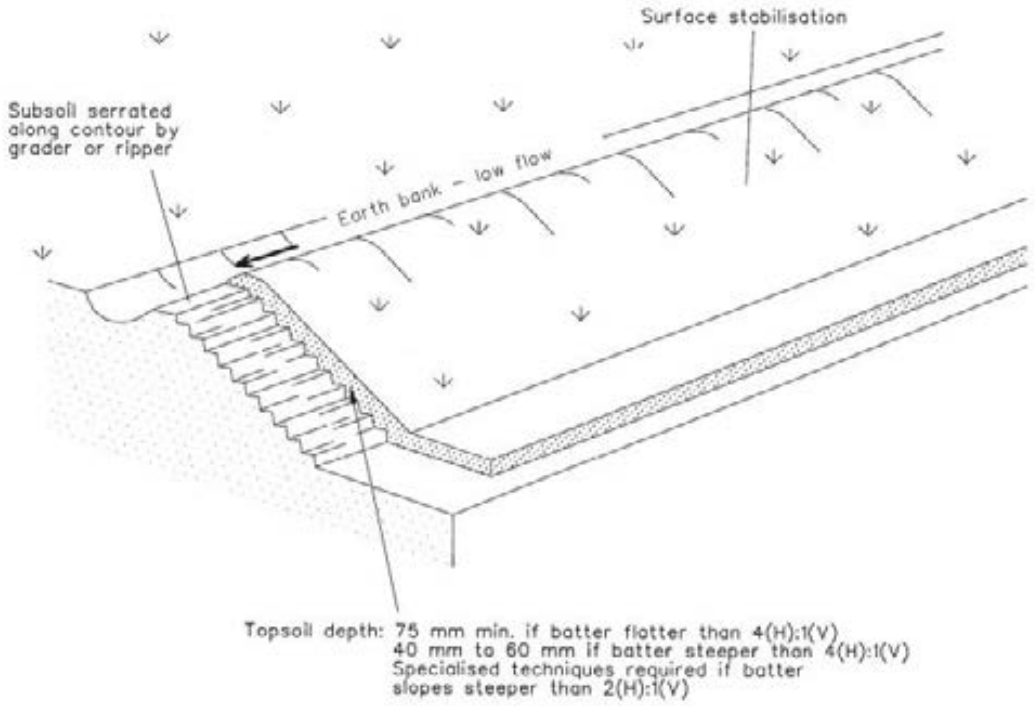


Topsoil Treatment

Construction Notes:

- Stockpiled top soil should be returned to disturbed areas to a depth of 100mm. However a minimal cover is better than no cover at all.
- Minimal working of the soil is required, as excessive washing of the soil will destroy its structure and friability.
- Avoid incorporation of subsoil material into the topsoil.
- When replacing topsoil scarify ground surface along the line of the contour to a depth of 50mm to 100mm to break up any hardsetting surfaces and provide a good bond between the topsoil and subsoil.
- Where possible, ensure any cultivation of the soil is parallel to the contour.

Source: NSW Department of Housing. 1998, Managing Urban Stormwater: Soils and Construction



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COWRA SHIRE COUNCIL
116 KENDAL STREET
COWRA NSW 2794
2026
DEVELOPMENT Control Plan



Biodiversity Management

PART C

COWRA COUNCIL
116 KENDAL STREET
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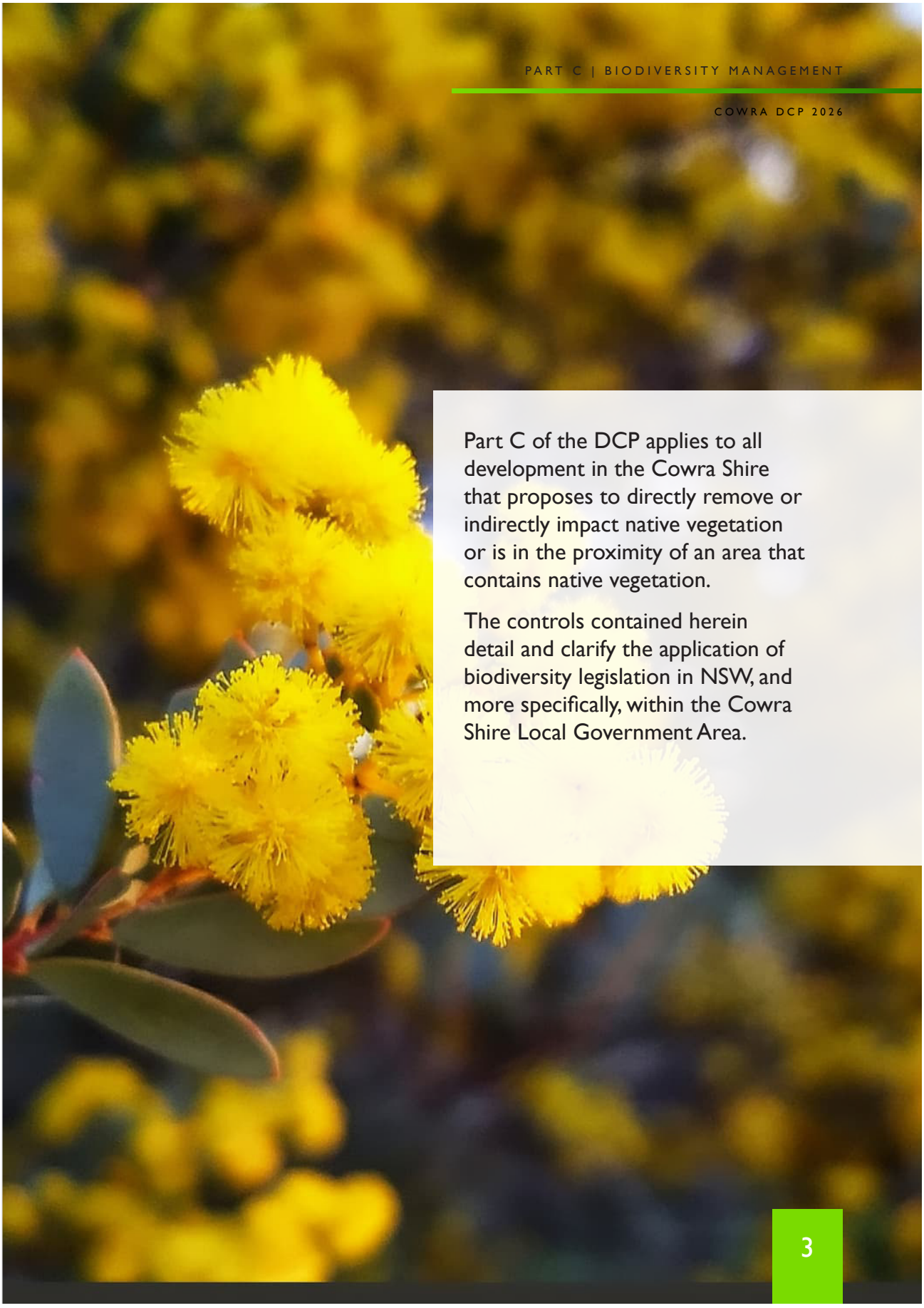
PART C | BIODIVERSITY MANAGEMENT
COWRA DCP 2026
Part C of the DCP applies to all development in the Cowra Shire that proposes to directly remove or indirectly impact native vegetation or is in the proximity of an area that contains native vegetation.
The controls contained herein detail and clarify the application of biodiversity legislation in NSW, and more specifically, within the Cowra Shire Local Government Area.
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COWRA COUNCIL
DEVELOPMENT
Control Plan 2026

Biodiversity

PART C.1

This part applies to development that requires consent under Part 4 of the Environmental Planning and Assessment Act 1979 and that has the potential to impact biodiversity.

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C.1.1. Application of this part

This section applies to development that requires consent under Part 4 of the Environmental Planning & Assessment Act 1979 and that has the potential to impact biodiversity.

C.1.2. Introduction

Biodiversity is the variety and variability of all life forms on earth. It encompasses multiple levels of classification, including genes, species, and ecosystems. Due in part to millions of years of geographic isolation, the biodiversity of Australia is unique and many species of plant and animals are found only in Australia and nowhere else in the world. Despite this rich and unique biodiversity, since European colonisation Australia has experienced the largest documented decline in biodiversity of any continent.

The processes that have driven this decline, such as habitat loss and fragmentation, climate change, the spread of invasive species, and inappropriate fire regimes, continue to accelerate. The Black Summer fire season (2019-2020) saw 5.4 million hectares in NSW burnt over 160 days of continuous fires. Across Australia, it was estimated that as many as 3 billion terrestrial vertebrates were killed or displaced.

Under rapidly changing and unprecedented conditions, protecting and managing Cowra Shire's natural areas and unique biodiversity has become crucial. This DCP section aims to detail and clarify the application of NSW biodiversity legislation for the purposes of development assessment. In this regard, the NSW Biodiversity Conservation Act 2016 establishes a framework to avoid, minimise and offset the impacts of local development and land use changes on native biodiversity.

C.1.3. Relationship to other legislation

C.1.3.1. Cowra Local Environmental Plan 2012.

Part C.1 of the DCP supports the aims and provisions of the Cowra Local Environmental Plan 2012 (LEP) that relate to the conservation and management of the natural environment.

C.1.3.2. Environmental Planning and Assessment Act 1979 (EPA Act)

Part C.1 of the DCP addresses the objectives of the Environmental Planning and Assessment Act 1979 (EP&A Act) that relate to the conservation and management of the natural environment. In particular, it addresses the following objects of the EP&A Act:

a. 1.3(a) to promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,

b. 1.3(b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,

c. 1.3(e) to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats.

This section of the DCP also addresses matters that the consent authority will take into account when considering the following "matters for consideration" under the EP&A Act:

a. 4.15(1)(b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

b. 4.15(1)(c) the suitability of the site for the development,

c. 4.15(1)(e) the public interest.

C.1.3.3. Relationship to Biodiversity Conservation Act 2016 (BC Act)

Part C.1 of the DCP addresses the purpose of the Biodiversity Conservation Act 2016 (BC Act) relating to the impacts of local development and land use changes on native biodiversity. The overarching purpose of the Act is to apply the principles of ecologically sustainable development. More specifically, the following purposes of the BC Act are relevant:

1.3(a) to conserve biodiversity at bio-regional and State scales,

1.3(b) to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations, and

1.3(c) to improve, share and use knowledge, including local and traditional Aboriginal ecological knowledge about biodiversity conservation,

1.3(d) to support biodiversity conservation in the context of a changing climate,

1.3(h) to support conservation and threat abatement action to slow the rate of biodiversity loss and conserve threatened species and ecological communities in nature,

1.3(k) to establish a framework to avoid, minimise and offset the impacts of proposed development and land use change on biodiversity,

1.3(l) to establish a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity values,

1.3(m) to establish market-based conservation mechanisms through which the biodiversity impacts of development and land use change can be offset at landscape and site scales.

Part 7 of the BC Act, together with the Biodiversity Conservation Regulation 2017 (BC Regulation) and some aspects of the Local Land Services Act 2013 (LLS Act), outline the framework for assessment and approval of biodiversity impacts associated with certain proposals that require development consent. Subject to the provisions of the BC Act,

such developments are ultimately determined under the EP&A Act.

Part 6 of the BC Act introduces the Biodiversity Offsets Scheme (BOS). A development to which the BOS applies requires the preparation and submission of a Biodiversity Development Assessment Report (BDAR) to accompany the application. Where a BDAR is required, it must be prepared by an 'accredited assessor' in accordance with the Biodiversity Assessment Method (BAM) established under the BC Act. Accredited assessors are ecologists accredited by the NSW Department of Planning, Industry and Environment to carry out the BAM and prepare BDARs.

Both the BAM and BC Act are based on a hierarchical framework which requires the proponent to design proposed development such that it avoids and minimises biodiversity impacts before proposing biodiversity offsets. If the avoid and minimise measures proposed are considered acceptable by the consent authority, any resulting biodiversity offsets must be delivered in accordance with the BOS and the proponent cannot commence construction until the offset obligation is met.

Council's main role as the consent authority under Part 7 of the BC Act (amongst other things) is to determine:

if measures proposed to avoid and minimise biodiversity impacts are acceptable (BC Act s7.13);

if the development will result in a serious or irreversible impact on biodiversity values (BC Act, s7.16);

that any residual impacts are offset (or otherwise addressed) in accordance with the BC Act (s7.13).

C.1.3.4. Relationship to 10/50 Vegetation Clearing Code of Practice

The 10/50 Vegetation Clearing Scheme allows people to clear certain vegetation near their homes to improve protection from bush fires.

The 10/50 Code permits landowners in the 10/50 Vegetation Clearing Entitlement Area to clear, on their own land, vegetation that is adjacent to an external wall of a building:

~ containing habitable rooms that comprises or is part of residential accommodation or a high risk facility;

~ that comprises or is part of a farm shed.

To determine whether a property is located within a Vegetation Clearing Entitlement Area, reference should be made to the online assessment tool available on the NSW RFS website www.rfs.nsw.gov.au

Vegetation clearing that is carried out in accordance with the 10/50 Code is considered to be authorised clearing under NSW Legislation.

For Development Applications to which Part C.1 of this DCP applies, and for the purposes of determining whether that development exceeds the Biodiversity Offsets Scheme threshold, the 10/50 clearing entitlement should not and will not be excluded from the calculation of the development footprint.

C.1.4. Biodiversity pathways

Given the potential operation of both the EP&A Act and the BC Act, there are two main assessment pathways which determine the level of biodiversity assessment and information required to support a development application (see Fig 1).

The assessment pathway depends on whether the proposed development triggers entry into the BOS according to the BC Act (see Tables 1 and 2).

Figure 1 - Biodiversity Assessment Pathways

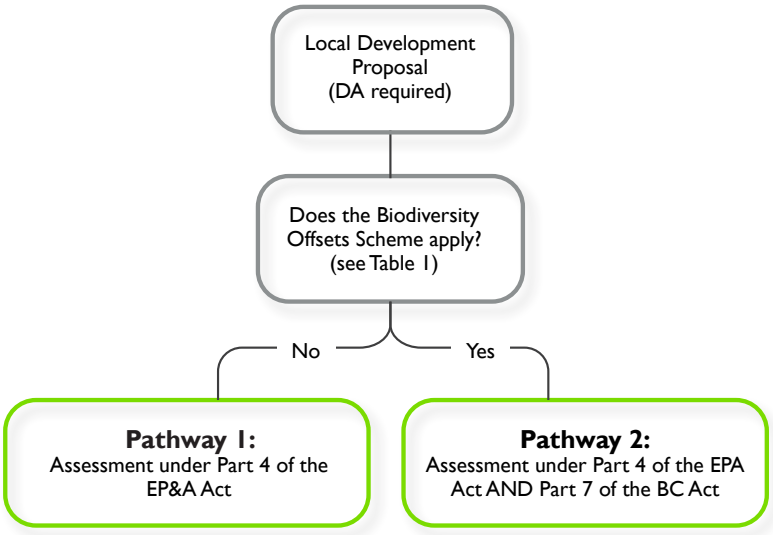


Table 1 - Does the BOS apply to the proposed development?

	Description of proposed activity	Legislative reference
The Biodiversity Offset Scheme **does apply** to:	Proposed clearing of native vegetation (see Table 2) that would exceed the BOS area clearing threshold [1]	BC Act: s7.2(1)(b), s7.4(1) BC Regulation: s7.1(1)(a), s7.2
	Proposed clearing of native vegetation (see Table 2) or other action prescribed by clause 6.1 of the BC Regulation on land identified on the Biodiversity Values Map [1]	BC Act: s7.2(1)(b), s7.4(1) BC Regulation: s7.1(1)(b), s6.1, s7.3
	Proposed development that is likely to significantly affect threatened species or ecological communities according to the test of significance	BC Act: s7.2(1)(a), s7.3
	Proposed development to be carried out within a declared area of outstanding biodiversity value	BC Act: s7.2(1)(c)
The Biodiversity Offset Scheme **does not apply** to:	Proposed clearing of native vegetation on Category 1-Exempt land [2]	BC Act: s7.4 LLS Act: s60H
	Proposed development on biodiversity certified land	BC Act: s7.6

[1] See: https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-offsets-scheme/entry-requirements

The area threshold varies depending on the minimum lot size (under Cowra LEP 2012) applying to the land. For ease of references purposes, the thresholds are described in the table below.

Minimum Lot Size	Threshold for clearing, above which the offsets scheme applies
Less than 1 ha	0.25 ha or more
1 ha to less than 40 ha	0.5 ha or more
40 ha to less than 1000 ha	1 ha or more
1000ha or more	2 ha or more

[2] See: https://www.lls.nsw.gov.au/help-and-advice/land-management-in-nsw/archive/land-categorisation-and-the-land-management-framework

Table 2 - What is clearing of native vegetation? (for the purposes of development requiring consent under Part 4 of the EP&A Act only)

	Description	Legislative reference
"Native vegetation" refers to:	Trees (including any sapling), shrubs, understorey plants, groundcover and plants occurring in a wetland that were established in NSW prior to European colonisation	LLS Act: s60B(1), s60B(2)
	Dead or non-native vegetation identified within Category 2-Regulated land [2]	LLS Act: s60B(3)
"Native vegetation" does not include:	Marine vegetation including mangroves and seagrasses	LLS Act: s60B(4)
"Clearing" of native vegetation means:	Means any one or more of the following - (a) cutting down, felling, uprooting, thinning or otherwise removing native vegetation, (b) killing, destroying, poisoning, ringbarking or burning native vegetation.	LLS Act: s60C
	Includes all clearing proposed in association with a development, including for construction of roads and other infrastructure, bushfire protection requirements, services installation, etc.	LLS Act: s60C
	Includes all clearing required or likely to be required for the purposes of a subdivision	BC Regulation s7.1(3)

[1] See: https://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/biodiversity-offsets-scheme/entry-requirements

[2] See: https://www.lls.nsw.gov.au/help-and-advice/land-management-in-nsw/archive/land-categorisation-and-the-land-management-framework

C.1.5. Development Applications

C.1.5.1. Statutory considerations

When determining an application for development consent involving impacts on biodiversity, Council must consider various legislation and policies. These include:

~ Environmental impacts on the natural environment under Section 4.15 of the Environmental Planning and Assessment Act 1979

~ Development that is "likely to significantly affect threatened species" as set out in the Biodiversity Conservation Act 2016.

~ Potential impacts under other biodiversity legislation such as the NSW Fisheries Management Act 1994 and the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.

~ Specific Council LEP Clauses that relate to the protection and management of the natural environment.

~ Vegetation clearing or other works within 40m of a watercourse as defined under the Water Management Act 2000.

~ Proposed development should also be consistent with any relevant strategies, plans or policies prepared and adopted by State, Commonwealth or Local authorities such as:

~ Central West and Orana Regional Plan 2041

~ Cowra Local Strategic Planning Statement

C.1.5.2. Approvals required by other agencies

In some instances, further approvals may be required by other agencies before development can be undertaken. For example:

~ Development in bushfire prone areas (Rural Fire Service).

~ Works within 40m of the bed or banks of a waterway (Department of Primary Industries – National Resources Access Regulator).

C.1.5.3. Biodiversity Assessment Objectives

a. To ensure that any biodiversity values that may be impacted by the proposed development are identified.

b. To ensure that any potential impacts on biodiversity are avoided, minimised, and/or offset.

c. To inform the decision-making process in a timely and efficient manner.

C.1.5.4. Development Application requirements

The following information is required to accompany development applications that have the potential to impact biodiversity.

For development that does not exceed the BOS threshold:

~ Information demonstrating the conclusion that the proposal does not exceed the BOS threshold.

~ A response to the threatened species test of significance set out under s7.3(1) of the BC Act.

~ For development to which the BOS applies according to the triggers described in Table 1:

~ A Biodiversity Development Assessment Report (BDAR) prepared by an assessor who is accredited by DPIE to carry out the Biodiversity Assessment Method (BAM).

C.1.6. Working Examples

Zara Langley's Dwelling

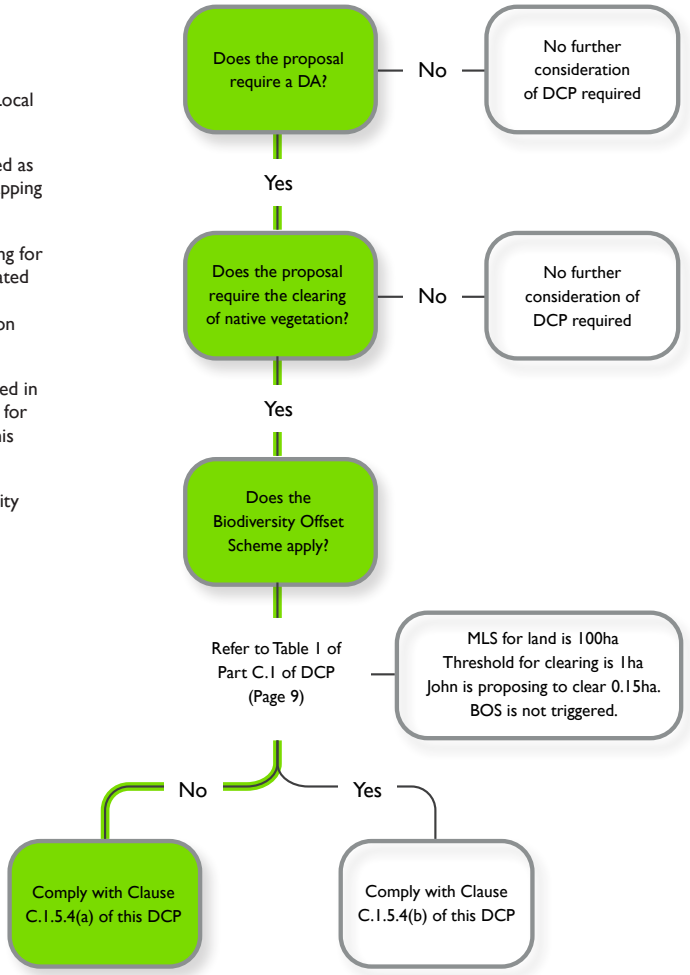
Zara Langley is proposing to construct a new dwelling on his rural property holding, which is zoned RU1 Primary Production under Cowra Local Environmental Plan 2012.

The location of the proposed dwelling is mapped as Bushfire Prone Land in accordance with the mapping certified by the NSW Rural Fire Service.

To comply with the requirements of the 'Planning for Bushfire Protection Guidelines' Zara has calculated that she will need to clear 1,500m2 of native vegetation in order to create an Asset Protection Zone around the proposed dwelling site.

Zara wants to know what approvals she will need in order to ensure she is complying with 'Planning for Bushfire Protection' and the requirements of this Development Control Plan.

The following diagram represents the Biodiversity Assessment Pathway for Zara's proposal.



Developer Jane's Subdivision

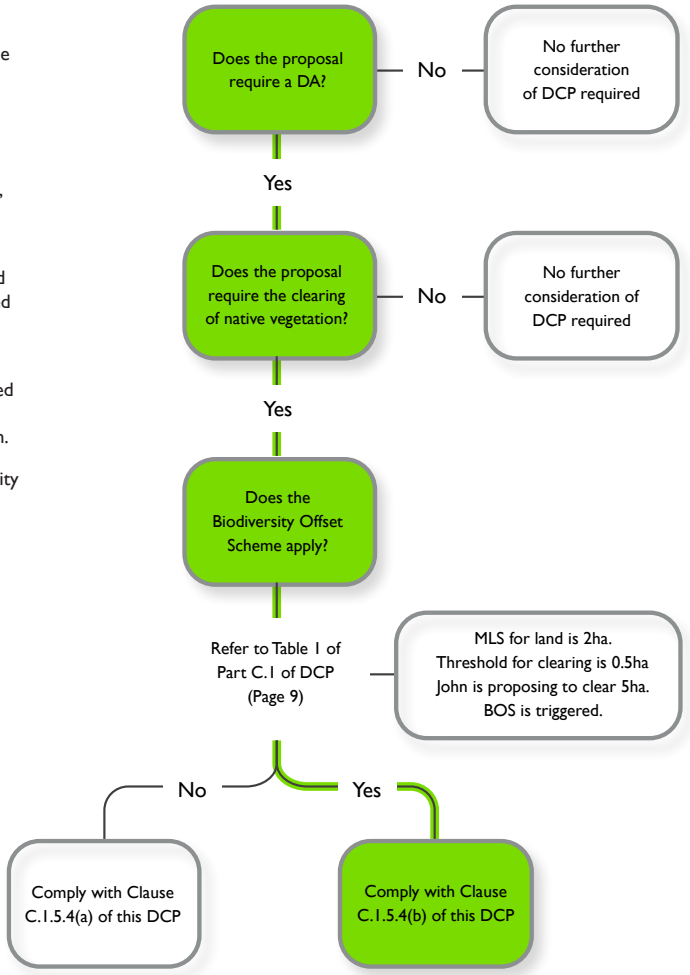
Developer Jane has purchased a property on the fringe of the Cowra Township and is preparing a Development Application to Council for the subdivision of the land into multiple residential lots.

The minimum lot size for the land is 2 hectares, so Jane's subdivision proposal will be for the creation of 10 new allotments.

Approximately 5 hectares of the land is covered in native vegetation and will need to be removed to accommodate the proposed subdivision design.

Jane wants to know what approvals she will need in order to ensure she is complying with the requirements of this Development Control Plan.

The following diagram represents the Biodiversity Assessment Pathway for Jane's subdivision proposal.

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DEVELOPMENT Control Plan



Subdivision Development

PART D

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General

PART D.1

This Part provides introductory information for proponents of new subdivision development within the Cowra Shire Local Government Area.

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D.1.1. Types of Subdivision

There are three main forms of subdivision and related land title in NSW. The form of title used will be dependent on the nature of the subdivision and final form of development.

Torrens Title subdivision is the traditional or "single lot" form of subdivision, and is the most common form of subdivision in the Cowra Shire Local Government Area. The Torrens title system is based on a plan of survey, or a plan compiled from survey, which defines the boundaries of a parcel of land at the date upon which it was registered. The majority of urban and rural areas in the Cowra Shire are Torrens Title.

Strata subdivision is defined as 'subdivision' in the Environmental Planning and Assessment Act 1979. Strata subdivision can subdivide buildings and land into separate lots capable of individual ownership, with additional areas of land designated as common property. Those owning lots within the strata scheme have a proportional entitlement to use the common property and also a proportional responsibility for its maintenance. This form of subdivision is most common with medium density forms of residential development as well as commercial shops.

Community title is a relatively new form of title created under the Community Land Development Act 1989 and the Community Land Management Act 1989. Community title provides individual ownership of lots (with buildings and structures erected on the lots as in conventional subdivision) and a share in the association property. Association property is a lot in the scheme on which community facilities may be erected, including roads and driveways, swimming pools, common open space and the like. Community title can be particularly useful where individually owned lots are required, but where common property and / or facilities are desired or required.

D.1.2. Developer Contributions

Subdivision proposals may create a need for public services and facilities, such as open space, community facilities, utilities and traffic management, for example. Needs will vary depending on the scale of the proposal, the characteristics of the area, the relevant population and standard and capacity of existing services.

Section 7.11 of the Environmental Planning and Assessment Act 1979 is the principle legislation that enables Council to levy contributions for amenities and services. Contributions are imposed by way of a condition of consent and can be satisfied by:

a. Dedication of land;

b. A monetary contribution;

c. A material public benefit; or

d. A combination of the above.

As an alternative to the payment of a Section 7.11 or a Section 7.12 contribution, the applicant may offer to enter into a Voluntary Planning Agreement with Council. Acceptance of an offer is at the sole discretion of Council and where Council decides not to accept the offer, payment of the Section 7.11 or 7.12 contributions will be required.

In the same way that Section 7.11 and 7.12 of the Environmental Planning and Assessment Act 1979 enables Council to levy contributions for amenities and services, Section 64 of the Local Government Act 1993 enables Council to levy contributions towards water and sewerage utilities. By adopting a Developer Servicing Plan (DSP) Council is able to levy contributions where the anticipated development will or is likely to increase the demand for water or sewer supply services. Projected population and development growth will place additional demand on the water and sewer supply systems. Generally, additional capacity is required in the water or sewer supply systems to accommodate the increased demands. The principle purpose of the DSP is to identify the demand for capacity in the supply infrastructure as a result of development and to provide for that capacity through development contributions.

Subdivision proponents are encouraged to contact Council staff to determine requirements for the particular proposal.

D.1.3. Bonding of Works

Council will require the completion of all construction works associated with a subdivision development, or stage thereof, prior to the issue of the Subdivision Certificate.

As a general rule, Council will not accept the payment of bonds as security for construction works to allow the issue of the Subdivision Certificate. Exceptions to this rule may be made at the sole discretion of Council.

D.1.4. Adoption of Engineering Standards

Design and construction plans and documentation required by this plan must comply with the relevant provisions of Cowra Shire Council Engineering Standards that relate to that aspect of work, whether specifically mentioned within a particular Section of this DCP or otherwise.

Design documentation must be certified by an appropriately qualified person as being in accordance with the relevant provisions of Cowra Shire Council Engineering Standards.

Further information regarding Council's Engineering Standards is available by contacting Council's Infrastructure and Operations Department.

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Greenfield Residential Subdivision

PART D.2

This Part provides the standards and controls for greenfield residential subdivision development in the Cowra Shire Local Government Area.

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D.2.1. Application of this part

Part D.2 applies to Development Applications for greenfield subdivisions on land that is located within the R1 General Residential zone under Cowra Local Environmental Plan 2012.

For the purposes of this plan, a greenfield subdivision means a subdivision where the ultimate lot yield (all stages) will be more than 25 lots, and where the urban pattern (street and open space network, neighbourhood structure) is not determined by existing development and street / neighbourhood development pattern.

D.2.2. Objectives

a. To provide for diversity in housing form, density and choice.

b. To ensure all essential services are provided to new subdivision allotments.

c. To maximise residential amenity by ensuring that roads, public transport, community facilities, open space facilities and pedestrian and cycle networks are integrated.

d. To minimise disturbance to the natural environment.

e. To minimise damage from natural hazards.

f. To ensure lots are environmentally sustainable.

g. To provide lot sizes that meet community and economic needs, while ensuring that environmental and social values are safeguarded.

h. To maintain or improve the amenity of adjoining properties.

i. To maximise opportunities for energy efficiency and solar access through subdivision design.

D.2.3. Guiding Principles

The following guiding principles are to be taken into consideration as part of the preparation of a design for a greenfield subdivision to which Part D.2 applies:

a. Neighbourhood sizes and shapes should be defined by an acceptable walking distance.

b. Any neighbourhood centre should be located in a central position at the intersection of important streets that are within a walkable distance to the majority of the neighbourhood it is intended to serve.

c. Areas of high activity (e.g. neighbourhood centres, open space areas) should be co-located to create opportunities for multiple use of facilities such as car parks.

d. Medium density housing lots should be planned for in locations which are closer to shops, areas of open space and community facilities.

e. The locations of active and passive open space areas should be planned to add value to adjacent properties and maximise opportunities for casual and passive surveillance from surrounding land-use.

f. Street networks should be designed so that local traffic movements are directed onto local streets rather than arterial roads. Travel routes to connector and arterial street networks should be direct.

g. The subdivision layout should provide a choice of clear and multiple road linkages to adjoining and future urban areas, with a particular focus on linking existing and proposed community facilities, services and areas of open space.

h. The subdivision layout should maximise opportunities for safe and direct pedestrian and cycle movements that link to shops, areas of open space and community facilities, including those in adjoining neighbourhoods.

i. The subdivision layout should avoid the creation of rear lanes or narrow linear pathways in between dwellings, except where this is considered necessary around the neighbourhood centres to enable rear parking and or service vehicle access.

j. The subdivision design should avoid the placement of inappropriate land-uses in areas identified as having special qualities, including areas of environmental sensitivity and heritage significance, and areas affected by natural hazards such as flooding and bushfire.

k. The subdivision layout should integrate public open space areas with major drainage networks and water quality facilities where these are compatible.

l. Whilst public transport options are limited in Cowra, new residential subdivisions should consider the potential need for residents to access local public transport options.

D.2.4. Lot Size, Layout and Dimensions

The following controls apply to greenfield residential subdivision:

a. 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.

b. Higher densities, where provided, should be located in areas closer to shops, parks, community facilities and public transport routes.

c. A mix of residential frontage widths and lot sizes should be provided where appropriate.

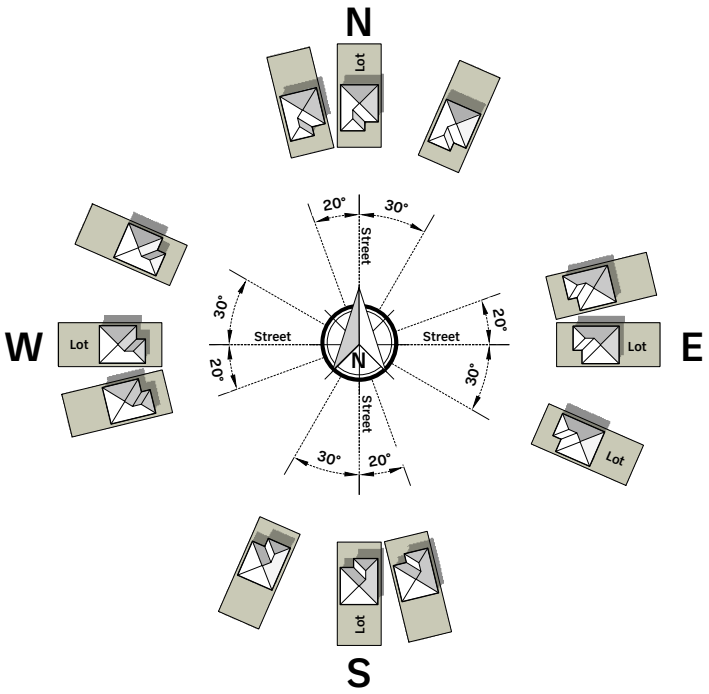
d. Allotments should be orientated and configured to maximise opportunities for solar access and solar power generation. The diagram below shows optimum lot orientation for solar access to future dwellings.

e. Larger allotments should be provided in response to special environmental conditions such as flora and fauna protection, flooding, riparian corridors.

f. Larger allotments should be provided on steeper land to reduce the visual effects associated excessive cut and fill on small sites.

g. Corner allotments should be designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both street frontages.

h. The subdivision design should avoid the creation of battle-axe or highly irregular shaped allotments.



D.2.5. Movement Network

The following controls apply to greenfield residential subdivision:

a. The street network should generally conform to the road hierarchy, reinforce the function of the street. The road hierarchy is shown in the diagram at the bottom of this page.

b. The street network should facilitate walking, cycling, use of public transport for access to daily activities and enable relatively direct local vehicle trips within and between neighbourhoods and to local activity points.

c. The choice of direction and possible routes should be maximised, with streets and footpaths substantially capable of surveillance by residents.

d. Road networks (street length, intersection type, stagger and spacing) should be designed to control traffic speeds to appropriate limits.

e. The street network should enable developments to front all streets, urban parks and natural areas.

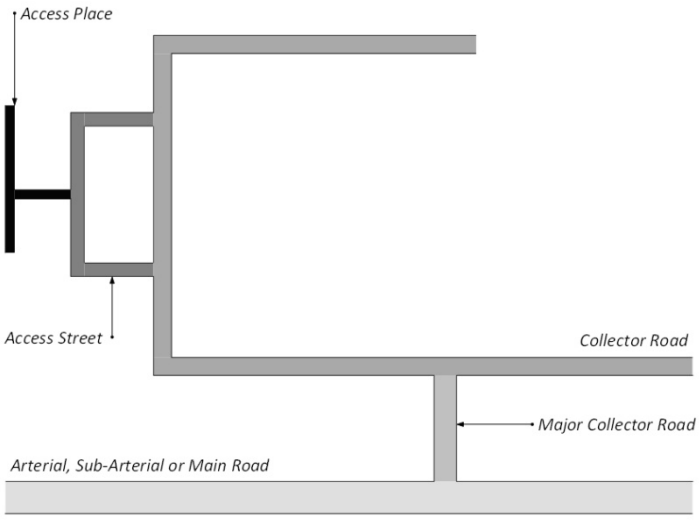
f. The street network should enable connections to be made to adjacent future urban areas. The location of these connections should consider the future overall network requirements of the district.

g. Pedestrian and cycle networks should provide suitable connections between residential areas, activity centres and open space systems.

h. The location and types of access to a classified road should be negotiated between Council and the relevant roads authority.

i. The road network should contribute to the network of public open space to move people and goods safely and efficiently and connect places and people. Streets/roads should be designed to improve road safety for users.

j. The road network should be designed so that they respond positively to existing and new infrastructure and do not negatively effect existing green spaces, waterways, stormwater systems and vegetation.



D.2.6. Street Design

The following controls apply to greenfield residential subdivision:

a. The street network should be designed in accordance with table shown below and constructed in accordance with Cowra Shire Council Engineering Standards.

b. The street design should consider the whole street, including footpaths, from property line to property line and the interface with the adjacent use.

c. The street design should improve road safety for all users, including drivers, pedestrians, and cyclists.

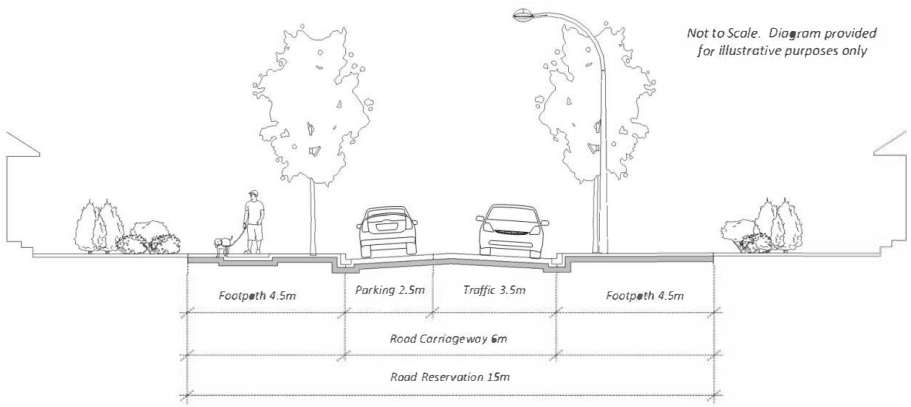
d. The street design should accommodate all necessary utility services and drainage systems.

e. The horizontal and vertical alignments and cross fall of the street design should reflect the physical land characteristics and satisfy safety and speed criteria.

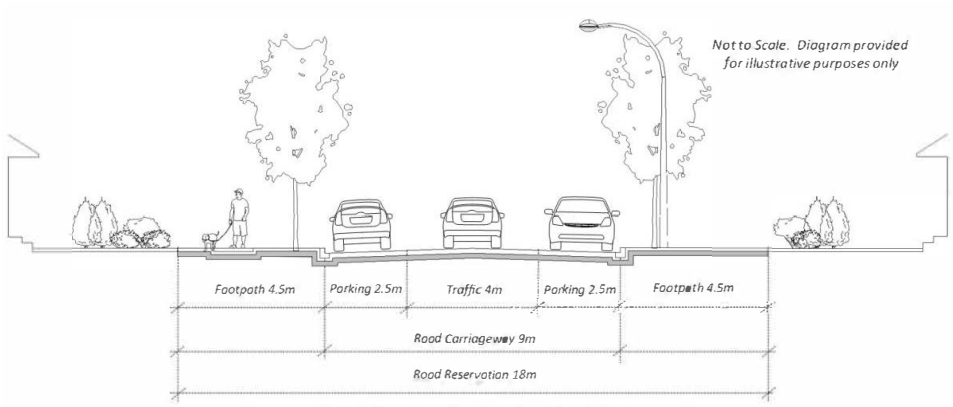
Road type	Road reserve	Footpath & verge	Traffic Lanes	Parking Lane	Max. No. dwellings/lots served
Arterial / Sub Arterial	30m	2 x 4.5m	4 x 3.7m	2 x 3.1m	>200
Collector	22m	2 x 4.5m	2 x 3.5m	2 x 3.0m	<200
Access Street	20m	2 x 4.5m	2 x 3.0m	2 x 2.5m	<50
Access Place	18m	2 x 4.5m	1 x 4.0m	2 x 2.5m	>15
Access Place	15m	2 x 4.5m	1 x 3.5m	1 x 2.5m	< 15

Max. No. is the maximum capacity of dwellings of the total lot area as proposed, based on one dwelling per 300 sq m, where a new road is proposed within a subdivision. Total lot area includes all proposed residential lots and does not include land reserved for road purposes or land set aside for for public or drainage reserves. Any proposed difference to the Maximum Capacity calculation must be outlined in a Traffic and Parking Impact Assessment Report submitted together with the Development Application.

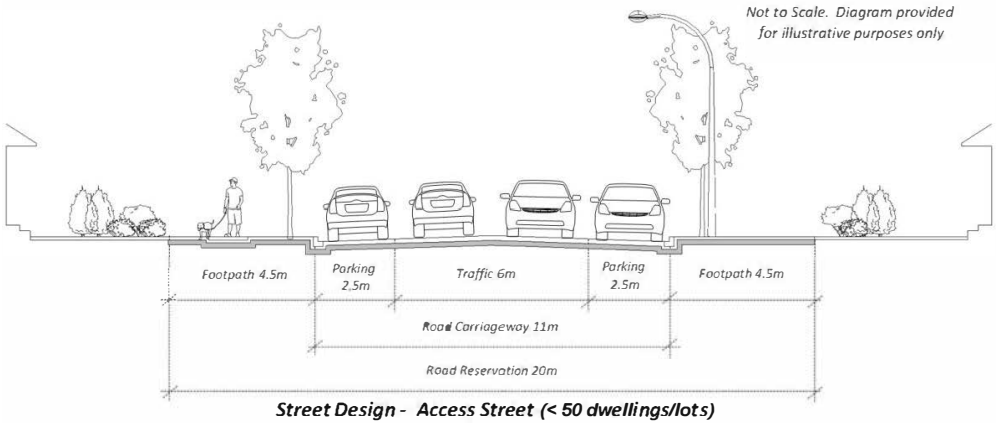
The street design information in the above table has been illustrated in the diagrams on Pages 14 and 15.



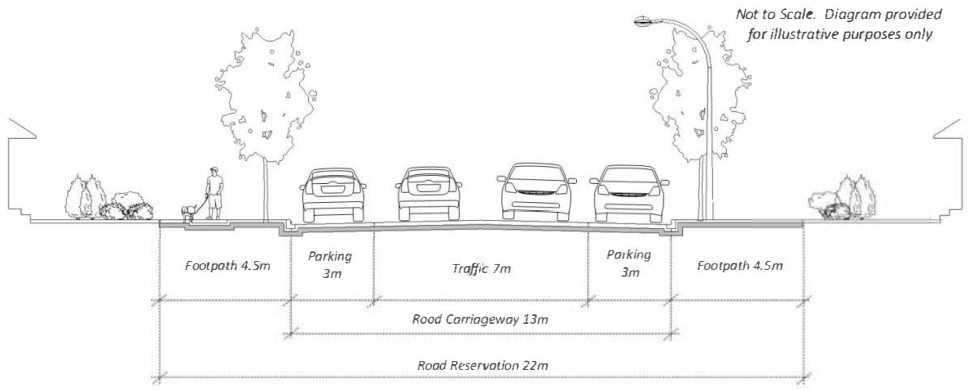
Street Design - Access Place (< 15 dwellings/lots)



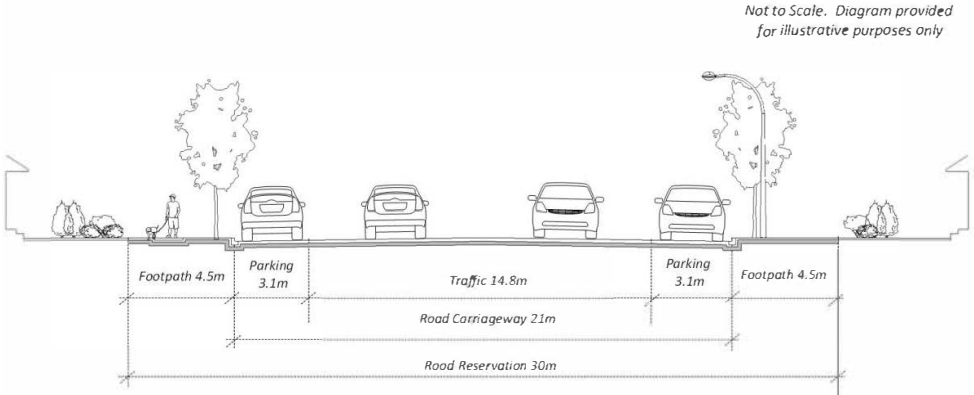
Street Design - Access Place (> 15 dwellings/lots)



Street Design - Access Street (< 50 dwellings/lots)



Street Design - Collector (< 200 dwellings/lots)



Street Design - Arterial / Sub Arterial (> 200 dwellings/lots)

D.2.7. Access Provision

The following controls apply to greenfield residential subdivision:

a. The subdivision should provide pedestrian and cycle facilities that are consistent with the Cowra Shire Council Pedestrian & Cycling Plan 2024, Cowra Shire Council Engineering Standards, and all relevant Australian Standards. The design and siting of pedestrian and cyclist facilities should also have regard to the following:

   i. The need to link residential neighbourhoods, open space networks and activity centres, including points of attraction beyond the development.

   ii. The desirability of designing on the basis of the most direct route available, within safety and design guidelines,

   iii. The need to respect environmental features including the preservation of trees.

   iv. The opportunities presented by the location of collector and lower order roads.

   v. The need to include supporting facilities such as bicycle parking, parking rails, access ramps, signage, seating, drinking water fountains etc.

   vi. The need to design and develop neighbourhoods which promote walking and cycling to daily activities.

   vii. The need to minimise risk with public assets and infrastructure.

   viii. The need to accommodate trees and other significant features of the landscape.

   ix. The need for casual surveillance of pedestrian and cycle networks from adjoining land-uses.

b. Safe and convenient vehicle access with adequate sight distance in both directions should be provided to each allotment in accordance with Cowra Shire Council Engineering Standards.

c. Vehicle access to proposed allotments should be gained onto the Council's public local road network, and not directly onto a classified road or highway.

d. Existing access abutting the subdivision, including roads, driveways and concrete footpaths, should be upgraded / replaced where they are assessed to be in poor condition.

e. 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.

D.2.8. Utility Provision

The following controls apply to greenfield residential subdivision:

a. The design and installation of sewerage, water and stormwater should be in accordance with Cowra Shire Council Engineering Standards and relevant Australian Standards. Please refer to Council's Infrastructure and Operations Department for typical footpath allocation of services.

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.

c. Electricity and telecommunications infrastructure should be provided as underground services.

d. Compatible public utility services should be co-ordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within road reservations.

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 in accordance with the relevant Cowra Shire Council Developer Servicing Plan.

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. .

D.2.9. Stormwater, Drainage and Waterways

The following controls apply to greenfield residential subdivision:

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 pre-development stormwater patters and flow regime.

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.

c. The adopted method of stormwater control should not result in unacceptable environmental damage within existing water courses and receiving waters.

d. Stormwater from the proposed allotments in the subdivision should discharge to the street gutter or inter-allotment drainage system.

e. Easements to drain stormwater should provided over all pipelines, inter-allotment drainage, channels and overland flow paths (except natural water courses).

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.

g. Water Sensitive Urban Design principles should be designed and implemented 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.

h. Subdivisions of land adjacent to or within the catchment of waterways, water bodies and riparian vegetation should be designed to ensure:

   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.

   iv. A riparian buffer of 40 metres should be provided between any waterways, water bodies of riparian vegetation and proposed residential allotments.

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.

D.2.10. Public Open Space

The following controls apply to greenfield residential subdivision:

a. Quality public open space should be provided and distributed in convenient locations that meets the needs of the neighbourhood.

b. Public open space areas should be integrated with major drainage networks and water quality facilities, where these are compatible.

c. Public open space networks should be linked with community facilities and recreational precincts.

d. Public open space should be provided in a manner that can be economically maintained.

e. Public open space should be designed having regard to the following:

   i. The need to accommodate any natural or cultural features of the land.

   ii. The need to integrate open space networks with pedestrian and cycle links.

   iii. The need to maintain public open space in an economically efficient manner.

   iv. The need for surveillance of reserves and public open spaces.

   v. The need for provide usable public open space in safe locations that do not require the crossing of a major roads.

   vi. The need to provide activity opportunities for a range of age groups.

f. A sufficient amount public open space should be dedicated to Council, calculated on the basis of 2.83 hectares per 1000 head of estimated population, calculated at a rate of 4 persons per residential allotment. The calculation formula is as follows:

g. Area of open space required = 2.83/1000 x (4 x No. of lots) x 10,000m²

h. At least 90% of dwellings should be located within a 400 metre straight line distance from an existing or proposed public open space area.

i. The design and location of public open space should be consistent with CPTED principles contained in Part P of this DCP.

D.2.11. Naming of new roads

The following controls apply to greenfield residential subdivision:

a. Where a subdivision proposes the opening of a new public road, the developer should provide Council with suggestions for the naming of the new road that are consistent with guidelines contained in Council Policy – Naming and Renaming of Bridges, Roads and Streets and shall be in accordance with the State Government's Geographical Names Board requirements.

b. Completion of the road naming process, including gazettal of the new road names in the NSW Government Gazette, is the responsibility of the relevant roads authority.

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COWRA COUNCIL
DEVELOPMENT
Control Plan 2026

Infill Residential Subdivision

PART D.3

This Part provides the standards and controls for infill residential subdivision development in the Cowra Shire Local Government Area.

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D.3.1. Application of this part

Part D.3 applies to Development Applications for infill subdivision development on land that is located within the R1 R2 residential zones under Cowra Local Environmental Plan 2012.

Infill subdivisions are generally more constrained by an existing urban structure that may make it difficult to comply with some of the controls contained in Section D.2.

D.3.2. Objectives

The objectives for 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.

D.3.3. Lot size, layout and dimensions

Cowra Local Environmental Plan 2012 (LEP) sets minimum lot size controls for the subdivision of residential zoned land in the Cowra Shire. Applicants are advised to consult the Minimum Lot Size Map Series (LSZ) in the LEP to determine the minimum lot size that will apply to a specific subdivision proposal. Additional minimum lot size controls are also contained in Part 4 of the LEP.

For ease of reference, the minimum lot size (MLS) in Cowra Local Environmental Plan 2012 for R1 Residential zoned land is 700m2. Some R1 Residential zoned land that adjoins the Cowra CBD and in North Cowra has a MLS of 450m2.

The following controls apply to infill residential subdivision:

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.

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.

c. Higher densities, where provided, should be located in areas closer to shops, parks, community facilities and public transport routes.

d. Allotments should be orientated and configured, where possible, to maximise opportunities for solar access.

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.

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:

    i. The total area of the allotment should not be less than 700sqm, exclusive of the access handle.

    ii. Single access handles should have a minimum width of 4 metres and maximum length of 30 metres.

    iii. Dual access handles should have a minimum combined width of 5 metres (with reciprocal right of carriageway) and maximum length of 30 metres.

    iv. Adequate provision should be made for the collection of garbage.

    v. Adequate provision should be made for the manoeuvring of vehicles.

    vi. The access handle should be sealed, paved or concreted for it's entire length.

D.3.4. Street Design

The following controls apply to infill residential subdivision:

a. The street network should be designed in accordance with table shown to the right and constructed in accordance with Cowra Shire Council Engineering Standards.

b. The street design should facilitate the safe movement of road users.

c. The street design should accommodate all necessary utility services and drainage systems.

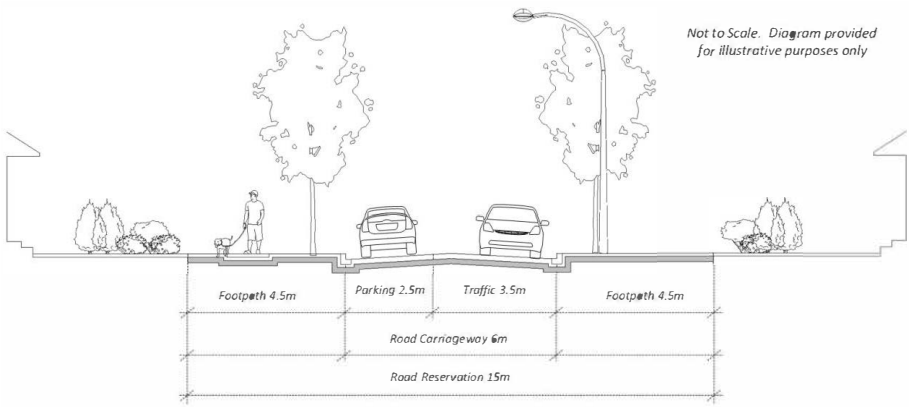
d. The horizontal and vertical alignments and cross fall of the street design should reflect the physical land characteristics and satisfy safety and speed criteria.

e. The street design should incorporate traffic calming devices where necessary to achieve a satisfactory road and traffic environment.

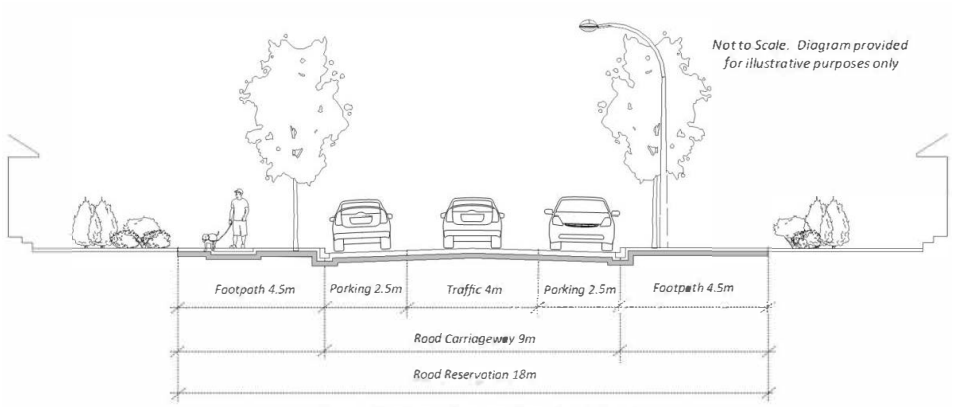
Road type	Road reserve	Footpath & verge	Traffic Lanes	Parking Lane	Max. No. dwellings/lots served
Arterial / Sub Arterial	30m	2 x 4.5m	4 x 3.7m	2 x 3.1m	>200
Collector	22m	2 x 4.5m	2 x 3.5m	2 x 3.0m	<200
Access Street	20m	2 x 4.5m	2 x 3.0m	2 x 2.5m	<50
Access Place	18m	2 x 4.5m	1 x 4.0m	2 x 2.5m	>15
Access Place	15m	2 x 4.5m	1 x 3.5m	1 x 2.5	<15

Max. No. is the maximum capacity of dwellings of the total lot area as proposed, based on one dwelling per 300 sq m, where a new road is proposed within a subdivision. Total lot area includes all proposed residential lots and does not include land reserved for road purposes or land set aside for for public or drainage reserves. Any proposed difference to the Maximum Capacity calculation must be outlined in a Traffic and Parking Impact Assessment Report submitted together with the Development Application.

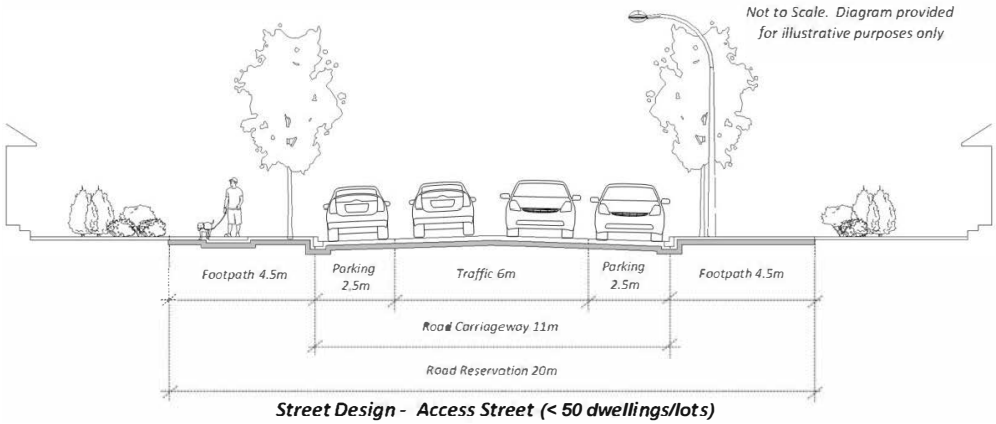
The street design information in the above table has been illustrated in the diagrams on Pages 26 and 27.



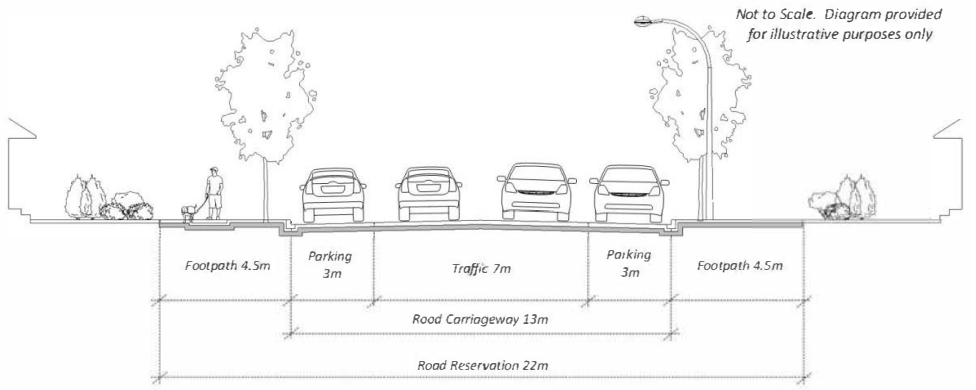
Street Design - Access Place (< 15 dwellings/lots)



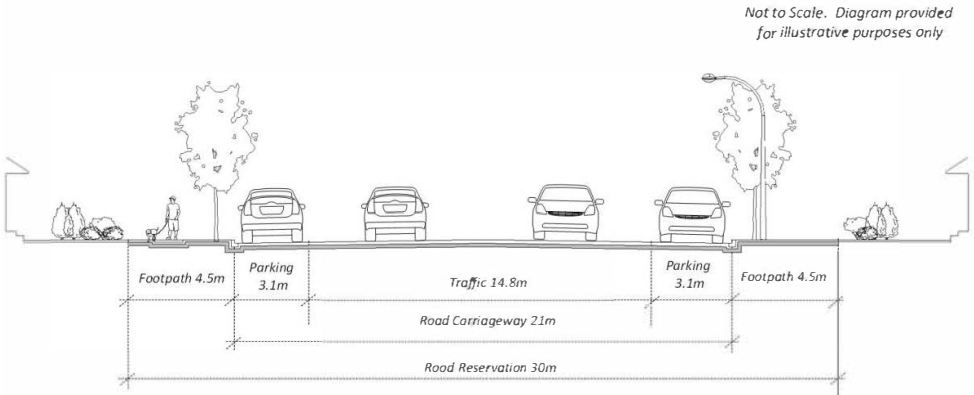
Street Design - Access Place (> 15 dwellings/lots)



Street Design - Access Street (< 50 dwellings/lots)



Street Design - Collector (< 200 dwellings/lots)



Street Design - Arterial / Sub Arterial (> 200 dwellings/lots)

D.3.5. Access provision

The following controls apply to infill residential subdivision:

a. Site frontages of new allotments should be sufficient to permit practical and legal access to the site.

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.

c. Vehicle access to proposed allotments should be gained onto the Council's public local road network, and not directly onto a classified road or highway.

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.

e. The subdivision design should limit the number of vehicle accesses provided to the proposed allotments.

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.

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.

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.

i. The subdivision design should ensure internal driveways and access are not within 900mm of boundaries.

j. The subdivision design should specify internal driveways are to be sealed and not within 3 metres of another dwelling house.

D.3.6. Utility provision

The following controls apply to infill residential subdivision:

a. The design and installation of sewerage, water and stormwater should be in accordance with Cowra Shire Council Engineering Standards. Please refer to Council's Infrastructure and Operations Department for typical footpath allocation of services.

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.

c. Electricity and telecommunications infrastructure should be provided as underground services.

d. Compatible public utility services should be co-ordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within road reservations.

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.

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.

D.3.7. Stormwater, Drainage and Waterways

The following controls apply to infill residential subdivision:

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 pre-development stormwater patters and flow regime.

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.

c. The adopted method of stormwater control should not result in unacceptable environmental damage within existing water courses and receiving waters.

d. Stormwater from the proposed allotments in the subdivision should discharge to the street gutter or inter-allotment drainage system.

e. Easements to drain stormwater should provided over all pipelines, inter-allotment drainage, channels and overland flow paths (except natural water courses).

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.

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.

h. Subdivisions of land adjacent to or within the catchment of waterways, water bodies and riparian vegetation should be designed to ensure:

    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.

    iv. A riparian buffer of 40 metres should be provided between any waterways, water bodies of riparian vegetation and locations of proposed development.

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.

COWRA COUNCIL DEVELOPMENT Control Plan 2026

Large Lot Residential Subdivision

PART D.4

This Part provides the standards and controls for large lot residential subdivision development in the Cowra Shire Local Government Area.

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D.4.1. Application of this part

Part D.4 applies to Development Applications for the subdivision of land that is located within the R5 Large Lot Residential zone under Cowra Local Environmental Plan 2012.

D.4.2. Objectives

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 rural lifestyle lots are located in appropriately zoned areas where infrastructure and service provision can be maximised.

d. To ensure all available essential services are provided to new subdivision allotments.

e. To minimise disturbance to the natural environment and to minimise damage from natural hazards.

f. To protect and conserve land which has been identified as being environmentally sensitive.

D.4.3. Lot Size

Cowra Local Environmental Plan 2012 (LEP) sets minimum lot size controls for the subdivision of land in the R5 Large Lot Residential zone. Applicants are advised to consult the Minimum Lot Size Map Series (LSZ) in the LEP to determine the minimum lot size that will apply to a specific subdivision proposal. Additional minimum lot size controls are also contained in Part 4 of the Local Environmental Plan – Principal Development Standards.

For ease of reference, the minimum lot size (MLS) controls in the LEP for land in the various R5 Large Lot Residential zones have been summarised in the table to the right.

Note: Where the subdivision design incorporates the use of a "right of carriageway" or "battle-axe handle" into the lot design, the area of the "right of carriageway" or "battle-axe handle" will not be taken into account when determining the overall area of the allotment.

Location	Pre-requisite	Minimum Lot Size
East Cowra	No reticulated water	10 ha
	Reticulated water	2 ha
	Reticulated water / Environmentally Sensitive Land	5 ha
North & West Cowra	No reticulated sewer	2 ha
	Reticulated sewer	4,000 m2
South Cowra (Dawson Drive)	N/A	5 ha
Woodstock	N/A	2 ha
Noonbinna	N/A	2 ha
Wattamondara	N/A	5 ha
South Canowindra	Not Environmentally Sensitive Land	3 ha
	Environmentally Sensitive Land	5 ha

D.4.4. Lot Layout and Dimensions

The following controls apply to large lot residential subdivision:

a. Proposed lots should be of sufficient area and shape to enable the efficient siting of a dwelling and ancillary outbuilding, without adverse impacts on adjoining land-use.

b. Proposed lots should be of sufficient area and shape to enable the siting of a dwelling and ancillary outbuildings in accordance with the controls contained in Section 1.4 of Part G of this DCP – Large Lot Residential.

c. The design of the subdivision should take into account existing drainage lines, waterways, dams and other significant environmental features.

d. The design of the subdivision should take into account the potential for future subdivisions to take place, where this is permissible in accordance with Cowra Local Environmental Plan 2012.

e. Allotment with areas larger than the minimum should be provided:

   i. In the immediate vicinity of agricultural or intensive agriculture.

   ii. With increasing distance from the town of Cowra.

   iii. Fronting arterial roads (unless alternative access is provided).

   iv. Fronting railway lines.

   v. Where site conditions require a larger area for farm dam catchments or for on-site waste disposal.

   vi. To accommodate environmentally sensitive land that is not reserved under public ownership.

f. The subdivision design should avoid the provision of access to a public road via a "right of carriageway" or "battle-axe', unless it has been demonstrated that, due to unusual site conditions, the "right of carriageway" is the only means of achieving access to the land and the lot layout and design is consistent with the remaining controls in this plan.

g. Where a "right of carriageway" or "battle-axe' design is deemed acceptable in accordance with (f) above, the minimum width of the restriction to be placed on the title or the width of the access handle should be 9 metres with a constructed access driveway of not less than 3.5m wide, or 5.5m where the driveway services more than one property. The constructed access driveway should be sealed where it connects to a sealed public road.

D.4.5. Street Design

The following controls apply to large lot residential subdivision:

a. The street network should be designed in accordance with table shown to the right and constructed in accordance with Cowra Shire Council Engineering Standards.

b. The street design should facilitate the safe movement of road users.

c. The street design should accommodate all necessary utility services and drainage systems.

d. The horizontal and vertical alignments and cross fall of the street design should reflect the physical land characteristics and satisfy safety and speed criteria.

e. The street design should incorporate traffic calming devices where necessary to achieve a satisfactory road and traffic environment.

Location	Road Reserve	Shoulder Width	Road Width
R5 zone – East Cowra	20m	1.2m	7m *
R5 zone – West Cowra	20m	1.2m	7m *
R5 zone - Woodstock	20m	1.2m	7m
R5 zone - Wattamondara	20m	1.2m	7m

*Council will require all new roads to be sealed in accordance with Cowra Shire Council Engineering Standards

D.4.6. Access

The following controls apply to large lot residential subdivision:

a. 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.

b. Vehicle access to proposed allotments should be gained onto the Council's public local road network, and not directly onto a classified road or highway.

c. 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.

d. The subdivision design should limit the number of vehicle accesses provided to the proposed allotments.

e. 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.

f. Existing access roads abutting the subdivision should be upgraded where they are assessed to be in poor condition.

g. Vehicular access roads that are 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.

D.4.7. Water Supply

The following controls apply to large lot residential subdivision:

a. Suitable arrangements should be made for the connection of each new subdivision allotment to a reticulated water supply.

Note 1: Section 64 Headworks Contributions may apply in accordance with the Cowra Shire Council Developer Servicing Plan (DSP).

Note 2: In relation to the R5 Zone at Woodstock, Headworks Contributions may apply in accordance with the Cowra Shire Council and also Central Tablelands Water Developer Servicing Plan (DSP).

Note 3: "Reticulated water supply" means an integrated distribution network of water mains and facilities with minimum 100 millimetre diameter water mains catering for development in the locality but does not include mains which have been constructed to provide the supply of water from a bulk source to a reticulated area or private service pipeline from a main or bulk source main.

Note 4: Applicants are responsible for meeting all costs associated with mains extensions, upgrades and water connections.

b. Despite control (a), reticulated water supply is being progressively augmented to land in the R5 Large Lot Residential zone east of the Cowra Township. In this zone, the following controls apply:

i. All new rural residential allotments must be connected to the reticulated water supply scheme where a supply is immediately available to be connected (no extension required).

ii. All other land within the R5 Large Lot Residential zone may be connected to the reticulated water supply scheme subject to the extension of any mains.

iii. Applicants are to meet all costs associated with individual connections, mains extensions and any applicable Headworks Contributions in accordance with the Cowra Shire Council Developer Servicing Plan (DSP) for Water.

iv. All construction works associated with new water connections / mains extensions will be required to be carried out in accordance with Cowra Shire Council Engineering Standards.

c. Where the subdivision is not able to be connected to a reticulated water supply, each lot in the proposed subdivision should have the ability to catch enough surface water in a harvestable rights dam, with catchment calculations based on the guidelines of the NSW Office of Water and or the Maximum Harvestable Rights Calculator.

D.4.8. Effluent Management

The following controls apply to large lot residential subdivision:

a. A geotechnical report, prepared by a suitably qualified engineer, should be submitted with the Development Application to Council, demonstrating that the proposed lots are of sufficient land area to accommodate a dwelling and an effluent disposal system (and associated disposal area) that complies with the necessary buffer requirements in the most current version of the Environmental Health Protection Guidelines On-site Sewage Management for Single Households (see table below).

Location	Road Reserve
All land application systems	100 metres to permanent surface waters (e.g. river, streams, lakes). 250 metres to domestic groundwater well. 40 metres to other waters (e.g. farm dams, intermittent waterways).
Surface spray irrigation	6 metres if area up-gradient of driveways and property boundaries. 3 metres if area down-gradient of driveways and property boundaries 15 metres to dwellings. 3 metres to paths and walkways. 6 metres to swimming pools.
Surface drip and trickle irrigation	6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings.
Subsurface irrigation	6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings.
Absorption system	12 metres if area up-gradient and 6 metres if area down-gradient of property boundary. 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, driveways and buildings.

Note – the values are the recommended minimum, based on ideal site and soil conditions. If these conditions are less than ideal, the minimum buffer distances should be increased.

D.4.9. Utilities

The following controls apply to large lot residential subdivision:

a. The design and installation of sewerage, water and stormwater should be in accordance with Cowra Shire Council Engineering Standards. Please refer to Council's Infrastructure and Operations Department for typical footpath allocation of services.

b. The design and installation of electricity, street lighting, telephone and gas services should be in accordance with the requirements of the relevant servicing authority..

c. Suitable arrangements should be made for the provision of electricity and telephone services. Electricity and telecommunications infrastructure should be provided as underground services.

d. Compatible public utility services should be co-ordinated in common trenching to minimise construction costs for underground services.

D.4.10. Naming of new roads

The following controls apply to large lot residential subdivision:

a. Where a subdivision proposes the opening of a new public road, the developer should provide Council with suggestions for the naming of the new road that are consistent with guidelines contained in Council Policy – Naming and Renaming of Bridges, Roads and Streets and shall be in accordance with the State Government's Geographical Names Board requirements.

Completion of the road naming process, including gazettal of the new road names in the NSW Government Gazette, is the responsibility of the relevant roads authority.

D.4.11. Fencing Requirements

The following controls apply to large lot residential subdivision:

a. Unfenced boundaries should be fenced to a minimum standard in accordance with the requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 relating to the fencing of land in the R5 Large Lot Residential zone.

b. Any boundary fencing that does not meet with the requirements of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 relating to the fencing of land in the R5 Large Lot Residential zone, must be detailed on the plans submitted to Council for approval with the Development Application.

Note: Council will require all fencing to be constructed prior to the issue of the Subdivision Certificate for the subdivision, or each stage thereof.

COWRA COUNCIL DEVELOPMENT Control Plan 2026

Village Subdivision

PART D.5

This Part provides the standards and controls for village subdivision development in the Cowra Shire Local Government Area.

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D.5.1. Application of this part

Part D.5 applies to Development Applications for subdivision development on land that is located within the RU5 Village zone under Cowra Local Environmental Plan 2012.

D.5.2. Objectives

a. Facilitate greater diversity in housing choice.

b. Provide for a range of different housing opportunities that meet the needs of village and surrounding rural areas, whilst ensuring that environmental and social values are safeguarded.

c. Ensure all essential services are provided to new subdivision allotments.

d. Minimise disturbance to the natural environment and to minimise damage from natural hazards.

e. Maintain or improve the amenity of adjoining properties.

f. Maximise opportunities for energy efficiency and solar access through subdivision design.

D.5.3. Lot Size, Layout and Dimensions

Cowra Local Environmental Plan 2012 (LEP) sets minimum lot size controls for the subdivision of land in the RU5 Village zone. Applicants are advised to consult the Minimum Lot Size Map Series (LSZ) in the LEP to determine the minimum lot size that will apply to a specific subdivision proposal. Additional minimum lot size controls are also contained in Part 4 of the LEP.

For ease of reference, the minimum lot size (MLS) controls in the LEP for RU5 Village zoned land is 2000m2, except for the Village of Wyangala which has a MLS of 1000m2 where reticulated sewer can be provided to lots.

Village subdivisions should comply with the following controls:

a. Allotments should be of sufficient size and shape to enable efficient on-site effluent management, design and siting of a dwelling and provision for outbuildings, acceptable private outdoor space, vehicle access and parking.

b. Allotments should be orientated and configured, where possible, to maximise opportunities for solar access.

c. 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.

d. Corner allotments should be designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both street frontages.

e. Battle-axe shaped allotments should not be created in Village areas.

D.5.4. Street Design

The following controls apply to village subdivisions involving the creation of a new public road, or extension to an existing public road:

a. The street network should be designed in accordance with table shown below and constructed in accordance with Cowra Shire Council Engineering Standards.

b. The street design should facilitate the safe movement of road users.

c. The street design should accommodate all necessary utility services and drainage systems.

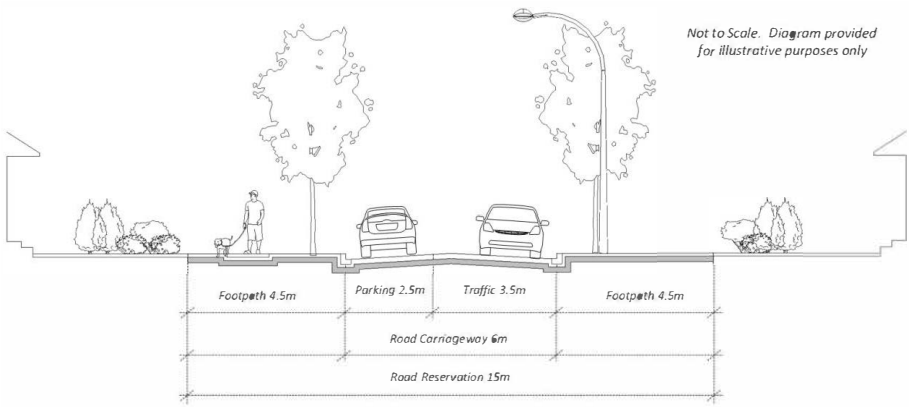
d. The horizontal and vertical alignments and cross fall of the street design should reflect the physical land characteristics and satisfy safety and speed criteria.

e. The street design should incorporate traffic calming devices where necessary to achieve a satisfactory road and traffic environment. Traffic calming devices consist of physical design and other measures put in place to reduce vehicle speeds and improve safety for pedestrians and cyclists. These can include road narrowing, islands, chicanes, roundabouts, service roads, cycleways or strategic tree plants.

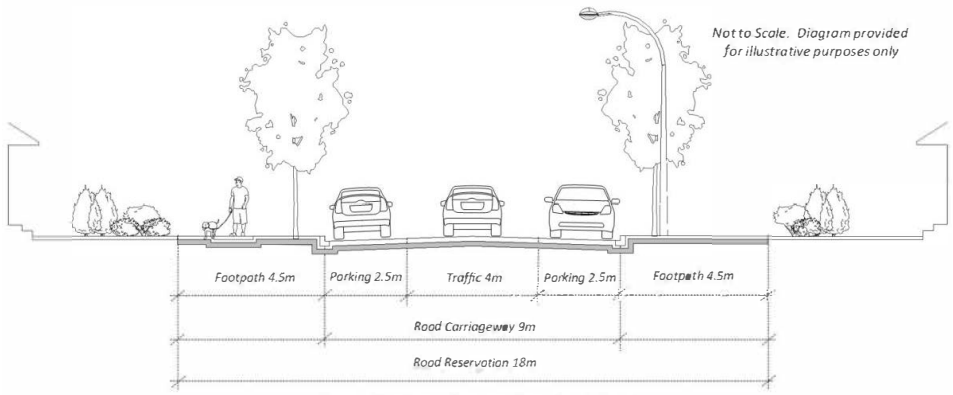
Road type	Road reserve	Footpath & verge	Traffic Lanes	Parking Lane	Max. No. dwellings/lots served
Arterial / Sub Arterial	30m	2 x 4.5m	4 x 3.7m	2 x 3.1m	>200
Collector	22m	2 x 4.5m	2 x 3.5m	2 x 3.0m	<200
Access Street	20m	2 x 4.5m	2 x 3.0m	2 x 2.5m	<50
Access Place	18m	2 x 4.5m	1 x 4.0m	2 x 2.5m	>15
Access Place	15m	2 x 4.5m	1 x 3.5m	1 x 2.5	<15

Max. No. is the maximum capacity of dwellings of the total lot area as proposed, based on one dwelling per 300 sq m, where a new road is proposed within a subdivision. Total lot area includes all proposed residential lots and does not include land reserved for road purposes or land set aside for for public or drainage reserves. Any proposed difference to the Maximum Capacity calculation must be outlined in a Traffic and Parking Impact Assessment Report submitted together with the Development Application.

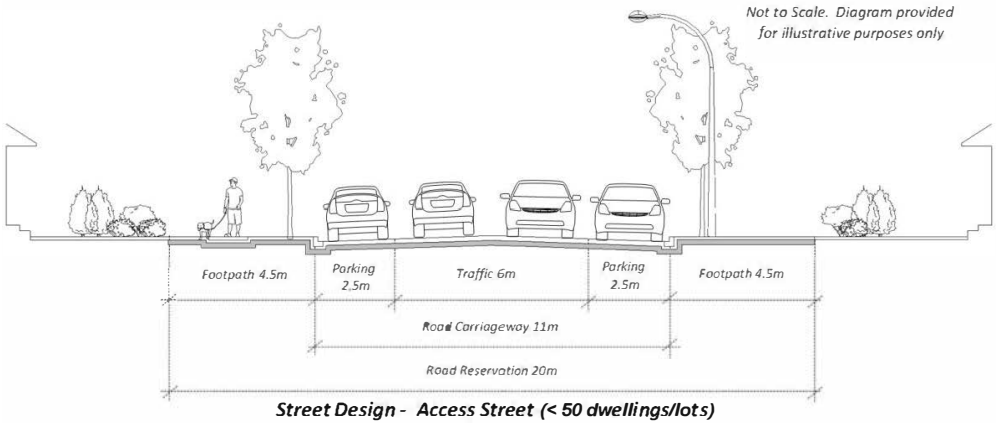
The street design information in the above table has been illustrated in the diagrams on Pages 44 and 45.



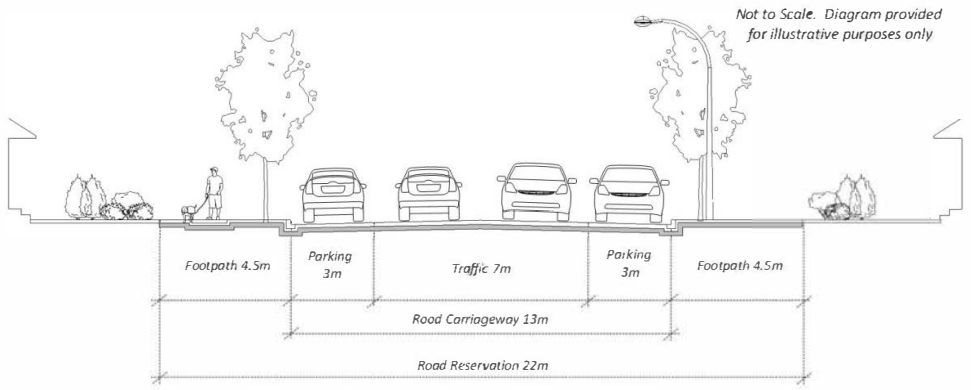
Street Design - Access Place (< 15 dwellings/lots)



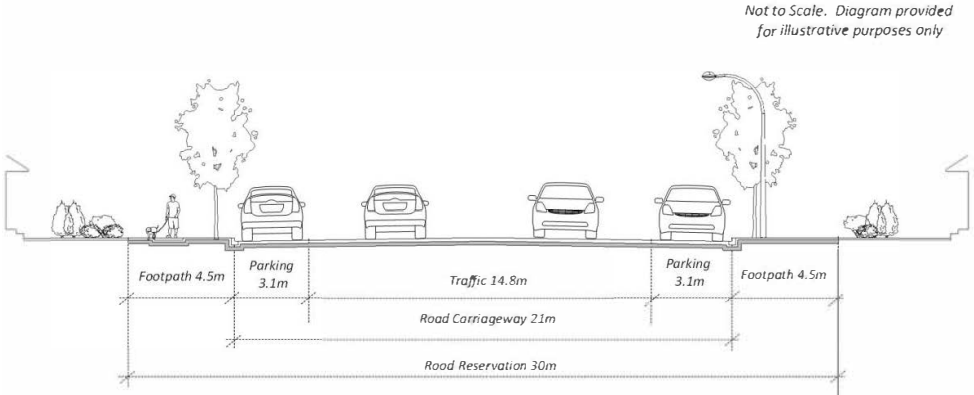
Street Design - Access Place (> 15 dwellings/lots)



Street Design - Access Street (< 50 dwellings/lots)



Street Design - Collector (< 200 dwellings/lots)



Street Design - Arterial / Sub Arterial (> 200 dwellings/lots)

D.5.5. Access provision

The following controls apply to village subdivision:

a. Site frontages of new allotments should be sufficient to permit practical and legal access to the site.

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.

c. Vehicle access to proposed allotments should be gained onto the Council's public local road network, and not directly onto a classified road or highway.

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.

e. The subdivision design should limit the number of vehicle accesses provided to the proposed allotments.

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.

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.

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.

D.5.6. Effluent Management

The following controls apply to village subdivision:

a. A geotechnical report, prepared by a suitably qualified engineer, should be submitted with the Development Application to Council, demonstrating that the proposed lots are of sufficient land area to accommodate a dwelling and an effluent disposal system (and associated disposal area) that complies with the necessary buffer requirements in the most current version of the Environmental Health Protection Guidelines On-site Sewage Management for Single Households (see table below).

Location	Road Reserve
All land application systems	100 metres to permanent surface waters (e.g. river, streams, lakes). 250 metres to domestic groundwater well. 40 metres to other waters (e.g. farm dams, intermittent waterways).
Surface spray irrigation	6 metres if area up-gradient of driveways and property boundaries. 3 metres if area down-gradient of driveways and property boundaries 15 metres to dwellings. 3 metres to paths and walkways. 6 metres to swimming pools.
Surface drip and trickle irrigation	6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings.
Subsurface irrigation	6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, property boundaries, driveways and buildings.
Absorption system	12 metres if area up-gradient and 6 metres if area down-gradient of property boundary. 6 metres if area up-gradient and 3 metres if area down-gradient of swimming pools, driveways and buildings.

Note – the values are the recommended minimum, based on ideal site and soil conditions. If these conditions are less than ideal, the minimum buffer distances should be increased.

D.5.7. Stormwater, Drainage and Waterways

The following controls apply to village subdivision:

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 pre-development stormwater patters and flow regime.

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.

c. The adopted method of stormwater control should not result in unacceptable environmental damage within existing water courses and receiving waters.

d. Stormwater from the proposed allotments in the subdivision should discharge to the street gutter or inter-allotment drainage system.

e. Easements to drain stormwater should provided over all pipelines, inter-allotment drainage, channels and overland flow paths (except natural water courses).

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.

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.

h. Subdivisions of land adjacent to or within the catchment of waterways, water bodies and riparian vegetation should be designed to ensure:

    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.

    iv. A riparian buffer of 40 metres should be provided between any waterways, water bodies of riparian vegetation and locations of proposed development.

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.

D.5.8. Naming of new roads

Village subdivisions should comply with the following controls:

a. Where a subdivision proposes the opening of a new public road, the developer should provide Council with suggestions for the naming of the new road that are consistent with guidelines contained in Council Policy – Naming and Renaming of Bridges, Roads and Streets .and shall be in accordance with the State Government's Geographical Names Board requirements.

   Completion of the road naming process, including gazettal of the new road names in the NSW Government Gazette, is the responsibility of the relevant roads authority.

D.5.9. Utility provision

The following controls apply to village subdivision:

a. The design and installation of sewerage, water and stormwater should be in accordance with Cowra Shire Council Engineering Standards. Please refer to Council's Infrastructure and Operations Department for typical footpath allocation of services.

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.

c. Electricity and telecommunications infrastructure should be provided as underground services.

d. Compatible public utility services should be co-ordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within road reservations.

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 supply system and also to a reticulated sewerage supply system (where this is available).

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.

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Rural Subdivision

PART D.6

This Part provides the standards and controls for rural subdivision development in the Cowra Shire Local Government Area.

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D.6.3. Lot Size 52
D.6.4. Road and access design 53
D.6.5. Utility Provision 54

D.6.1. Application of this part

Part D.6 applies to Development Applications for the subdivision of land that is located within the RU1 Primary Production or RU4 Primary Production Small Lots zones under Cowra Local Environmental Plan 2012.

D.6.2. Objectives

a. Protect agricultural land from fragmentation for inappropriate purposes.

b. Provide for housing opportunities in rural areas that support the agricultural use of the land.

c. To protect and conserve land which has been identified as being environmentally sensitive.

d. To minimise disturbance to the natural environment and to minimise damage from natural hazards.

D.6.3. Lot Size

Cowra Local Environmental Plan 2012 (LEP) sets minimum lot size controls for the subdivision of land in the RU1 Primary Production and RU4 Primary Production Small Lots zones. Applicants are advised to consult the Minimum Lot Size Map Series (LSZ) in the LEP to determine the minimum lot size that will apply to a specific subdivision proposal.

Additional minimum lot size controls are also contained in Part 4 of the Local Environmental Plan – Principal Development Standards.

For ease of reference, the minimum lot size (MLS) controls in Cowra Local Environmental Plan 2012 for land in the RU1 Primary Production and RU4 Primary Production Small Lots zones have been summarised in the table shown to the right.

Location	Pre-requisite	Minimum Lot Size
RU1 Primary Production and Ru4 Primary Production Small Lots	Agricultural purposes only, subject to compliance with zone objectives	Any area
	Agricultural & (Future) Ancillary Dwelling	100ha
	Agricultural & Existing Dwelling	100ha

D.6.4. Road and access design

The following controls apply to rural subdivision:

a. The subdivision design should provide a safe access to each proposed allotment, with adequate sight distance in both directions, in accordance with Cowra Shire Council Engineering Standards.

b. Access to proposed allotments should be gained onto the Council's public local road network, and not directly onto a classified road or highway.

c. Where 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.

d. The subdivision design should limit the number of accesses provided to the proposed allotments.

e. 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.

f. 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.

g. New rural roads should be designed in accordance with table shown below and constructed in accordance with Cowra Shire Council Engineering Standards.

Average Annual Daily Traffic	Road Reserve	Road Shoulder	Width
< 100	20m	1.2m	5.5m
100-500	30m	1.2m	6.0m
500-1000	30m	1.2m	6.5m
1000-2000	30m	1.8m	6.5m
>2000	30m	1.8m	7.0m

D.6.5. Utility Provision

The following controls apply to rural subdivisions where any lot/s are proposed which meet the criteria under Cowra Local Environmental Plan 2012 for the erection of a new dwelling:

a. Suitable arrangements should be made for the provision of electricity and telephone services. Electricity and telecommunications infrastructure should be provided as underground services.

b. The design and installation of electricity and telephone services should be in accordance with the requirements of the relevant servicing authority.

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Industrial & Commercial Subdivision

PART D.7

This Part provides the standards and controls for industrial & commercial subdivision development in the Cowra Shire Local Government Area.

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D.7.1. Application of this part

Part D.7 applies to Development Applications for the subdivision of land that is located within the E4 General industrial and E3 Productivity support zones under Cowra Local Environmental Plan 2012.

D.7.2. Objectives

a. Encourage the development of well designed industrial areas serving the full range of commercial, general and light industrial needs throughout the Shire.

b. Provide the safe and efficient movement of traffic to and from new industrial and commercial allotments.

c. Provide for infrastructure and services in a cost effective and efficient manner, consistent with the operational needs of industrial users.

d. Protect the amenity of adjacent land uses, where necessary, from the effects of industrial development.

e. Ensure opportunities for the provision of landscaping to new industrial allotments.

f. Ensure that stormwater is managed appropriately and does not adversely impact the downstream environment.

g. Ensure in the E3 productivity zone that any proposed accommodation/residential development must be ancillary to commercial related-facilities, as per the objectives of Cowra Local Environmental Plan 2012 – E3 Productivity Support.

D.7.3. Minimum Lot Size Requirement

Council recognises that lot sizes for the different types of industrial subdivision will vary according to function and purposes. No minimum lot sizes are specified within Cowra Local Environmental Plan 2012 or this plan, as the land area required for a particular industrial and commercial activity or activities should reflect the most efficient and beneficial utilisation of the land involved.

D.7.4. Lot Design

The following controls apply to industrial & commercial subdivision:

a. Allotments should be generally regular in shape and should be of sufficient size and shape to enable the siting of future industrial/ commercial buildings and ancillary structures, acceptable vehicle access and on-site parking.

b. The design of the subdivision should enable the allotments to be developed in a manner that is compatible with nearby land-use.

c. The design of the subdivision should be generally consistent with the overall pattern of subdivision in the locality. A variety of allotment sizes should be created, suitable to accommodate a wide range of industrial/ commercial activities.

d. The design of the subdivision should not include cul-de-sac and battle-axe shaped lots, which do not easily facilitate the movement of large and cumbersome vehicles.

e. Allotment sizes should be sufficient to accommodate the industrial operations and buildings envisaged, allowing for possible future expansion and the proper and efficient functioning of the site, taking into account:

    i. The need for the provision of safe ingress and egress for heavy vehicles

    ii. The need for efficient vehicular movement within the new industrial lots (i.e. delivery vehicles, service vehicles and customers).

    iii. The need to accommodation on-site car parking.

    iv. The need to provide storage and bin areas.

    v. The provision of landscaped areas.

    vi. The provision of buffer areas between future industrial activities and adjacent or nearby sensitive land-uses.

    vii. The need to accommodate building setback requirements.

D.7.5. Street Design

The following controls apply to industrial & commercial subdivision involving the opening of new public roads:

a. The street network should be designed in accordance with table shown to the right and constructed in accordance with Cowra Shire Council Engineering Standards.

b. The street design should facilitate the safe movement of road users.

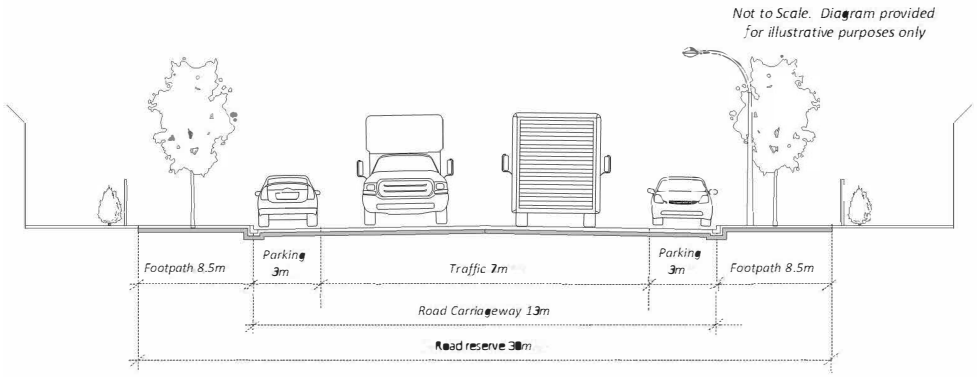
c. The street design should accommodate all necessary utility services and drainage systems.

d. The horizontal and vertical alignments and cross fall of the street design should reflect the physical land characteristics and satisfy safety and speed criteria.

e. The street design should incorporate traffic calming devices where necessary to achieve a satisfactory road and traffic environment.

f. Industrial/ commercial subdivisions should be designed with a simply layout that provides a clear hierarchy of roads. Roads which may attract unrelated fast moving traffic from nearby congested routes should be avoided.

Road type	Road reserve	Footpath & verge	Traffic Lanes	Parking Lane	Median
All new industrial roads	30m	2 x 8.5m	2 x 3.5m	2 x 3m	N/A



Street Design - Industrial

D.7.6. Access provision

The following controls apply to industrial & commercial subdivision:

a. Site frontages of new allotments should be sufficient to permit practical and legal vehicular and pedestrian access to the site.

b. The subdivision design should provide a sealed access, with adequate sight distance in both directions, to each proposed allotment in accordance with Cowra Shire Council Engineering Standards.

c. Access to proposed allotments should be gained onto the Council's public local road network, and not directly onto a classified road or highway.

d. Where 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.

e. The subdivision design should minimise the amount of new access points onto the public road system by combining new entrances where possible.

f. 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.

D.7.7. Utility provision

The following controls apply to industrial & commercial subdivision:

a. The design and installation of sewerage, water and stormwater should be in accordance with Cowra Shire Council Engineering Standards. Please refer to Council's Infrastructure and Operations Department for typical footpath allocation of services.

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.

c. Electricity and telecommunications infrastructure should be provided as underground services. Above ground servicing can be provided for infill industrial lots in areas where services are already established above ground.

d. Compatible public utility services should be co-ordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within road reservations.

e. Separate and distinct reticulated water and sewer connections should be provided to each proposed allotment in accordance with Cowra Shire Council Engineering Standards and approved standards referenced therein.

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.

D.7.8. Stormwater, Drainage and Waterways

The following controls apply to industrial & commercial subdivision:

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 pre-development stormwater patters and flow regime.

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.

c. The adopted method of stormwater control should not result in unacceptable environmental damage within existing water courses and receiving waters.

d. Stormwater from the proposed allotments in the subdivision should discharge to the street gutter or inter-allotment drainage system.

e. Easements to drain stormwater should provided over all pipelines, inter-allotment drainage, channels and overland flow paths (except natural water courses).

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.

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.

h. Subdivisions of land adjacent to or within the catchment of waterways, water bodies and riparian vegetation should be designed to ensure:

   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.

   iv. A riparian buffer of 40 metres should be provided between any waterways, water bodies of riparian vegetation and locations of proposed development.

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.

D.7.9. Naming of new roads

The following controls apply to industrial & commercial subdivision:

a. Where a subdivision proposes the opening of a new public road, the developer should provide Council with suggestions for the naming of the new road that are consistent with guidelines contained in Council Policy – Naming and Renaming of Bridges, Roads and Streets and shall be in accordance with the State Government's Geographical Names Board requirements.

   Completion of the road naming process, including gazettal of the new road names in the NSW Government Gazette, is the responsibility of the relevant roads authority.

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Strata + Community Title Subdivision

PART D.8

This Part provides the standards and controls for strata and community title subdivision development in the Cowra Shire Local Government Area.

D.8.1. Strata and community title subdivision

Subdivisions carried out by strata or community title differ from conventional subdivisions in respect to the creation of neighbourhood or community property that is jointly owned by the owners of other lots. The neighbourhood or community property may include access ways, services, shared recreational facilities, or other facilities. For this reason, proposals for strata and community title subdivision should be discussed with Council's planning staff early in the design process.

Strata and community title subdivisions are generally more appropriate for development types and scenarios found in urban areas. Examples of development types commonly subdivided under strata or community title include townhouses and other medium density housing, industrial units and shops with outside areas such as gardens, driveway and car parking spaces usually being part of the common property lots.

The following controls apply to strata and community title subdivisions:

a. Each strata or community title subdivision should:

   i. Be provided with a separate and distinct connection to Council's reticulated water and sewerage supply system and other essential services. Community or neighbourhood lots may be excepted in appropriate circumstances.

   ii. Be provided with physical and legal access to the public road system.

b. A copy of the Strata Scheme or Management Statement will be required prior to the issue of the Subdivision Certificate

c. Council will not consent to a strata or community title subdivision of land which will result in an existing building contravening the provisions of the Building Code of Australia.

d. Lot 1 (the common property area) of a community title subdivision should be for a necessary and functional purpose to service the subdivision.

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West Cowra Growth Area

PART D.9

This Part provides the standards and controls for preferred lot layouts and current plans for sewerage supply to the R5 Large Lot Residential zone in West Cowra in the Cowra Shire Local Government Area.

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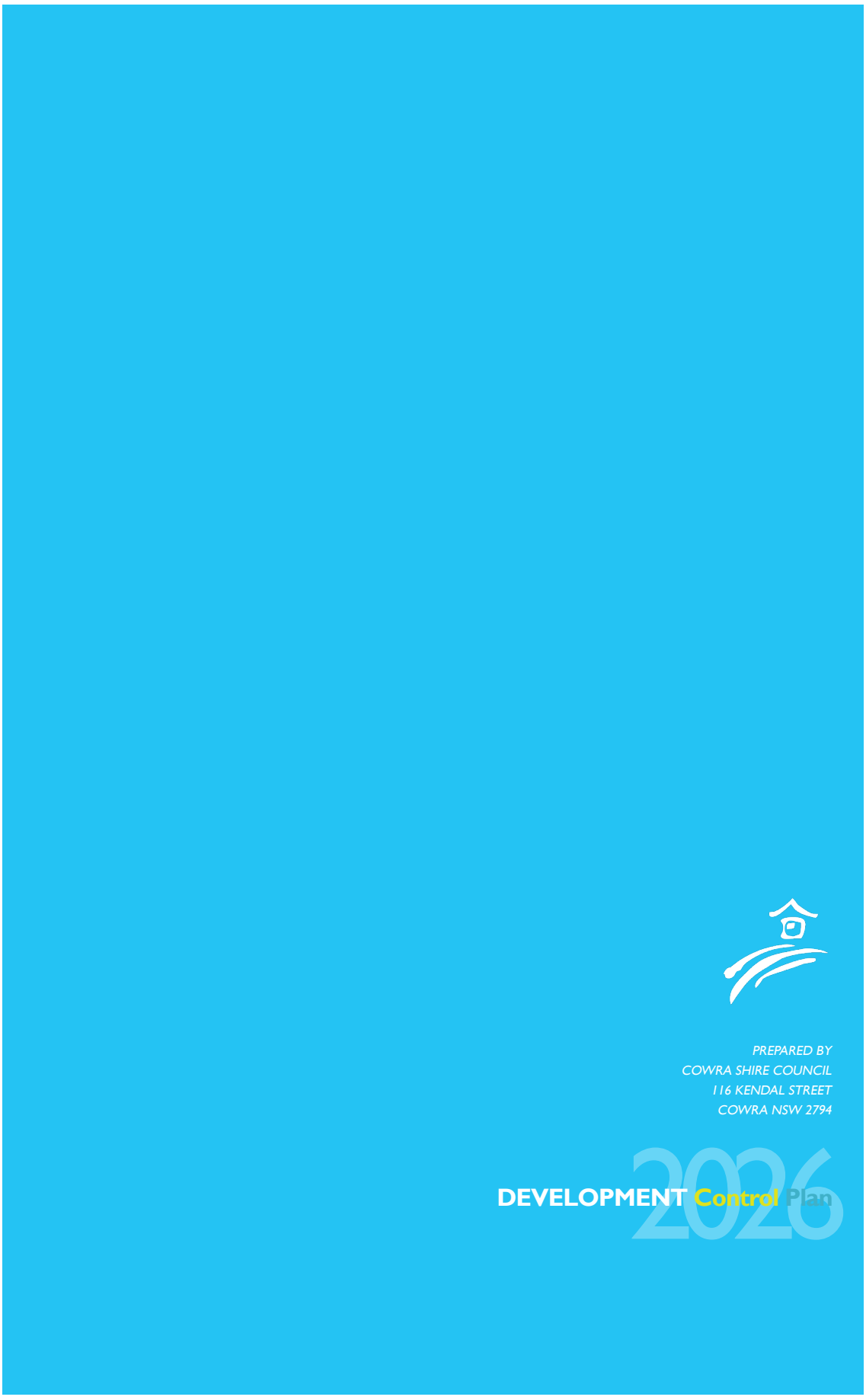
D.9.1. West Cowra Growth Area

The Cowra Housing Strategy 2025 is a long-term strategy that provides the opportunity to lay down foundations for change to inform growth in the housing sector.

It features Planning Priorities and associated Actions to shape changes to planning policy, inform future planning proposals and guide housing development in line with the vision for the future.

As part of Planning Priority 6 - Supply and Infrastructure, Action 6.10 outlines the need to prepare a DCP amendment to guide lot design, density and infrastructure provisioning in accordance with the West Cowra R5 Zone Concept Development Masterplan, referred to in the Cowra Housing Strategy 2025.

Once Council has completed the design, costing, resourcing and augmentation of a sewerage supply system to service the existing and planned wider West Cowra area, Council will insert planning controls associated with Action 6.10 of the Cowra Housing Strategy 2025 into this bookmarked chapter of the Cowra Development Control Plan 2025.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Urban + Village Development



PART E

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Single Dwellings

PART E.1

This part provides the standards and controls for residential dwelling development in urban and village areas within the Cowra Shire Local Government Area.

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E.1.1. Application of Part

Part E.1 applies to new dwellings, or alterations or additions to existing dwellings in any of the following zones under Cowra Local Environmental Plan 2012:

- R1 General Residential.
- RU5 Village.
- E1 Local Centre.
- E3 Productivity Support.
- R2 Low Density Development

For the purposes of this part, a reference to a 'dwelling' is also a reference to 'alterations and additions' to an existing dwelling.

The controls contained in Section M.1.5.1 of Part M.1 will also apply to development controlled by Part E.1.

E.1.2. Objectives

The objectives for dwellings are:

a. To ensure that new dwellings are designed to be compatible with the positive characteristics of the existing streetscape.

b. To ensure that bulk, scale & height does not have an unacceptable impact on the streetscape and the character of the locality.

c. To ensure that dwellings have setbacks that achieve consistent building alignments along the streetscape as well as adequate separation from adjoining buildings.

d. To ensure that new dwellings are designed to maximise visual and acoustic privacy and general amenity for occupants and neighbours.

e. To encourage landscaping that complements the design of new development and clearly defines the boundaries between public and private land.

f. To ensure that garages and other ancillary buildings, structures and areas are integrated into the design of dwellings, and do not dominate the streetscape.

g. To encourage passive solar design in all new dwellings and maximise sunlight and daylight access.

h. To ensure that all dwellings are provided with an area for private outdoor recreation and relaxation.

i. To ensure that dwellings are provided with appropriate vehicle access.

j. To ensure that dwellings are connected to reticulated water and sewerage services where these are available.

k. To ensure that on-site sewage management systems are installed, operated and maintained in an appropriate and sustainable manner, where reticulated sewerage is not available.

E.1.3. Site Analysis Planning

A site analysis identifies the constraints and opportunities of the site as well as the immediate locality and the wider environment. It includes both natural and built elements. The site analysis will influence how the design optimises site attributes and complements neighbourhood character whilst preserving the amenity of adjoining developments. Building designers are encouraged to carry out a site analysis before designing a new dwelling.

A site typically involves identification of:

a. The broad opportunities and constraints of the layout and design of the site.

b. The positive characteristics of the streetscape and surrounding natural and built environments.

c. Important site characteristics such as lot orientation and prevailing climatic conditions.

d. Existing areas likely to be impacted by overshadowing, for example, neighbouring private open space.

e. Inherent site constraints including flood affected land, overland flow paths, slope instability, contaminated land, landfill areas, heritage and archaeological features.

f. The location of existing services and facilities including drainage infrastructure and reticulated water and sewerage supply systems.

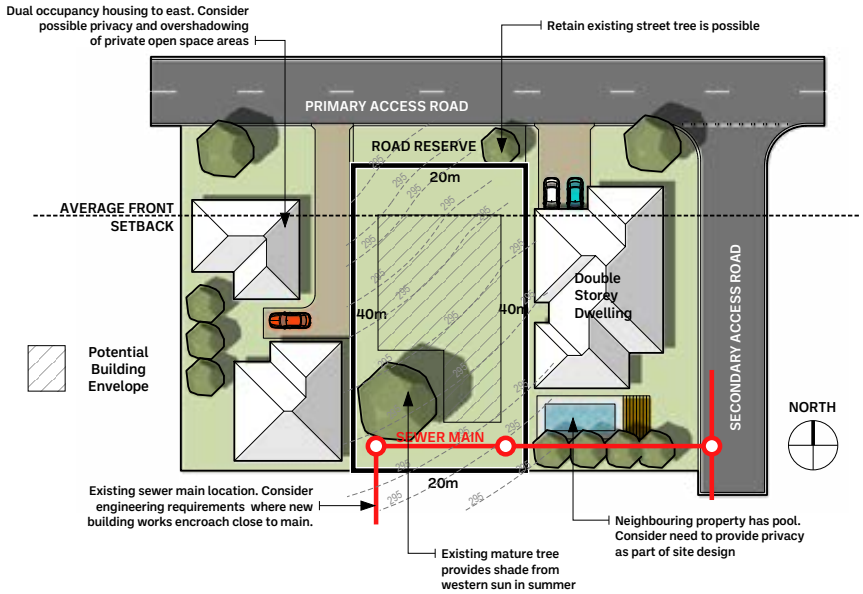
g. Easement, fence, boundary and access locations.

h. Views to and from the site and the existence of any significant nearby view corridors from public spaces.

i. Movement corridors including local streets and pedestrian pathways.

j. Existing mature trees and vegetation that should be retained.

An example of a site analysis plan is shown below.



E.1.4. Soil Erosion + Sedimentation Control

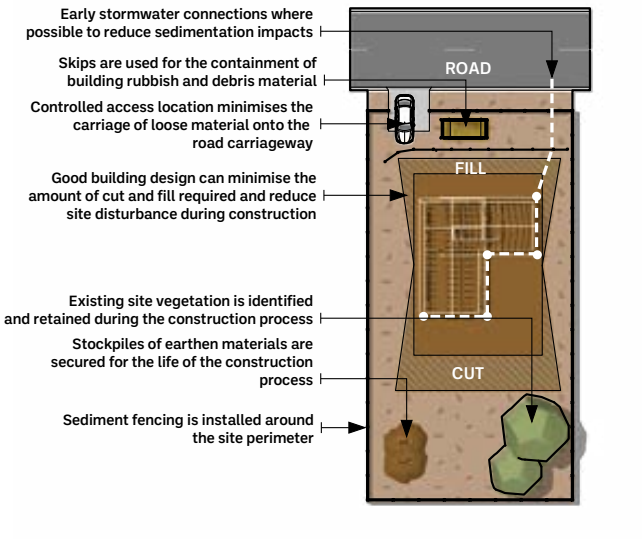
Soil erosion and the sedimentation of our waterways is a major problem affecting riverine health. These problems are particularly relevant in Cowra, where many construction sites eventually drain into the Lachlan River.

The following controls apply:

a. The Soil Erosion & Sediment Control Plan should be prepared in accordance with Part B of this DCP – Land Management.

b. If the disturbed area exceeds 250m2 and as per Cowra 2025 DCP Part B.1.4, a Soil Erosion & Sediment Control Plan must be prepared and submitted to Council for approval prior as part of the lodgement of a Construction Certificate Application with Council.

c. Soil erosion and sediment controls must be in place prior to the commencement of any construction works associated with the dwelling, including earthworks involved with site preparation.



E.1.5. Cut and Fill Controls

By managing the extent of cut and fill used on building sites, it is possible to maintain the integrity of natural topography and minimise impacts on drainage, soil stability and structural integrity.

The following controls apply:

a. Development Applications for 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.

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.

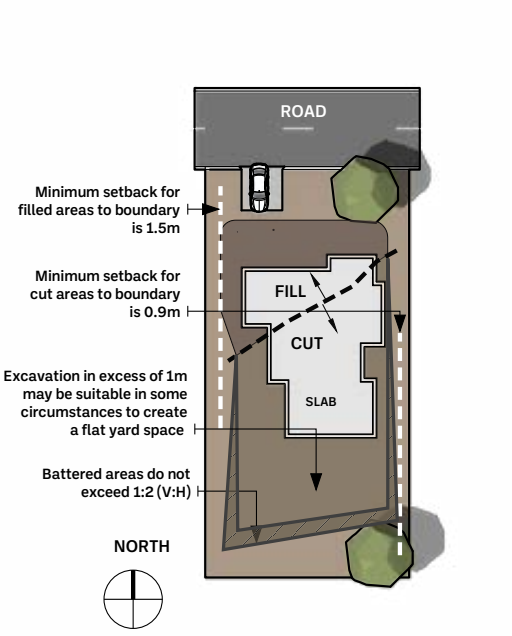
c. Cut areas should be setback from boundaries a minimum of 0.9 metres, and fill areas are to be setback from boundaries a minimum of 1.5 metres.

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.

e. Stormwater or surface water runoff should not be redirected or concentrated onto adjoining properties so as to cause a nuisance.

f. Cut and fill levels for dwellings should generally not exceed one metre, unless:

- The excavation is within the confines of the building, or
- The excavation is intended to provide a flat yard space not exceeding 15% of the area of the lot for the purposes of outdoor recreation (including living areas, swimming pools and the like), and
- The excavation will be properly drained and retained.
- It can be demonstrated that the appearance of the development would not create unreasonable impacts on the streetscape.



E.1.6. Streetscape Controls

Streetscape design is about ensuring there is consistency in built and landscape form along streets on private sites.

The following controls apply:

a. Dwellings should be consistent with the scale and character of adjoining dwellings and the surrounding environment.

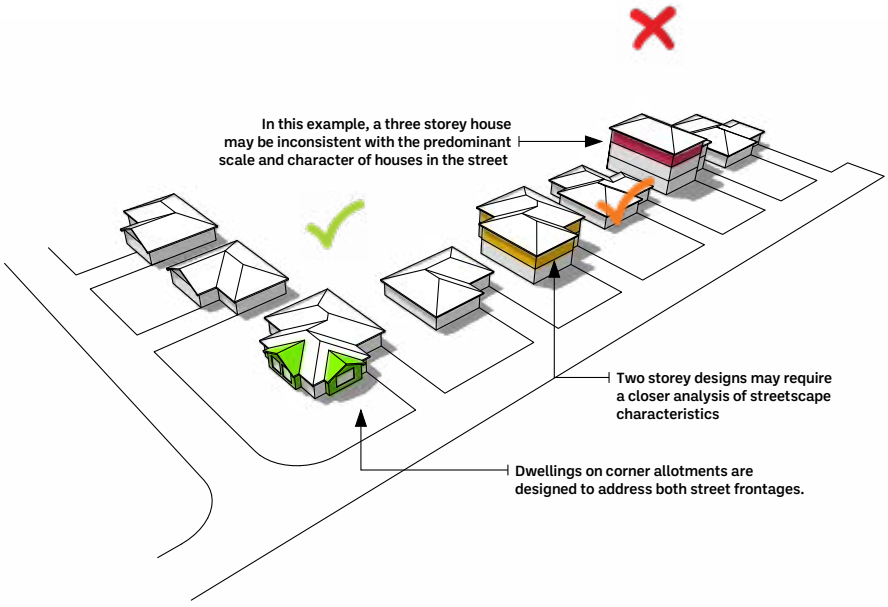
b. Dwellings on sites with two or more frontages should address both frontages.

c. Dwellings should provide a minimum of one major window to a habitable room (which includes bedrooms) directly overlooking the street or public open space area. The design should avoid kitchen, bathroom or laundry windows dominating the street elevation.

d. Site and building design should consider the existing topographic setting and characteristics of other buildings and sites along the street.

e. Landscaping should enhance the quality and appearance of the development and surrounding area.

The following diagram conceptually illustrates how a dwelling can be designed to comply with the streetscape controls:



E.1.7. Height Controls

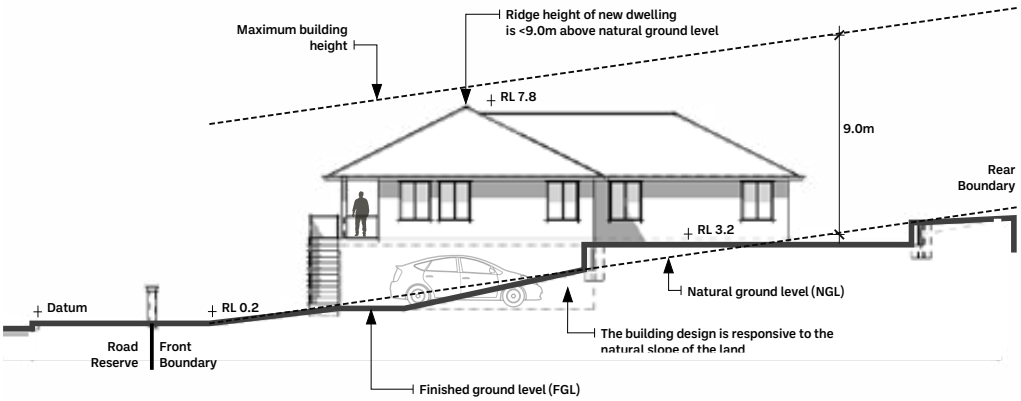
By limiting the height of new residential buildings, it is possible to manage bulk and scale and ensure that new development responds to the desired character of streets and the local area. It is also possible to ensure there is a reasonable level of uniformity along streetscapes. Height controls also ensure that properties have equal access to views, vistas, and sunlight.

The following controls apply:

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.

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.

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.



E.1.8. Solar Access Controls

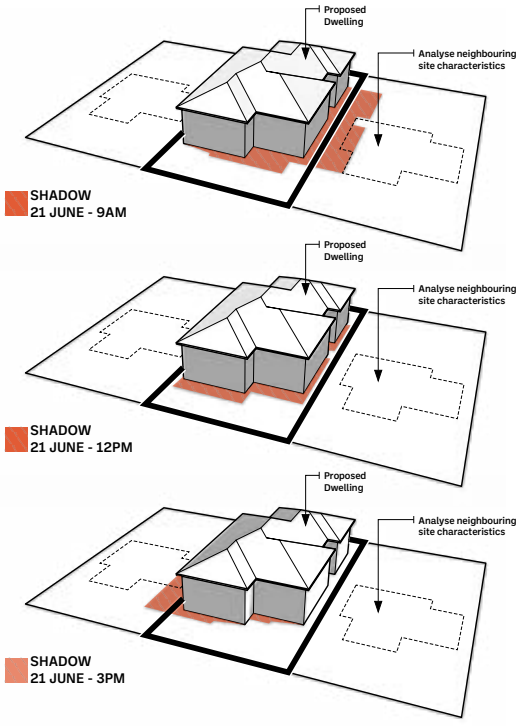
The solar access of a property refers to it's potential to receive adequate sunlight so certain areas of a dwelling can catch the sun's energy. A property with good solar access enjoys adequate sunlight to living and recreation areas. The following controls aim to retain good solar access and avoid adverse overshadowing of these spaces.

The following controls apply:

a. Residential buildings should be designed to ensure that living areas of adjoining dwellings and at least 50% of their usable private open space, receive a minimum of 3 hours sunlight between 9am and 3pm on 21 June (winter solstice). Where such areas already receive less than 3 hours of sunlight, new development should not further reduce sunlight access.

b. Shadow diagrams should be provided by the applicant where there is a reasonable likelihood of the development causing overshadowing impacts on adjoining property. Shadow Diagrams should show true north.

c. Where possible, new residential buildings should be orientated on a north-south or east-west axis to maximise solar access and passive solar heating in winter, with living spaces to be located predominantly to the north.



E.1.9. Front setback controls

Front setbacks are important as they establish the building's location in relationship to neighbouring buildings and the streetscape in general. Front setbacks also allow space for landscaping in residential areas. Front setbacks are measured from the front boundary of the allotment to the outer edge of the wall of the building.

E.1.9.1 New Dwellings

a. The front setback for new dwellings is determined by applying any one of the following to the proposed development:

   i. **Scenario 1 -** Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is not more than 2m, the lesser setback applies as a minimum.

   ii. **Scenario 2 -** Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, the objective is to blend new development into the streetscape and the proposed setback will be assessed on this basis.

   iii. **Scenario 3 -** Where there are not two existing dwellings within 40m that face the same street, and the lot has an area of less than 700m2, the minimum front setback is 4.5m.

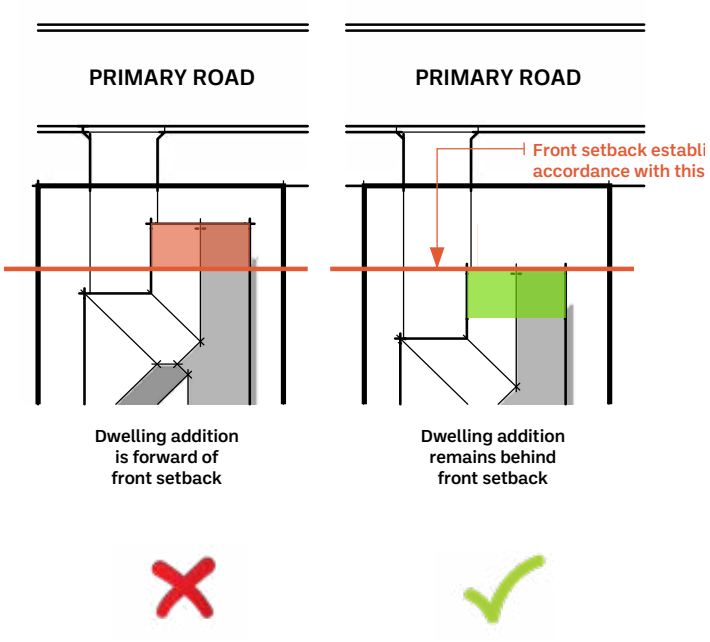
   iv. **Scenario 4 -** Where there are not two existing dwellings within 40m that face the same street, and the lot has an area of more than 700m2, the minimum front setback is 6m.

E.1.9.2 Dwellings Alterations & Additions

a. For dwelling alternations and additions, the front setback requirements are

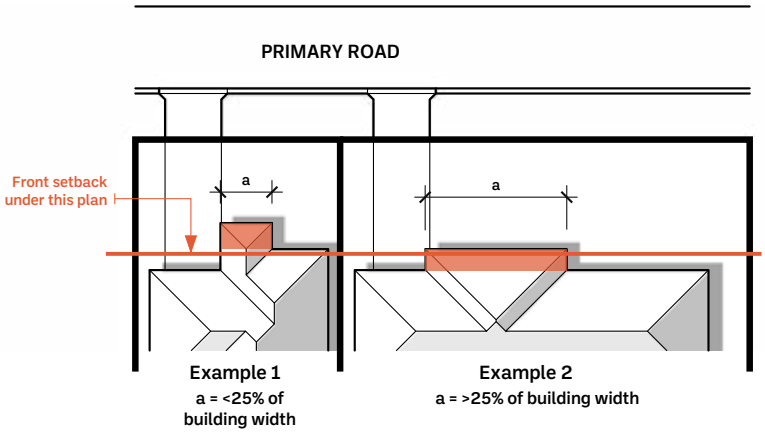
   i. The same as the requirements for new dwellings, or

   ii. Where the existing dwelling has a setback that is already less than the requirements for new dwellings, the alteration or addition must not encroach any closer to the front boundary.



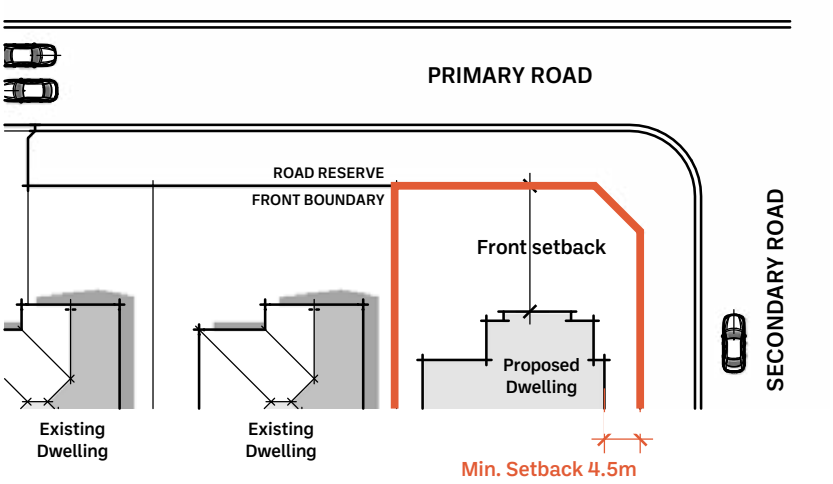
E.1.9.3. Treatment of Articulation Features

a. 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.



E.1.9.4. Corner Lots

a. Where the allotment is a corner allotment, the minimum setback to the secondary street frontage should always be 4.5 metres.



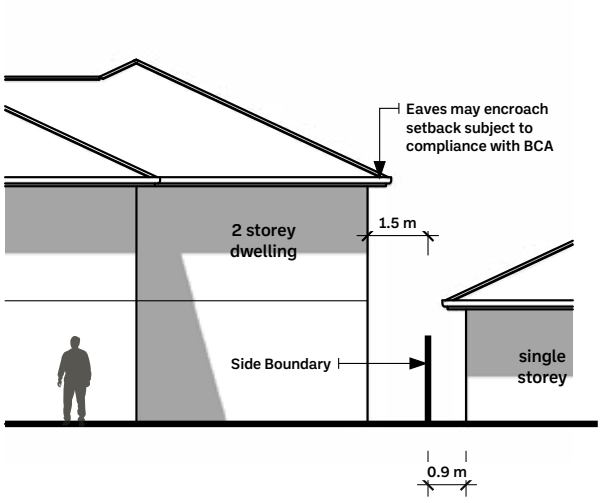
E.1.10. Side Setbacks

Side setbacks allow minimal distances between the building and the side boundary. 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. Side setbacks are measured from the side boundary to the outside edge of any articulation to the buildings elevation but do not include external living areas.

The following controls apply:

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).

b. Two storey buildings should be setback a minimum 1.5 metres from the boundary (eaves must be a minimum 0.45 metres from the boundary)



E.1.11. Rear Setbacks

Rear setbacks are important for achieving open space to the rear of the lot for private recreation and relaxation. Rear setbacks allow separation distances between neighbouring dwellings to ensure visual and acoustic privacy. Rear setbacks are measured from the rear boundary to the outside edge of any articulation to the buildings elevation.

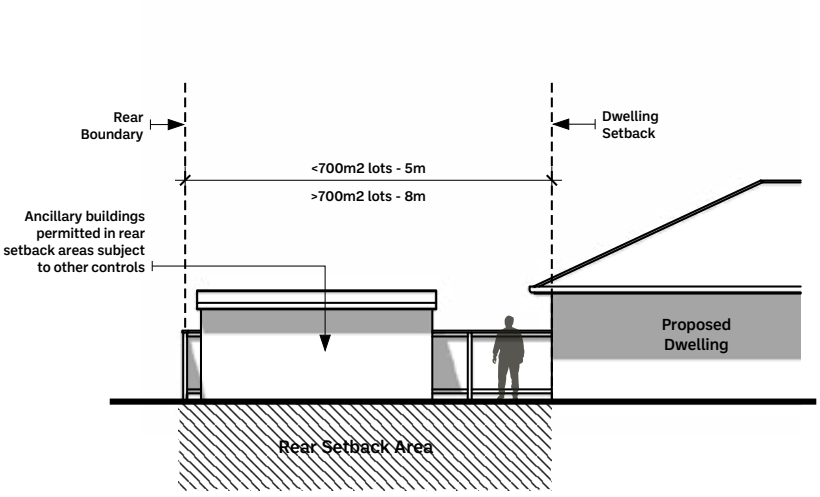
The following controls apply:

a. All dwellings on a lot having an area 450m2 or less should be setback a minimum 3 metres from the rear boundary.

b. All dwellings on a lot having an area of 700m2 or less should be setback a minimum 5 metres from the rear boundary.

c. All dwellings on a lot having an area of more than 700m2 should be setback a minimum 8 metres from the rear boundary.

d. Minimum rear setbacks for corner lots and irregular shaped lots may be assessed on merit.



E.1.12. Visual & Acoustic Privacy Controls

Visual and acoustic privacy is important for creating high quality environments and maintaining general amenity. Well designed development can avoid most sources of conflict between neighbours over noise and privacy problems. Whilst complete privacy in urban environments is not always possible, proper consideration of the site conditions at the design stage is a good start to achieving reasonable levels of privacy to adjoining premises.

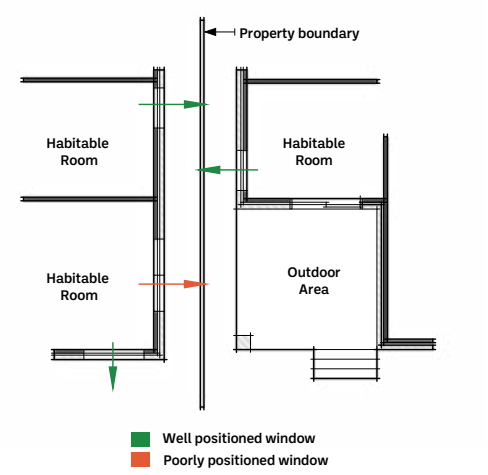
The following controls apply:

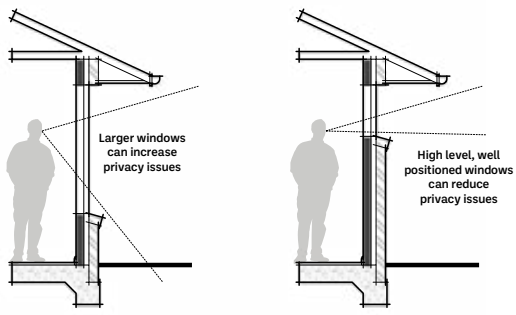
a. Dwellings or additions should be designed so that windows, balconies and decks are not situated directly opposite windows of primary (living, kitchen, dining) rooms of any adjoining dwellings, unless privacy can be addressed.

b. Visual privacy for adjoining properties and within dwellings should be achieved by using windows in elevated positions which are narrow, translucent, or obscured and ensuring that windows do not face directly onto the windows, balconies, or courtyards of adjoining dwellings.

c. 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 neighbouring properties to minimise their impact.

d. Where a proposed dwelling adjoins land in an industrial or commercial zone, the design of the proposed dwelling should avoid sound being reflected into noise-sensitive rooms. In this regard, bedrooms and other sensitive areas should be located furthest from a potential noise source, with the kitchen, bathroom and garage areas located closest to a potential noise source).





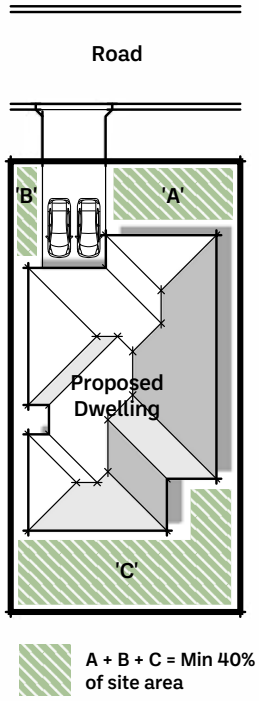
E.1.13. Landscaped Area Controls

Landscaped area means all areas on a development site of a permeable nature (e.g. grassed and vegetated areas etc), but does not include paved, concreted, decked or other impermeable areas.

The provision of adequate landscaping improves residential amenity by providing places for residents to play and relax. Landscaped areas also play an important function in managing stormwater runoff. Landscaping also enhances the appearance of the residence and surrounding streetscape, which in turn can have a positive influence on property values.

The following controls apply:

a. Single dwelling proposals are not required to submit a Landscape Plan for approval in accordance with the requirements of Part N of this DCP, however a minimum of 40% of the total site area should be comprised of landscaped area. Instead, this calculation can be shown on a single dwelling site plan, Or provided in the SEE.



E.1.14. Sustainable Building Design Controls

Sustainable building design is concerned with renewable energy, ecologically designed and renewable building materials, water conservation and indoor environmental quality. Sustainable building design minimises the environmental footprint of development, and helps to significantly reduce the cost of running a home.

The following controls apply:

a. Development Applications for new housing proposals and specified alterations and additions must be accompanied by a BASIX Certificate, issued by the NSW Government.

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.

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.

d. The design of new dwellings should adopt the following principles which promote sustainable building practices:

   i. Plan the site so that new development is oriented to optimise northern aspect where possible.

   ii. Optimise the daylight access to habitable rooms and private open space.

   iii. Supplement daylight access through the use of skylights where possible.

   iv. Locate living spaces to the north where possible.

   v. Use shading devices such as eaves, awnings, colonnades, balconies, pergolas, external louvers and planting.

   vi. 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). Limit the use of mechanical ventilation.

   vii. Minimise the need for artificial lighting.

   viii. Residential buildings should be designed to maximise passive solar heating in winter.

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Medium Density Housing

PART E.2

This part provides the standards and controls for medium density housing development in urban and village areas within the Cowra Shire Local Government Area.

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E.2.1. Application of Section

Part E.2 applies to medium density housing developments in the following zones under Cowra Local Environmental Plan 2012:

a. R1 General Residential.

b. RU5 Village.

c. E1 Local Centre.

d. E3 Productivity Support (Note – Some forms of medium density housing are prohibited in the E3 zone under Cowra LEP 2012).

For the purposes of this Part, there are number of different housing types which fall within the definition of medium density housing including:

a. Secondary dwelling.

b. Dual occupancy.

c. Semi-detached dwelling.

d. Attached dwelling.

e. Multi-dwelling housing.

f. Residential flat building.

These housing types are defined and illustrated in the following pages.

Note: The controls contained in Part E.2 and Section M.1.5.1 of Part M.1 will also apply to development that would be defined as medium density housing if it were not for any subdivision proposed as part of the development.

APPLICATION OF SECTION (CONT.)

Secondary Dwelling

A secondary dwelling refers to a smaller dwelling that is located on the same allotment as a principal (main) dwelling.

Secondary dwellings are often referred to as granny flats and they can be attached to the principal dwelling or detached. While internally both dwellings occupy their own private spaces, a number of facilities such as plumbing, air conditioning, open space areas, outdoor drying yards, driveways and parking may be shared.

Cowra Local Environmental Plan 2012 requires that secondary dwellings cannot have a total floor area that is greater than 60m2 or 80% of the total floor area of the principal (main) dwelling, whichever is the greater.

Allotments with a secondary dwelling are always on the one Torrens Title allotment.

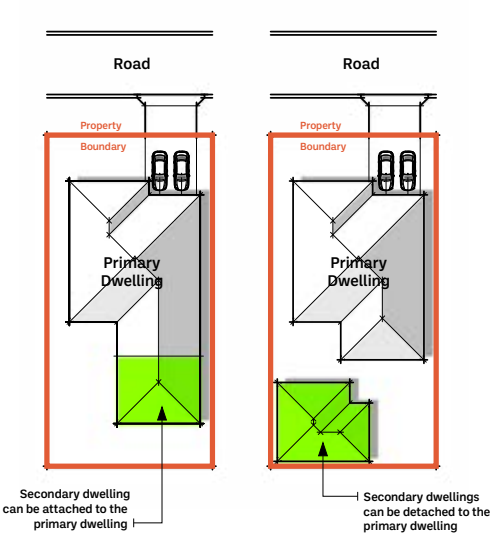
A diagram conceptually illustrating a secondary dwelling is shown below.

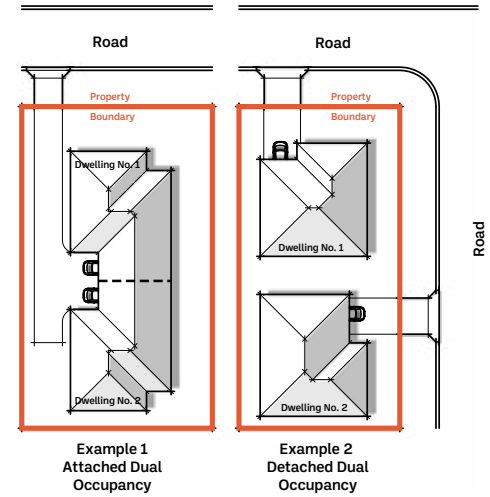
Dual Occupancy

Dual occupancy housing is the development of 2 dwellings on a single allotment. Both dwellings are principal dwellings (i.e. one is not secondary to the other) and they typically function independent of each other. Dwelling size is not limited like it is for secondary dwellings.

Dual Occupancy development provides for greater residential densities whilst being consistent with the general low-density character of an area. Dual occupancy can be detached (stand alone buildings) or they can be attached to each other. Dual occupancy housing developments are always on the one Torrens Title allotment.

A diagram conceptually illustrating a dual occupancy housing development is shown below.





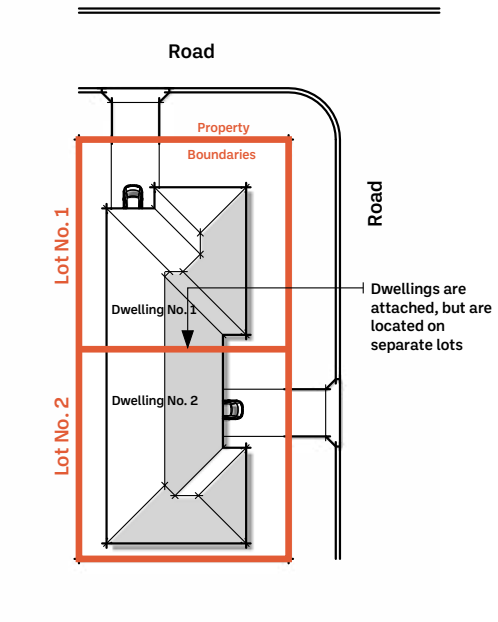
APPLICATION OF SECTION (CONT.)

Semi-detached Dwelling

Semi-detached housing refers to the construction of 2 separate dwellings that are attached (only to each other) by a common wall.

Semi-detached housing is different to dual occupancy (attached) housing in that each dwelling is located on its own allotment of land. The allotments are generally created under Torrens Title or Strata Title.

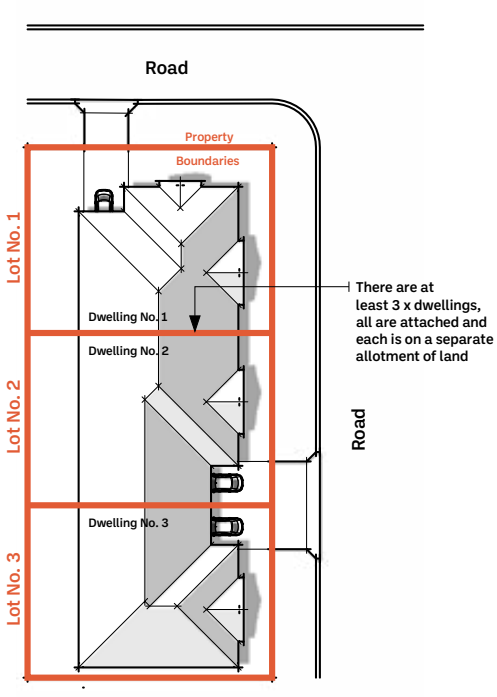
A diagram conceptually illustrating a semi-detached dwelling is shown below.



Attached Dwelling

Attached dwellings are very similar to semi-detached dwellings, however there must be a minimum of 3 dwellings. Each dwelling is located on its own allotment of land, and is attached to another dwelling by a common wall. The allotments are generally created under Torrens Title or Strata Title.

A diagram conceptually illustrating attached dwellings is shown below.



APPLICATION OF SECTION (CONT.)

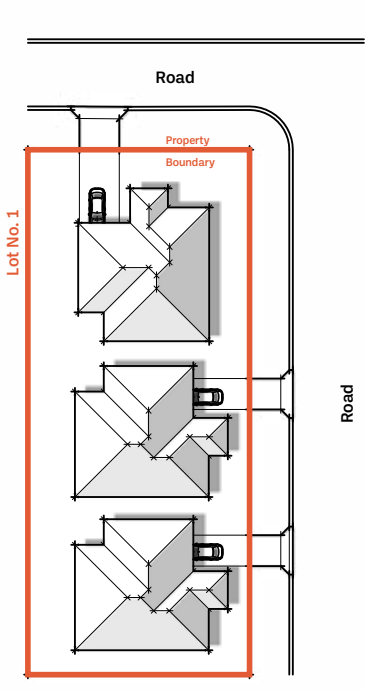
Multi-Dwelling Housing

Multi-dwelling housing means 3 or more dwellings that are located on a single allotment of land. There is no subdivision involved.

Multi dwelling-housing can be single or multiple storey development, however each dwelling must be designed so that it's residents can gain separate access to their dwelling at ground level.

The dwellings can be detached (stand alone buildings) or they can be attached to each other.

A diagram conceptually illustrating a multi-dwelling housing development is shown below.



Residential Flat Building

A residential flat building means a building containing 3 or more dwellings that are always attached to each other and multi-storied (dwellings are located on top of each other).

Residential flat buildings typically gain access at ground level from a common entry point (usually a stairwell), and separate ownership of dwellings can be achieved through the subdivision of the building under Strata Title.

Resident facilities such as car parking and open space are typically provided in communal areas.

E.2.2. Objectives

The objectives for medium density housing 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.

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

E.2.3. Site Analysis

A site analysis identifies the constraints and opportunities of the site as well as its immediate locality and the wider environment. It includes both natural and built elements. The site analysis will influence how the design optimises site attributes and complements neighbourhood character whilst preserving the amenity of adjoining developments.

Building designers are encouraged to carry out a site analysis before designing medium density housing. A site typically involves identification of:

a. The broad opportunities and constraints of the layout and design of the site.

b. The positive characteristics of the streetscape and surrounding natural and built environments.

c. Important site characteristics such as lot orientation and prevailing climatic conditions.

d. Existing areas likely to be impacted by overshadowing, for example, neighbouring private open space.

e. Inherent site constraints including flood affected land, overland flow paths, slope instability, contaminated land, landfill areas, heritage and archaeological features.

f. The location of existing services and facilities including drainage infrastructure and reticulated water and sewerage supply systems.

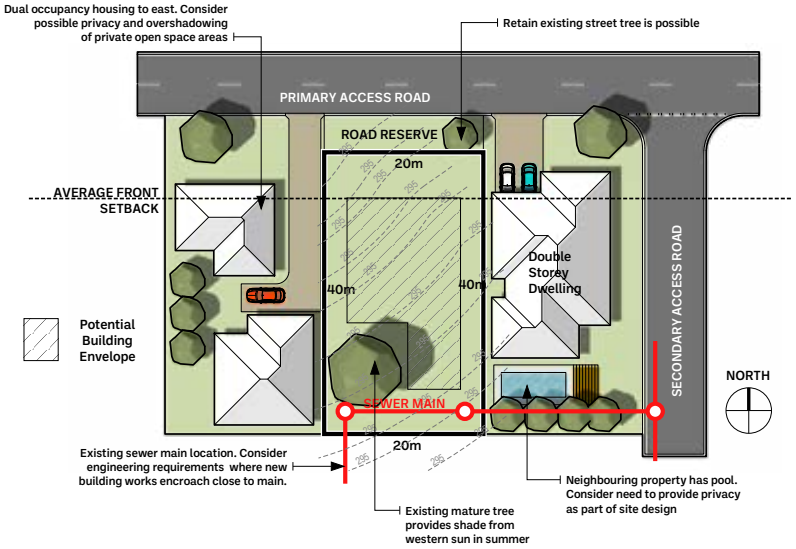
g. Easement, fence, boundary and access locations.

h. Views to and from the site and the existence of any significant nearby view corridors from public spaces.

i. Movement corridors including local streets and pedestrian pathways.

j. Existing mature trees and vegetation that should be retained.

k. An example of a site analysis plan is shown below:



E.2.4. Soil Erosion and Sedimentation Control

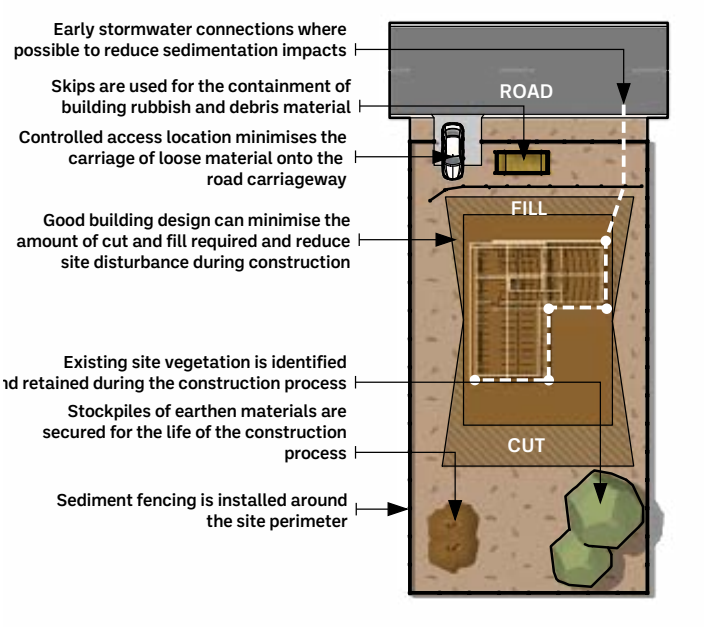
Soil erosion and the sedimentation of our waterways is a major problem affecting riverine health. These problems are particularly relevant in Cowra, where many construction sites eventually drain into the Lachlan River.

The following controls apply:

a. A Soil Erosion & Sediment Control Plan must be prepared and submitted to Council for approval prior to the issue of the Construction Certificate for new dwellings.

b. The Soil Erosion & Sediment Control Plan should be prepared in accordance with Part Q of this DCP – Land Management.

c. Soil erosion and sediment controls must be in place prior to the commencement of any construction works associated with the dwelling, including earthworks involved with site preparation.



E.2.5. Landscaping

Landscaping of residential blocks plays an important function in providing shade and shelter. It also enhances the appearance of the residence and surrounding streetscape, which in turn can have a positive influence on property values.

The following controls apply:

a. Medium density housing proposals are required to comply with the landscaping provisions under Part N of this DCP, including the submission of a Landscape Plan where required under that Part.

E.2.6. Cut and Fill Controls

By managing the extent of cut and fill used on building sites, it is possible to maintain the integrity of natural topography and minimise impacts drainage, soil stability and structural integrity.

The following controls apply:

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.

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.

c. Cut areas should be setback from boundaries a minimum of 0.9 metres, and fill areas should be setback from boundaries a minimum of 1.5 metres.

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.

e. Stormwater or surface water runoff should not be redirected or concentrated onto adjoining properties so as to cause a nuisance.

f. Cut and fill levels for new dwellings should generally not exceed one metre, unless:

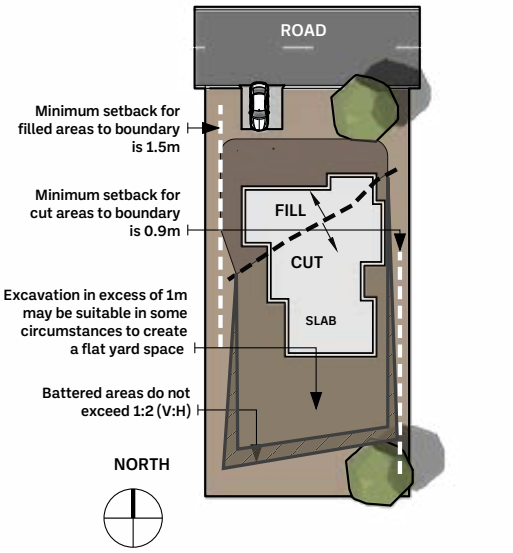
   i. The excavation is within the confines of the building, or

   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

   iv. It can be demonstrated that the appearance of the development would not create unreasonable impacts on the streetscape.

This control is illustrated conceptually in the diagram below:



E.2.7. Site Area and Frontage Controls

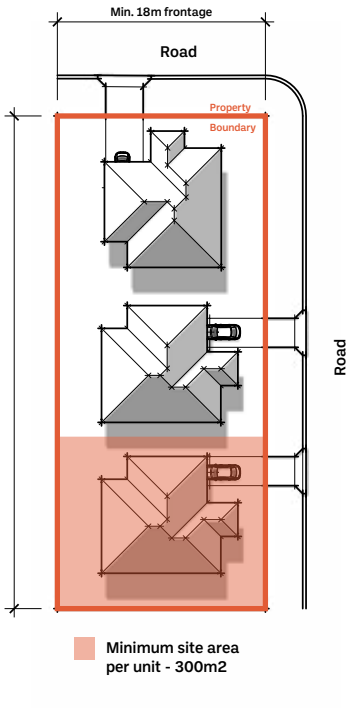
Site area refers to the total area of an allotment. Frontage refers to the total length of that part of the allotment that is adjacent to the main street/road. Site area and frontage controls ensure that medium density residential development can achieve a coherent and practical site layout.

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.

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.

Note: The site area controls are minimum only. Depending on the characteristics of the site and the design of the development, a larger site area per dwelling unit may be required in order to comply with all of the controls in Section E.2.

The following diagram illustrates the site area and frontage controls.



E.2.8. Streetscape Controls

Streetscape design is about ensuring there is consistency in built and landscape form along streets on private sites.

The following controls apply:

a. Developments in existing urban areas must be consistent with the scale and character of adjoining dwellings and the surrounding environment.

b. Developments on sites with two or more street frontages must address both frontages,

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.

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.

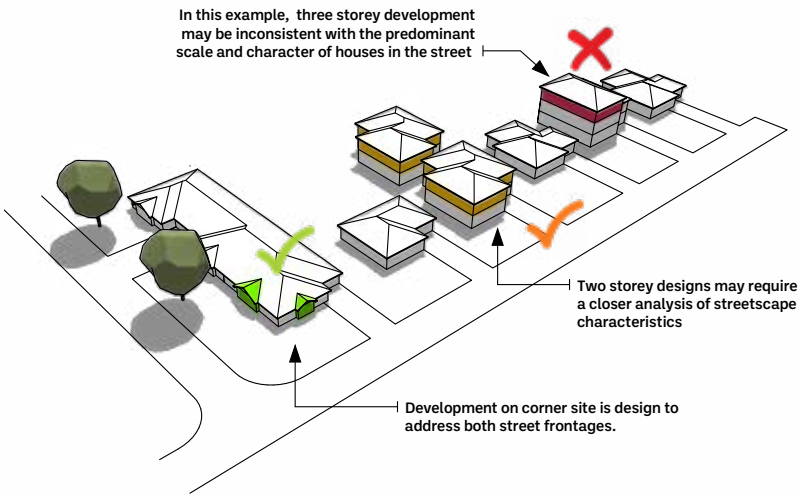
e. New development should provide landscaping that enhances the appearance of the development and surrounding area.

f. Walls along side and rear boundary setbacks should be broken or staggered to avoid the appearance of unduly massive or long walls.

g. Any carport or garage that is visible from the public domain should be compatible with the design of the residential building.

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.

The following diagram conceptually illustrates some of the key streetscape concepts for medium density housing.



E.2.9. Height Controls

By limiting the height of new residential buildings, it is possible to manage bulk and scale and ensure that new development responds to the desired character of streets and the local area. It is also possible to ensure there is a reasonable level of uniformity along streetscapes. Height controls also ensure that properties have equal access to views, vistas, and sunlight.

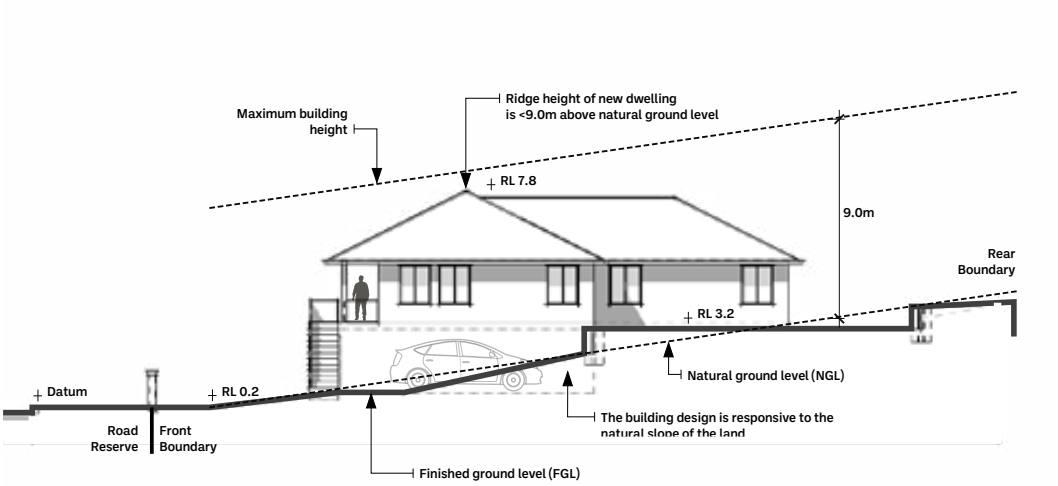
The following controls apply:

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.

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.

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.

The following diagram conceptually illustrates the height controls for medium density housing:



E.2.10. Solar Access Controls

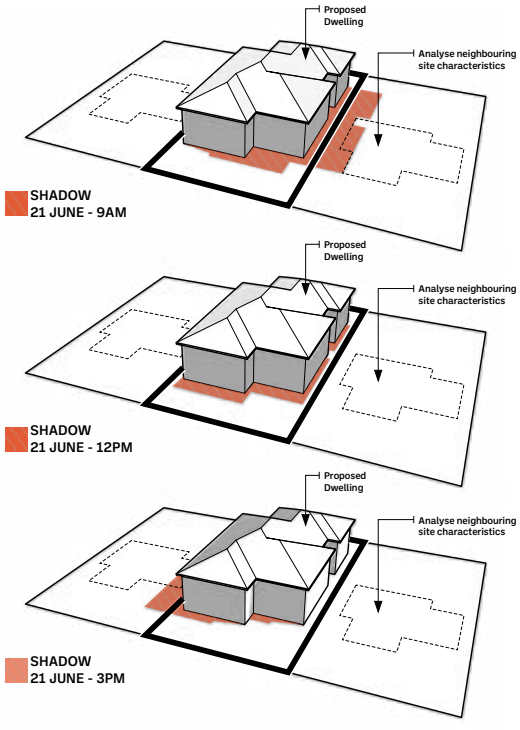
The solar access of a property refers to it's potential to receive adequate sunlight so certain areas of a dwelling can catch the sun's energy. A property with good solar access enjoys adequate sunlight to living and recreation areas. The following controls aim to retain good solar access and avoid adverse overshadowing of these spaces.

The following controls apply:

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 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.

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 on21 June (winter solstice).

c. Council may request shadow diagrams to be provided by the applicant where there is a reasonable likelihood of the development causing overshadowing impacts on adjoining property. Shadow Diagrams should show magnetic and true north.



E.2.11. Front setback controls

Front setbacks are important as they establish the building's location in relationship to neighbouring buildings and the streetscape in general. Front setbacks also allow space for landscaping in residential areas. Front setbacks are measured from the front boundary of the allotment to the outer edge of the wall of the building.

E.2.11.1 New Dwellings

a. The front setback for new dwellings is determined by applying any one of the following scenarios to the proposed development:

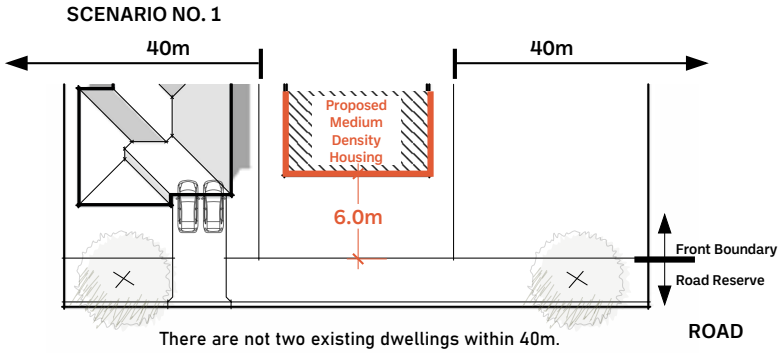
i. **Scenario 1 -** Where there are not two existing dwellings within 40m that face the same street, the minimum front setback is 6m.

ii. **Scenario 2 -** Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, choose either setback.

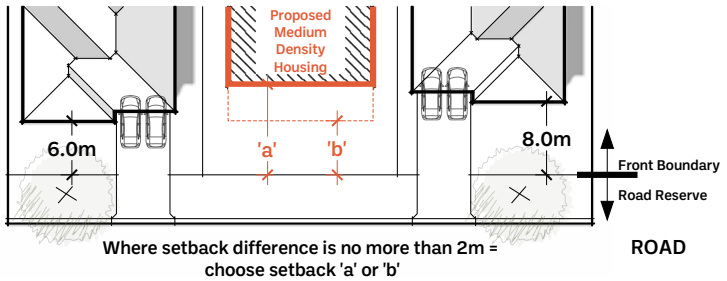
iii. **Scenario 3 -** Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is no more than 2m, take the average of those setbacks.

iv. **Scenario 4 -** Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks.

v. **Scenario 5 -** Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, articulate the setbacks on the proposed dwelling to match both existing buildings.



SCENARIO NO. 2



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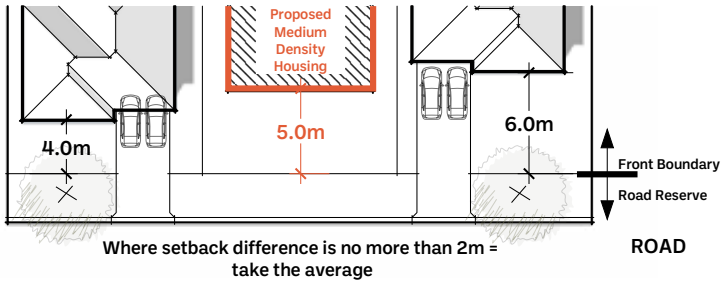

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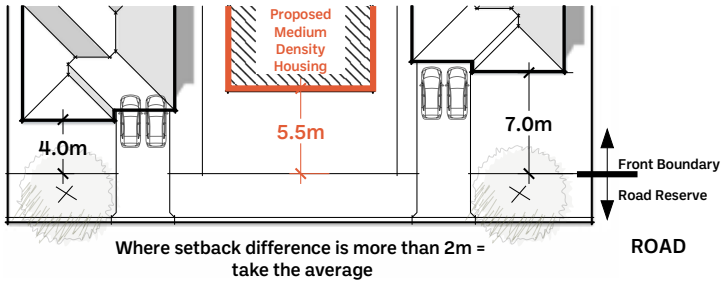
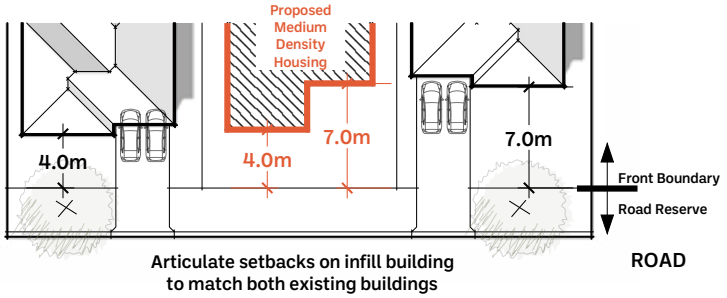
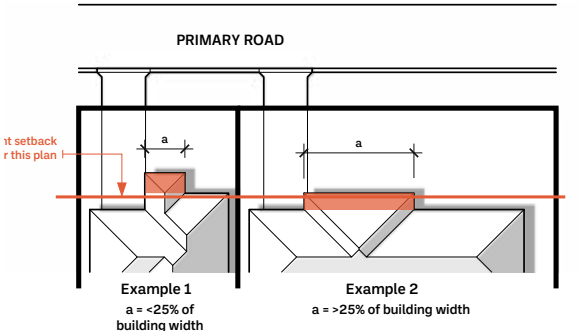


SCENARIO NO. 5



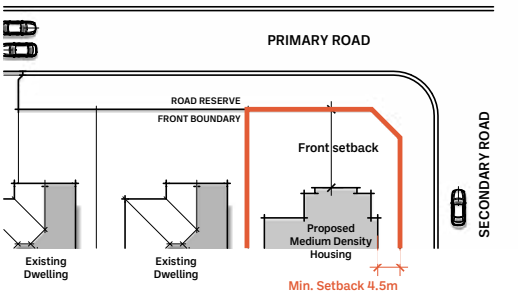
E.2.11.2. Treatment of Articulation Features

a. 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.



E.2.11.3. Corner Lots

a. Where the allotment is a corner allotment, the minimum setback to the secondary street frontage should always be 4.5 metres.



E.2.11.4. Laneway setbacks and service controls

To ensure medium density housing developments adjoining laneways have acceptable standards of access and services and do not impact on privacy and overshadowing of adjoining properties.

The following controls apply:

a. The site layout and building design facilitates safe and practical pedestrian access from any laneway dwelling to the primary street servicing the parent property.

b. The pedestrian path to the primary street should have a minimum width of 1.5m. Where a subdivision is proposed, the pedestrian path is to be protected by suitable easement (benefiting the lot with the laneway dwelling) unless incorporated within the property boundaries of the laneway lot.

c. The laneway dwelling must achieve a minimum setback of 3m from the boundary to the site that is shared with the laneway.

d. The site layout and building design facilitates safe and practical on-site parking for residents and visitors (at rates that meet with Part M of the DCP). Parking within the laneway environment (carriageway or reserve) is not permitted.

e. Where fencing is proposed along the boundary of the site that is shared with the laneway, the design incorporates suitable splays (at minimum 45 degrees) and height treatments to accommodate vehicle turning and safe sight distance at access locations.

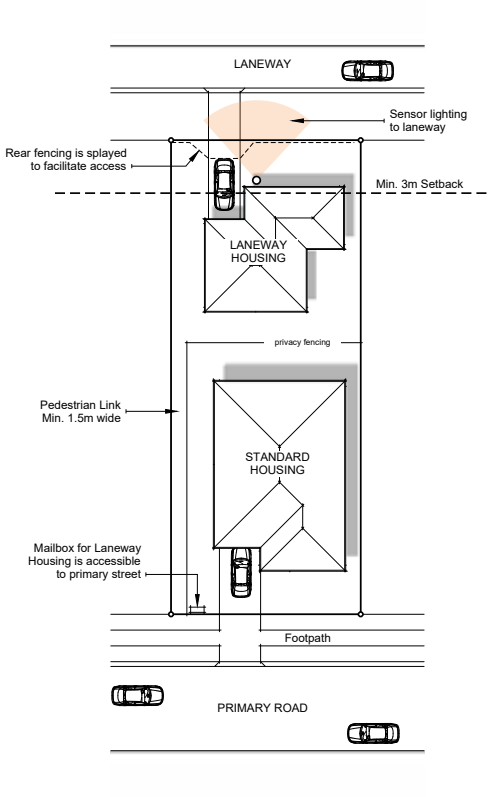
f. The chosen orientation of the primary elevation of any laneway dwelling is flexible, provided the site layout and building design addresses the following planning principles:

   i. Adequate provision is made for private open space to all dwellings on the land.

   ii. The dwelling design provides for adequate passive surveilance of the laneway environment

   iii. Sensor lighting, with a manual override switch, should be installed at all garages and door entries that interface with the laneway.

g. The site layout demonstrates that adequate provision will be made for mail and garbage bin collection from the primary street servicing the development. The location of mailboxes and bin standing areas should be detailed on the site plan. If subdivision is proposed, the laneway dwelling mailbox must be located within the easement benefitting the lot with the laneway dwelling.

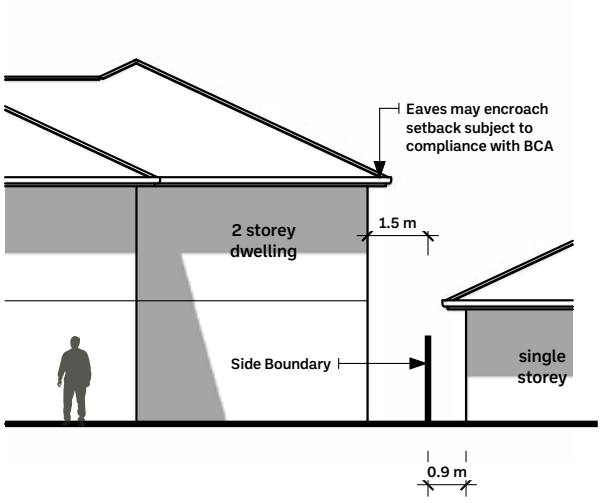


E.2.12. Side Setbacks

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. Side setbacks are measured from the side boundary to the outside edge of any articulation to the buildings elevation but do not include external living areas.

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).

b. Two storey buildings should be setback a minimum 1.5 metres from the boundary (eaves must be a minimum 0.45 metres from the boundary).

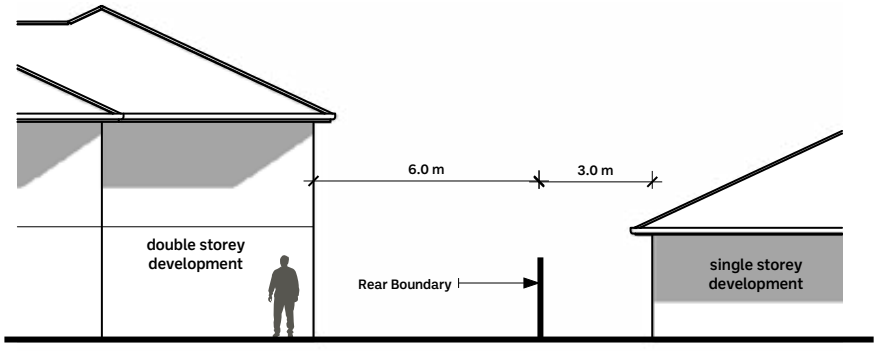


E.2.13. Rear Setbacks

Rear setbacks are important for achieving open space to the rear of the lot for private recreation and relaxation and ensuring visual and acoustic privacy in dwellings. Rear setbacks are measured from the rear property boundary (not the rear of the units) to the outside edge of any articulation to the buildings elevation.

a. Single storey buildings should be setback a minimum 3 metres from the boundary.

b. Two storey buildings should be setback a minimum 6 metres from the boundary.



E.2.14. Visual & Acoustic Privacy Controls

Visual and acoustic privacy is important for creating high quality environments and maintaining general neighbourhood amenity. It is particularly important for medium density housing where residents live much closer to one another. Well designed development can readily avoid most sources of conflict between neighbours over noise and privacy problems. Whilst complete privacy in urban environments is not always possible, proper consideration of the site conditions at the design stage is a good start to achieving reasonable levels of privacy both within and external to the development site.

The following controls apply:

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.

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.

c. A minimum separation of 12 metres should be provided between buildings where habitable rooms / balconies face habitable rooms/ balconies.

d. A minimum separation of 9 metres should be provided between buildings where habitable rooms / balconies face non-habitable rooms or blank walls.

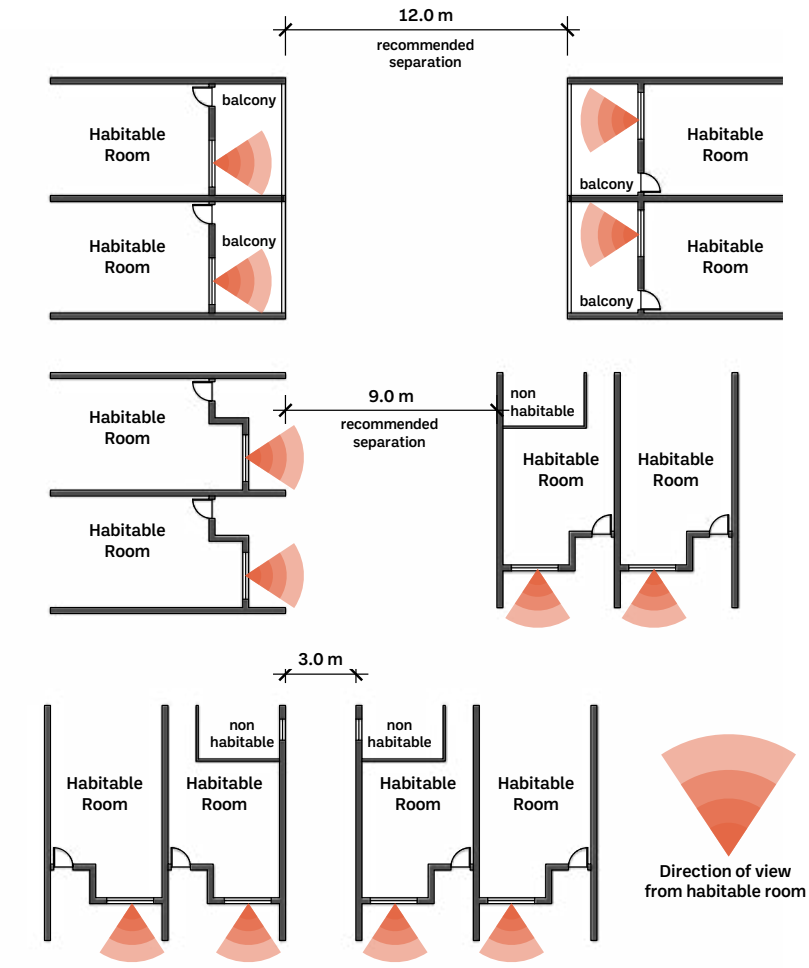
e. A minimum separation pf 3 metres should be provided between buildings where non-habitable rooms / blank walls face other non-habitable rooms / blank walls.

f. Separation distance may be reduced by up to 25% where privacy issues can be addressed by other means to the satisfaction of Council.

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.

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.

The diagram on the following page illustrate controls (c), (d) and (e).


12.0 m
recommended separation
balcony
Habitable Room
Habitable Room
balcony
Habitable Room
balcony
Habitable Room
balcony
Habitable Room
Habitable Room
9.0 m
recommended separation
non habitable
Habitable Room
Habitable Room
3.0 m
non habitable
Habitable Room
Habitable Room
non habitable
Habitable Room
Habitable Room
Direction of view from habitable room

E.2.15. Private Open Space Controls

Private open space is an important part of medium density housing. These spaces provide places for residents to develop their own private garden, entertain, play and relax. Whilst many medium density housing developments provide common or shared open space areas, it is still a requirement for each dwelling to have opportunities for private recreation.

The following controls apply:

a. Private open space should be oriented to have a north-easterly aspect where possible. If this is not possible, greater than 40m2 may be required to achieve sufficient solar access.

b. Living areas should open out into the private open space area.

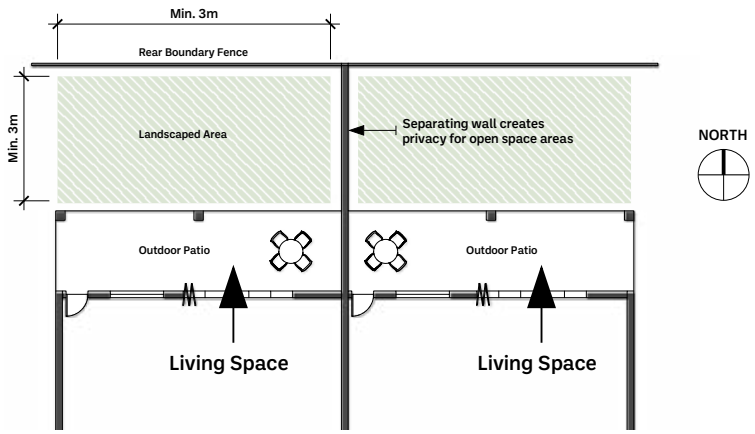
c. Private open space is to be clearly defined by walls, fencing and landscaping so as to provide a self contained space, but

d. The recommended minimum amount of private open space, to be located behind the building line, for medium density housing, is as follows:

i. 40m2 per dwelling, minimum width 3m in any direction (and excluding any outdoor patio area, areas used for car parking and manoeuvring, waste bin storage and the like), for all medium density housing except for residential flat buildings.

ii. 10m2 per dwelling, minimum width 2.5m in any direction (and may include balconies, terraces and the like above ground level) for residential flat buildings.

iii. 80m2 for secondary dwellings, shared with the main dwelling.



E.2.16. Sustainable Building Design Controls

Sustainable building design is concerned with renewable energy, ecologically designed and renewable building materials, water conservation and indoor environmental quality. Sustainable building design minimises the environmental footprint of development, and helps to significantly reduce the cost of running a home.

The following controls apply:

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.

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.

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.

d. The design of medium density housing should adopt the following principles which promote sustainable building practices:

   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.

   iv. Ensure single aspect, single-storey dwellings have a northerly, or easterly aspect.

   v. Locate living spaces to the north and service areas to the south and west of the development.

   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.

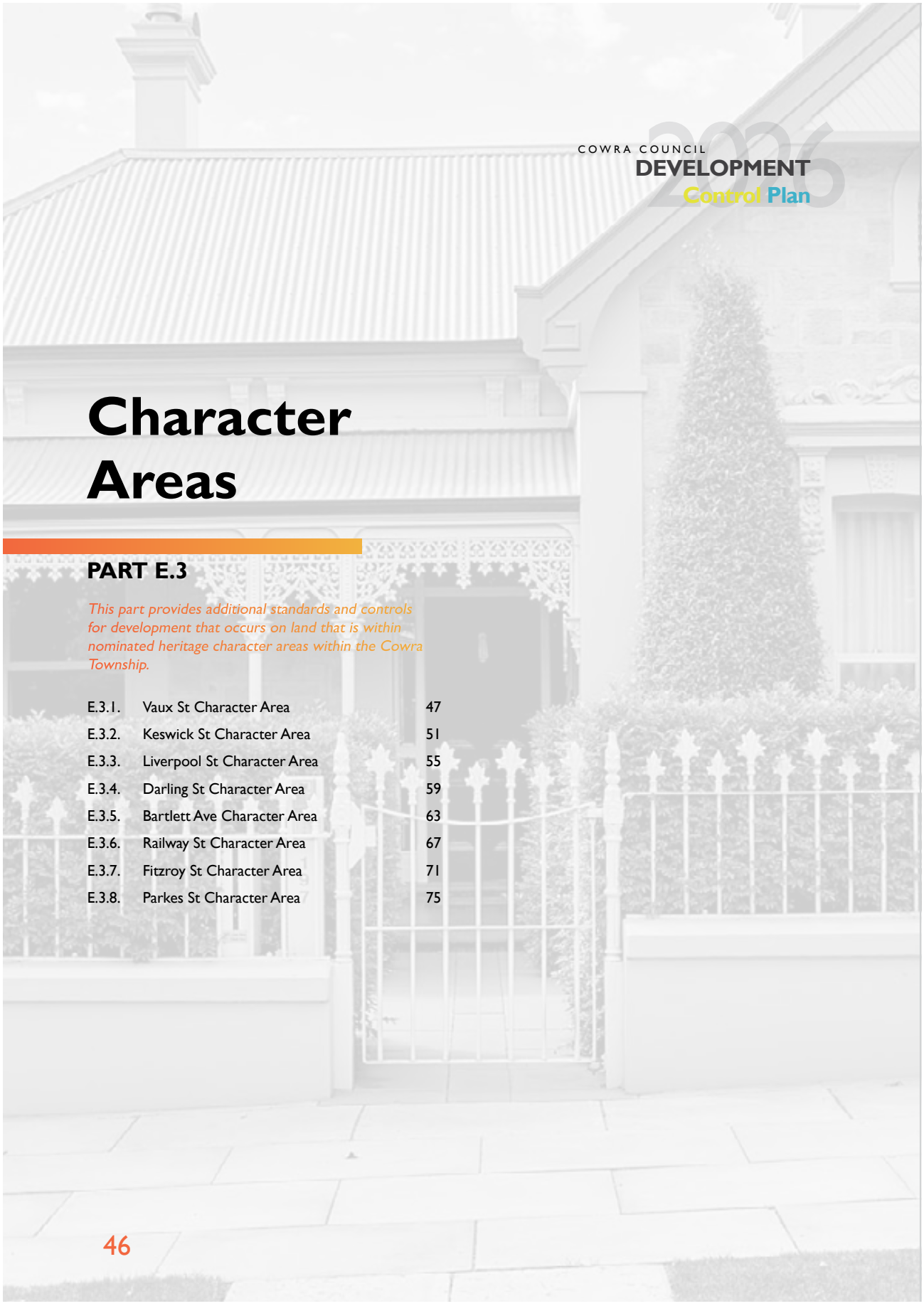
   viii. Maximise the number of the dwellings which are naturally cross-ventilated and limit the use of mechanical ventilation.

   ix. 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).

   x. Minimse the need for artificial lighting.

   xi. Residential buildings should be designed to maximise passive solar heating in winter.

Note: NatHERS (National Housing Energy Rating Scheme) and Part J of the Building Code of Australia also include provisions for measuring the energy efficiency of new residential developments.



COWRA COUNCIL
DEVELOPMENT
Control Plan 2026

Character Areas

PART E.3

This part provides additional standards and controls for development that occurs on land that is within nominated heritage character areas within the Cowra Township.

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E.3.1. Vaux St Character Area

E.3.1.1. Application of this Section

Part E.3.1 applies to the precinct shown in the map below:

E.3.1.2. Objectives

The objectives for development in this precinct are:

a. To ensure that new development is well designed and is compatible with the original and traditional characteristics of the streetscape.

b. To ensure that new development reinforces the typical bulk and scale of existing dwellings within the street and the area.

c. To ensure that the bulk and scale of new developments does not have an unacceptable impact on the streetscape and the character of the locality.

d. To ensure that new development maintains the integrity of the design and style of the existing traditional buildings within the street and the area.

e. To ensure that new development is sympathetic with prominent architectural building forms, features, details, materials and colours within the street and the area.

f. To ensure that elevations to the street and public domain are well proportioned and designed, with original and traditional elements dominating the setting.

g. To ensure that ancillary buildings do not dominate the streetscape.



E.3.1.3. Character Statement

Vaux Street is located on the southern periphery of the Cowra Central Business District. The central location of this area and ease of access to community facilities and services has made it an attractive location for redevelopment. It is important that new development is carried out in a manner that is sympathetic to the traditional character of the area and contributes positively to the streetscape.

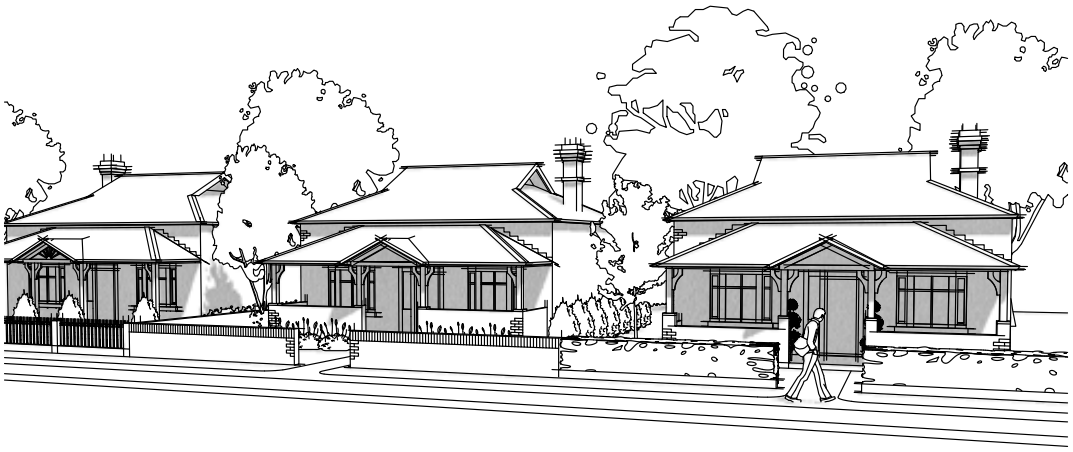
The Vaux Street character area features a strong pattern of single detached brick and galvanised iron roofed dwellings. It is regarded as having heritage streetscape qualities given the substantial number of early intact houses, largely from the Edwardian period 1900-1915. Currently, dwellings are exclusively single storey. They are relatively closely spaced with minimum side setbacks and front setbacks that are generally consistent within the streetscape. Hipped roofs predominate with the majority of dwellings featuring double fronts, a gabled entry or gabled front facade and timber post verandahs with decorative corner brackets for articulation. Brick chimneys are a common element of the roof-scape and positively contribute to the character of the street and visual cohesiveness of the area. Garages are generally unobtrusive or not visible from the streetscape, with vehicle access provided to each site generally from a rear lane.

Low open style fencing typically complements the dwellings and helps to delineate the private and public domains. A range of new development has occurred in the locality in recent years, which has for the most part been well integrated within the streetscape by adopting consistent building form, style, materials, colours, bulk and scale.

The key characteristics are:

- Traditional face brickwork on visible articulated front facades.
- Simple hipped iron roofs.
- Consistent roofscape featuring traditional corrugated steel roofs and prominent brick chimneys.
- Single storey dwellings.
- Consistent front setbacks.
- Low front fences.

The diagram below shows the typical architectural form of housing in the area:



E.3.1.4. Retention of Key Characteristics

It is important that the traditional integrity of the Vaux Street Character Area is maintained. While it is accepted that some change will occur, this change should be harmonious with the character of the area. This means that new development should reflect and interpret, without imitation, the character of the area. The scale, form, massing, materials and details of new development therefore requires careful consideration.

In addition to the general controls contained in Parts E.1, E.2 & E.5 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Vaux Street Precinct.

Streetscape

a. New development is to be consistent with the characteristics described in the character statement.

b. New ancillary buildings such as garages and sheds should be consistent with the characteristics described in the character statement, unless they are located towards the rear of the allotment.

Bulk, Scale and Height

c. New dwellings should not be constructed with more than 1 storey.

d. Two storey alterations or additions may be only be considered on the following grounds:

   i. The alteration or addition does not dominate the streetscape. In this regard, the alteration or addition should be located towards the rear of the allotment.

   ii. The roof design of the new dwelling is architecturally similar to the predominate roofscape characteristics in the street. In this regard, flat and skillion roofs will not be acceptable.

   iii. Tree planting is provided to screen the bulk and scale of the new elevation.

   iv. The height of the building does not significantly overshadow neighbouring properties or adversely impact on privacy.

Setbacks

The objective is to blend new development into the existing traditional public streetscape. In these circumstances new buildings are to be setback the average of the setbacks of the neighbouring dwellings on either side. This setback can be varied up to plus or minus 0.25 metres.

Minor architectural design features such as awnings, sun shades, and balconies may project in the front setback up to a maximum of 0.5 metres depth. These elements must not occupy the entire facade of the dwelling.

Building Materials

For new dwellings and alterations or additions, the following building materials are preferred for various architectural components:

e. Wall finishes to be face brick using bricks with a compatible colour and texture to those on the existing structure or those within the streetscape. Existing face brick should not be rendered or painted so as to retain the integrity and weatherproof qualities of the original walls.

f. Additions should be clearly expressed to maintain the integrity of the original building.

g. Roofs should be corrugated plain galvanised steel and gutters and downpipes are to be consistent with the original. Zincalume is an acceptable alternative.

h. Windows to front elevations should be timber and in traditional vertical proportions.

i. Fencing should be comparable and sympathetic with the scale and materials used in the area. Side fences in

particular should be timber or traditional galvanised steel.

j. Ancillary buildings including garages, sheds and side fences should be plain galvanised steel consistent with traditional galvanised iron and their colour and material should not imitate the houses. Zincalume is an acceptable alternative.

Colour Schedules

A traditional heritage related colour scheme is preferred for the area where colours reflect those from the period of the particular building and are appropriate for the materials. Colours should be submitted to Council as part of the Development Application for consideration.



E.3.2. Keswick St Character Area

E.3.2.1. Application of this Part

Part E.3.2 applies to the precinct shown in the map below.

E.3.2.2. Objectives

The objectives for development in this precinct are:

a. To ensure that new development is well designed and is compatible with the original and traditional characteristics of the streetscape.

b. To ensure that new development reinforces the typical bulk and scale of existing dwellings within the street and the area.

c. To ensure that the bulk and scale of new development does not have an unacceptable impact on the streetscape and the character of the locality.

d. To ensure that new development maintains the integrity of the design and style of the existing traditional buildings within the street and the area.

e. To ensure that new development is sympathetic with prominent architectural building forms, features, details, materials and colours within the street and the area.

f. To ensure that elevations to the street and public domain are well proportioned and designed, with original and traditional elements dominating the setting.

g. To ensure that ancillary buildings do not dominate the streetscape.



E.3.2.3. Character Statement

Keswick Street is located on the northern periphery of the Central Business District. The size of residential lots and central location of Keswick Street has made it an attractive location for redevelopment. It is important that any new development in this part of Keswick Street is carried out in a manner that is sympathetic to the character of the area and contributes positively to the streetscape.

This section of Keswick Street features a mix of housing styles ranging from Late Victorian houses through to inter-war housing in the Californian bungalow & Functionalist styles to 1960's housing, all of which are exclusively single storey. The unique streetscape qualities of Keswick Street include its wide street verge, substantial street trees, and buildings centrally located amid generous gardens on large residential allotments. Existing dwellings are well separated, with the majority enjoying a high degree of privacy afforded by well established and mature plantings.

Ancillary structures such as garages and sheds are either integrated into the design of the dwellings, or located well behind the established building line. Where front fences have been constructed, these are typically low masonry constructions and have been integrated with appropriate landscaping so as to complement the architectural design of the respective dwelling.

The key characteristics are:

~ Face brickwork on articulated front facades.

~ Simple hipped iron or terracotta tiled roof with 35-45 degree pitch and expressed chimneys.

~ Vertically proportioned windows.

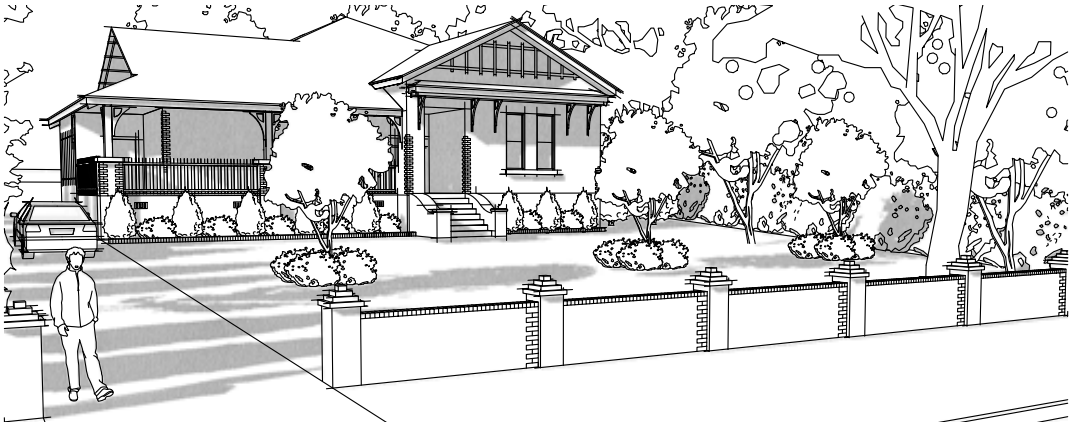
~ Low density, single storey dwellings.

~ Large setbacks.

~ Low masonry fences.

~ Prominent landscape planting.

The diagram below shows the typical architectural form of housing in the area:



E.3.2.4. Retention of Key Characteristics

It is important that the traditional character of the Keswick Street Character Area is maintained. While it is accepted that some change will occur, this change should be harmonious with the character of the area. This means that new development, such as new houses, alterations and additions should reflect and interpret, without imitation, the character of the area. The scale, form, massing, materials and details of new development therefore requires careful consideration.

In addition to the general controls contained in Parts E.1, E.2 & E.5 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Keswick Street Character Area.

Streetscape

a. New development is to be consistent with the characteristics described in the character statement.

b. New ancillary buildings such as garages and sheds should be consistent with the characteristics described in the character statement, unless they are located well behind the building line and do not dominate the streetscape.

Bulk, Scale and Height

c. New dwellings should not be constructed with more than 1 storey.

d. Two storey alterations or additions may be only be considered on the following grounds:

   i. The alteration or addition does not dominate the streetscape. In this regard, the alteration or addition should be located towards the rear of the allotment.

   ii. The roof design of the new dwelling is architecturally similar to the predominate roofscape characteristics in the street. In this regard, flat and skillion roofs will not be acceptable.

   iii. Tree planting is provided to screen the bulk and scale of the new elevation and consistent with the planting in the streetscape.

   iv. The height of the building does not significantly overshadow neighbouring properties or adversely impact on privacy.

e. Notwithstanding controls (d) where Council is of the opinion that such a height will significantly overshadow neighbouring properties or adversely impact on privacy, then the development must be modified to the extent necessary to reduce the adverse impacts.

Setbacks

f. The Keswick Street Character area enjoys a wide street verge, with dwellings setback an average distance of 13 metres from the front property boundary. The objective is to blend new development into the public streetscape, and in this regard any new buildings (ancillary development included) are to be setback the average of the setbacks of the neighbouring dwellings on either side, but not less than 13 metres.

Building Materials

g. For new dwellings and alterations or additions, the following building materials are preferred for various architectural components:

h. Wall finishes to be face brick using bricks with a compatible colour and texture to those on the existing structure or those within the streetscape. Existing face brick should not be rendered or painted so as to retain the integrity and weatherproof qualities of the original walls.

i. Additions should be clearly expressed to maintain the integrity of the original building.

j. Roofs should be corrugated plain galvanised steel and gutters and downpipes are to be consistent with the original. Zincalume is an acceptable alternative.

k. Windows to front elevations should be timber and in traditional vertical proportions.

l. Fencing should be comparable and sympathetic with the scale and materials used in the area. Side fences in particular should be timber or traditional galvanised steel.

m. Ancillary buildings including garages, sheds and side fences should be plain galvanised steel consistent with traditional galvanised iron and their colour and material should not imitate the houses. Zincalume is an acceptable alternative.

Colour Schedules

n. A traditional heritage related colour scheme is preferred for the area where colours reflect those from the period of the particular building and are appropriate for the materials. Colours should be submitted to Council as part of the Development Application for consideration.



E.3.3. Liverpool St Character Area

E.3.3.1. Application of this Section

Part E.3.3 applies to the precinct shown in the map below:

E.3.3.2. Objectives

The objectives for development in this precinct are:

a. To ensure that the subject dwellings are protected, retained and their distinctive style and rarity as a group is conserved.

b. To ensure that new development is well designed and is compatible with the original and traditional characteristics of the streetscape.

c. To ensure that new development reinforces the typical bulk and scale of existing dwellings within the street and the area.

d. To ensure that bulk and scale of new development does not have an unacceptable impact on the streetscape and the character of the locality.

e. To ensure that new development maintains the integrity of the design and style of the existing buildings within the street and the area.

f. To ensure that elevations to the street and public domain are well proportioned and designed. Character Statement



E.3.3.3. Character Statement

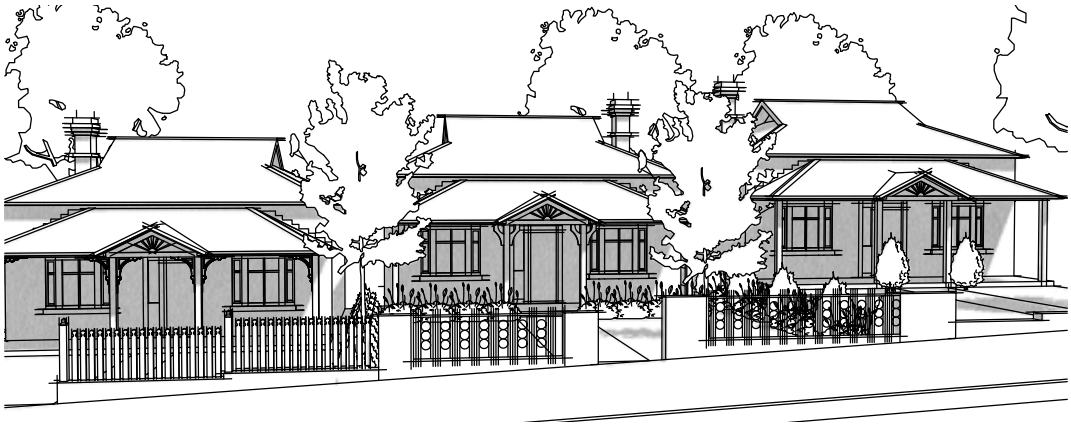
Liverpool Street is located on the northern periphery of the Central Business District. Over recent years, residential areas abutting the Central Business District have proven to be popular locations for redevelopment and dwelling restoration projects.

The northern section of Liverpool Street that is located between Macquarie Street and Brisbane Street, features a strong pattern of single detached brick and galvanised iron roofed dwellings. It is regarded as having heritage streetscape qualities given the substantial number of early intact houses. Such a large and consistent group of similar and distinctive houses is rare within regional NSW and is worthy of conservation. Dwellings are exclusively single storey. They are closely spaced with minimal side setbacks and are generally consistent within the streetscape. Hipped roofs predominate with the majority of dwellings featuring double fronts, a separate and decorated gabled entry or gabled front facade and timber post verandas with decorative brackets used for articulation. Brick chimneys are prominent on the roofscape and they contribute to the character of the street and visual cohesiveness of the area. Ancillary structures such as garages and sheds are not visible from the Street, allowing the distinctive house elevations to dominate the setting. Garages and sheds are located towards the rear of the allotments with access via Brisbane Lane.

A variety of low fencing styles have been used to delineate the private and public domain, with the majority featuring pickets or a combination of masonry and open elements. The age, size and flexibility of the dwellings has lead to a spike in restoration works in recent years, which has generally been consistent with the positive and original characteristics of the buildings streetscape.

The key characteristics are:

- Face brickwork on visible articulated front facades.
- Simple hipped and vented corrugated iron roofs.
- Vertically proportioned windows.
- Front hipped verandahs and gabled porches on timber posts with brackets.
- Consistent roofscape featuring galvanised iron roofs, traditional gutters and downpipes and prominent brick chimneys.
- Single storey dwellings.
- Consistent front and side setbacks.
- Low front fences (typically picket or a combination of masonry and open elements).



E.3.3.4. Retention of Key Characteristics

It is important that the traditional integrity of the Liverpool Street Character Area is maintained. While it is accepted that some change will occur, this change should be harmonious with the character of the area. The replacement of essential services and modern conveniences such as bathrooms and kitchens is supported as a means of conserving the building. This means that new development such as new houses, alterations and additions should reflect and interpret, without imitation, the character of the significant original building and the streetscape. The scale, form, massing, materials and details of new development therefore requires careful consideration.

In addition to the general controls contained in Sections E.1, E.2 & E.5 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Liverpool Street Character Area.

Streetscape

a. New development is to be consistent with the characteristics described in the character statement.

Bulk, Scale and Height

b. Due to the sloping nature of the land, new dwellings or dwelling alterations and additions should not be constructed with more than 1 storey.

Setbacks

c. Dwellings within the Liverpool Street Character Area have consistent setbacks, averaging between 5.5 metres and 6 metres.

d. The objective is to blend new development into the public streetscape, and in this regard any new buildings are to be setback the average of the setbacks of the neighbouring dwellings on either side, but not less than 5.5 metres.

Building Materials

e. For new dwellings and alterations or additions, the following building materials are preferred for various architectural components:

   i. Wall finishes to be face brick using bricks with a compatible colour and texture to those on the existing structure or those within the streetscape. Existing face brick should not be rendered or painted so as to retain the integrity and weatherproof qualities of the original walls.

   ii. Additions should be clearly expressed to maintain the integrity of the original building.

   iii. Roofs should be corrugated plain galvanised steel and gutters and downpipes are to be consistent with the original. Zincalume is an acceptable alternative.

   iv. Windows to front elevations should be timber and in traditional vertical proportions.

   v. Fencing should be comparable and sympathetic with the scale and materials used in the area. Side fences in particular should be timber or traditional galvanised steel.

   vi. Ancillary buildings including garages, sheds and side fences should be plain galvanised steel consistent with traditional galvanised iron and their colour and material should not imitate the houses. Zincalume is an acceptable alternative.

Colour Schedules

a. A traditional heritage related colour scheme is preferred for the area where colours reflect those from the period of the particular building and are appropriate for the materials. Colours should be submitted to Council as part of the Development Application for consideration.



E.3.4. Darling St Character Area

E.3.4.1. Application of this section

Part E.3.4 applies to the precinct shown in the map below.

E.3.4.2. Objectives

The objectives for development in this precinct are:

a. To retain the existing significant houses which have intact original design and features.

b. To ensure that new development is well designed and is compatible with the positive characteristics of the streetscape.

c. To ensure that new development reinforces the typical bulk and scale of existing dwellings within the street and the area.

d. To ensure that the bulk and scale of new development does not have an unacceptable impact on the streetscape and the character of the locality.

e. To ensure that new development maintains the integrity of the design and style of the existing buildings within the street and the area.

f. To ensure that elevations to the street and public domain are well proportioned and designed.



E.3.4.3. Character Statement

Darling Street has a north-south orientation and intersects with Kendal Street. The Darling Street Character Area is located on the northern periphery of the Central Business District. Over recent years, residential areas abutting the Central Business District have proven to be popular locations for redevelopment and dwelling restoration projects.

This section of Darling Street is dominated by Californian Bungalow style housing, which was a prominent form of architecture between 1910 and 1940. All of the dwellings in this area are exclusively single storey, with most featuring hipped galvanised iron roofs with brick chimneys, gabled front facades and asymmetrical "L" shaped porches with projecting villa fronts. The majority of dwellings in this area retain all of their original features, and this integrity positively contributes to the character of the area.

The dwellings are well separated, typically by a side entrance driveway leading to the rear of the allotment. The streetscape is dominated by the dwellings and front gardens, with sheds and garages located well behind the established building line and constructed in a style and manner that complements the appearance of the dwelling. The majority of dwellings have low front fences constructed of a combination of masonry and open and / or landscaped elements, and are used effectively to delineate the public and private domains.

The section of Darling Street is also unique because of the extra wide street verge, and attractive substantial street trees set within the road formation and this contributes to the character of the street and visual cohesiveness of the area.

The key characteristics are:

- Californian Bungalow style housing.
- Face brickwork.
- Vertically proportioned windows.
- Consistent roofscape featuring galvanised iron hipped roofs, projecting gables either side of a main hipped and vented roof, prominent brick chimneys and a prominent front gable.
- Asymmetrical "L" shaped front porches beneath the verandah formed by the main roof.
- Projecting villa front rooms.
- Single storey dwellings.
- Low front fences (typically a combination of masonry and open elements).

The diagram below shows the typical architectural form of housing in the area:



E.3.4.4. Retention of Key Characteristics

It is important that the traditional integrity of the Darling Street Character Area is maintained. While it is accepted that some change will occur, this change should be harmonious with the character of the area. This means that new development such as new houses, alterations and additions should reflect and interpret, without imitation, the character of the significant original building and the streetscape. The scale, form, massing, materials and details of new development therefore requires careful consideration.

In addition to the general controls contained in Sections E.1, E.2 & E.5 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Darling Street Character Area.

Streetscape

a. New dwellings and dwelling alterations and additions are to be consistent with the characteristics described in the character statement.

b. New ancillary buildings such as garages, sheds and carports should be consistent with the characteristics described in the character statement, unless they are located well behind the building line, are not immediately visible from the public domain and do not dominate the streetscape.

Bulk, Scale and Height

c. New dwellings should not be constructed with more than 1 storey.

d. Two storey alterations or additions may be only be considered on the following grounds:

   i. The alteration or addition does not dominate the streetscape. In this regard, the alteration or addition should be located towards the rear of the allotment.

   ii. The roof design of the new dwelling is architecturally similar to the predominate roofscape characteristics in the street. In this regard, flat and skillion roofs will not be acceptable.

   iii. Tree planting is provided to screen the bulk and scale of the new elevation.

e. Notwithstanding control (d) where Council is of the opinion that such a height will significantly overshadow neighbouring properties or adversely impact on privacy, then the development must be modified to the extent necessary to reduce the adverse impacts.

f. Front fences forward of the building line (including front and side returns) must have a height that is not greater than the average of the front fences located within the Character Area.

Setbacks

g. Any new buildings are to be setback the average of the setbacks of the neighbouring dwellings on either side, but not less than 5 metres.

Building Materials

h. For new dwellings and alterations or additions, the following building materials are preferred for various architectural components:

   i. Wall finishes to be face brick using bricks with a compatible colour and texture to those on the existing structure or those within the streetscape. Existing face brick should not be rendered or painted so as to retain the integrity and weatherproof qualities of the original walls.

   ii. Additions should be clearly expressed to maintain the integrity of the original building.

   iii. Roofs should be corrugated plain galvanised steel

and gutters and downpipes are to be consistent with the original. Zincalume is an acceptable alternative.

iv. Windows to front elevations should be timber and in traditional vertical proportions.

v. Fencing should be comparable and sympathetic with the scale and materials used in the area. Side fences in particular should be timber or traditional galvanised steel.

vi. Ancillary buildings including garages, sheds and side fences should be plain galvanised steel consistent with traditional galvanised iron and their colour and material should not imitate the houses. Zincalume is an acceptable alternative.

Colour Schedules

i. A traditional heritage related colour scheme is preferred for the area where colours reflect those from the period of the particular building and are appropriate for the materials. Colours should be submitted to Council as part of the Development Application for consideration.



E.3.5. Bartlett Ave Character Area

E.3.5.1. Application of this section

Part E.3.5 applies to the precinct shown in the map below.

E.3.5.2. Objectives

The objectives for development in this precinct are:

a. To retain and conserve the significant houses which have their designs and features intact.

b. To ensure that new development is well designed and is compatible with the original and traditional characteristics of the streetscape.

c. To ensure that new development reinforces the typical bulk and scale of existing dwellings within the street and the area.

d. To ensure that the bulk and scale of new development does not have an unacceptable impact on the streetscape and the character of the locality.

e. To ensure that new development maintains the integrity of the design and style of the existing buildings within the street and the area.

f. To ensure that elevations to the street and public domain are well proportioned and designed.



E.3.5.3. Character Statement

Bartlett Avenue is a quiet narrow avenue with an east-west orientation that exists on the northern fringe of the Cowra Central Business District between Fitzroy Street and Darling Street. Over recent years, residential areas abutting the Central Business District have proven to be popular locations for redevelopment and dwelling restoration projects.

Bartlett Avenue features a strong pattern of single detached brick and galvanised iron roofed dwellings and is regarded as having heritage streetscape qualities given the substantial number of early intact houses. Currently, dwellings are exclusively single storey and are either double fronted plans with traditional verandahs or Californian Bungalows with overlapping gabled roods. The separation between the dwellings varies slightly along the street, however the dwellings appear consistent within the streetscape. Galvanised iron hipped and gabled roof forms predominate along the street. Where hipped roofs exist, there is typically at least one front facade or verandah with a gabled feature. Face brickwork and well articulated front verandas positively contribute to the character of the street and visual cohesiveness of the area.

The original design of the dwellings has not incorporated garages or sheds. These structures appear to have been constructed at a later date and typically take the form of separate masonry constructions towards the rear of the allotments or open carports constructed to the side of the dwellings. Where these carports do exist, they are generally low key, behind the front building line and do not detract from the original features of the dwellings.

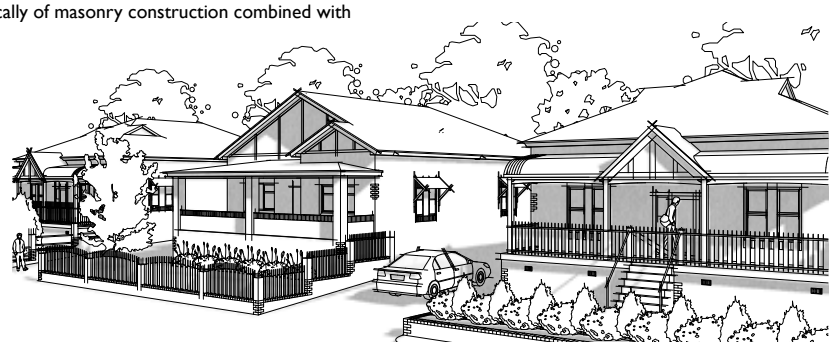
The diagram shows the typical architectural form of housing in the area:

Low front fences are a common feature along Bartlett Avenue. Dwellings on the north side are well complemented by low fences typically of masonry construction combined with landscaped elements or open elements that integrate with the design of the dwelling. Whilst low fencing also exists on the south side of Bartlett Avenue, these are generally constructed of elements that do not complement the positive characteristics of the streetscape and should be replaced when redevelopment occurs.

Bartlett Avenue has a narrow street verge, with no nature strip between property boundaries and the street pavement. This is unique feature, with most other similar street constructions acting as secondary access laneways instead primary streets. It is therefore important to retain the existing bulk and scale within the streetscape and for this reason new dwellings, or alterations and additions to existing dwellings should not be greater than one storey.

The key characteristics are:

- Face brickwork.
- Well articulated front verandas and porches.
- Galvanised iron gabled roof forms and features.
- Vertically proportioned windows.
- Single storey dwellings.
- Low front fences (typically a combination of masonry and open / landscaped elements).
- Consistent front setbacks.
- Narrow street verge.



E.3.5.4. Retention of Key Characteristics

It is important that the traditional integrity of the Bartlett Avenue Character Area is maintained. While it is accepted that some change will occur, this change should be harmonious with the character of the area. This means that new development, such as new houses, alterations and additions should reflect and interpret, without imitation, the character of the significant original building and the streetscape. The scale, form, massing, materials and details of new development therefore requires careful consideration.

In addition to the general controls contained in Sections E.1, E.2 & E.5 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Bartlett Avenue Character Area.

Streetscape

a. New development is to be consistent with the characteristics described in the character statement.

b. New ancillary buildings such as garages, sheds and carports should be consistent with the characteristics described in the character statement, unless they are located well behind the building line, are not immediately visible from the public domain and do not dominate the streetscape.

Bulk, Scale and Height

c. Due to the narrow street verge, new dwellings or dwelling alterations and additions should not be constructed with more than 1 storey.

d. Front fences forward of the building line (including front and side returns) must have a height that is not greater than the average of the front fences located along the northern side of Bartlett Avenue.

Setbacks

e. Any new buildings are to be setback the average of the setbacks of the neighbouring dwellings on either side, but

f. Not less than 5.5 metres on the north side, and 6.5 metres on the south side.

Building Materials

For new dwellings and alterations or additions, the following building materials are preferred for various architectural components:

g. Wall finishes to be face brick using bricks with a compatible colour and texture to those on the existing structure or those within the streetscape. Existing face brick should not be rendered or painted so as to retain the integrity and weatherproof qualities of the original walls.

h. Additions should be clearly expressed to maintain the integrity of the original building.

i. Roofs should be corrugated plain galvanised steel and gutters and downpipes are to be consistent with the original. Zincalume is an acceptable alternative.

j. Windows to front elevations should be timber and in traditional vertical proportions.

k. Fencing should be comparable and sympathetic with the scale and materials used in the area. Side fences in particular should be timber or traditional galvanised steel.

l. Ancillary buildings including garages, sheds and side fences should be plain galvanised steel consistent with traditional galvanised iron and their colour and material should not imitate the houses. Zincalume is an acceptable alternative.

Colour Schedules

A traditional heritage related colour scheme is preferred for the area where colours reflect those from the period of the particular building and are appropriate for the materials. Colours should be submitted to Council as part of the Development Application for consideration.



E.3.6. Railway St Character Area

E.3.6.1. Application of this section

Part E.3.6 applies to the precinct shown in the map below.

E.3.6.2. Objectives

The objectives for development in this precinct are:

a. To ensure that original intact and significant buildings are retained and conserved.

b. To ensure that new development is well designed and is compatible with the original and traditional characteristics of the streetscape.

c. To ensure that new development reinforces the typical bulk and scale of existing dwellings within the street and the area.

d. To ensure that the bulk and scale of new development does not have an unacceptable impact on the streetscape and the character of the locality.

e. To ensure that new development maintains the integrity of the design and style of the existing buildings within the street and the area.

f. To ensure that elevations to the street and public domain are well proportioned and designed.



E.3.6.3. Character Statement

Railway Street is located on the Cowra Central Business District. The central location of this area has made it an attractive location for redevelopment, particular medium density development. Whilst Council is supportive of new development in the area, it is important that new development is carried out in a manner that is sympathetic to the character of the area and contributes positively to the streetscape.

This area of Railway Street features a dominant pattern of Federation Style single detached and semi-detached brick and galvanised iron roofed dwellings and is regarded as having heritage streetscape qualities given the rare and distinctive sequence of early intact housing. Currently, dwellings are exclusively single storey. The dwellings have minimal side and front setbacks that are generally consistent within the streetscape. The roofscape is dominated by steeply sloped hipped roofs with most having prominent front facing gable ends. Other prominent features of the dwellings includes timber post verandas with galvanised iron bull-nose roofs and sunshades over existing vertically proportioned timber windows, supported by timber brackets.

The original design of the dwellings has not incorporated garages or sheds. These structures appear to have been constructed at a later date and are typically open carport type structures.

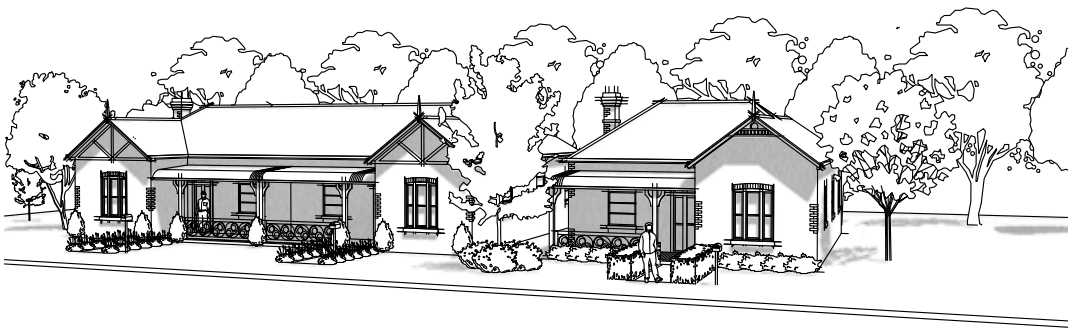
There are examples along Railway Street of carports that have been constructed forward of the building line, which do not complement the positive characteristics of the streetscape and should not be encouraged.

Considerable new development has occurred on the opposite side of the road over the last decade, and apart from bulk and scale, this development has generally not been designed in a manner that is consistent with the streetscape qualities of the Character Area. There is an opportunity to ensure that any future development in Railway Street reinforces the positive characteristics of the streetscape that have been described above. Replacement of elements and structures which detract from the significant original character will be actively encouraged and supported.

The key characteristics are:

- Face brickwork.
- Simple hipped galvanised iron roofs with prominent front gable ends.
- Vertically proportioned timber windows.
- Timber post verandas with galvanised iron bull-nose roofs.
- Sunshades over existing windows, supported by timber brackets.
- Consistent front setbacks.

The diagram below shows the typical architectural form of housing in the area:



E.3.6.4. Retention of Key Characteristics

It is important that the traditional integrity of the Railway Street Character Area is maintained. While it is accepted that some change will occur, this change should be harmonious with the character of the area. This means that new development, such as new houses, alterations and additions should reflect and interpret, without imitation, the character of the significant original building and the streetscape. The scale, form, massing, materials and details of new development therefore requires careful consideration.

In addition to the general controls contained in Sections E.1, E.2 & E.5 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Railway Street Character Area.

Streetscape

a. New development is to be consistent with the characteristics described in the character statement.

b. New ancillary buildings such as garages, sheds and carports should be consistent with the characteristics described in the character statement, unless they are located well behind the building line, are not immediately visible from the public domain and do not dominate the streetscape.

Bulk, Scale and Height

c. Due to the narrow street verge, new dwellings or dwelling alterations and additions should not be constructed with more than 1 storey.

d. Front fences forward of the building line (including front and side returns) must have a height that is not greater than the average of the front fences located along the southern side of Railway Street.

Setbacks

e. Any new buildings are to be setback the average of the setbacks of the neighbouring dwellings on either side, but not less than 3 metres.

Building Materials

f. For new dwellings and alterations or additions, the following building materials are preferred for various architectural components:

   i. Wall finishes to be face brick using bricks with a compatible colour and texture to those on the existing structure or those within the streetscape. Existing face brick should not be rendered or painted so as to retain the integrity and weatherproof qualities of the original walls.

   ii. Additions should be clearly expressed to maintain the integrity of the original building.

   iii. Roofs should be corrugated plain galvanised steel and gutters and downpipes are to be consistent with the original. Zincalume is an acceptable alternative.

   iv. Windows to front elevations should be timber and in traditional vertical proportions.

   v. Fencing should be comparable and sympathetic with the scale and materials used in the area. Side fences in particular should be timber or traditional galvanised steel.

   vi. Ancillary buildings including garages, sheds and side fences should be plain galvanised steel consistent with traditional galvanised iron and their colour and material should not imitate the houses. Zincalume is an acceptable alternative.

Colour Schedules

A traditional heritage related colour scheme is preferred for the area where colours reflect those from the period of the particular building and are appropriate for the materials. Colours should be submitted to Council as part of the Development Application for consideration.



E.3.7. Fitzroy St Character Area

E.3.7.1. Application of this section

Part E.3.7 applies to the precinct shown in the map below.

E.3.7.2. Objectives

The objectives for development in this precinct are:

a. To retain the existing significant houses which have intact original design and features.

b. To ensure that new development is well designed and is compatible with the positive characteristics of the streetscape.

c. To ensure that new development reinforces the typical bulk and scale of existing dwellings within the street and the area.

d. To ensure that the bulk and scale of new development does not have an unacceptable impact on the streetscape and the character of the locality.

e. To ensure that new development maintains the integrity of the design and style of the existing buildings within the street and the area.

f. To ensure that elevations to the street and public domain are well proportioned and designed.



E.3.7.3. Character Statement

Fitzroy Street has a north-south orientation and intersects with Kendal Street. Over recent years, residential areas abutting the Central Business District have proven to be popular locations for redevelopment and dwelling restoration projects.

This section of Fitzroy Street is dominated by Californian Bungalow style housing, which was a prominent form of architecture between 1910 and 1940. All of the dwellings in this area are exclusively single storey and most feature hipped galvanised iron roofs with brick chimneys, gabled front facades and asymmetrical "L" shaped porches with projecting villa fronts. The majority of dwellings in this area retain all of their original features and this integrity positively contributes to the character of the area.

The dwellings are well separated, typically by a side entrance driveway leading to the rear of the allotment. The streetscape is dominated by the dwellings and front gardens, with sheds and garages located well behind the established building line and constructed in a style and manner that complements the appearance of the dwelling. The majority of dwellings have low front fences constructed of a combination of masonry and open and / or landscaped elements, and are used effectively to delineate the public and private domains.

The section of Fitzroy Street is also unique because of the extra wide street verge, and attractive substantial street trees set within the road formation and this contributes to the character of the street and visual cohesiveness of the area.

The key characteristics are:

a. Californian Bungalow style housing.

b. Face brickwork.

c. Vertically proportioned windows.

d. Consistent roofscape featuring galvanised iron hipped roofs, projecting gables either side of a main hipped and vented roof, prominent brick chimneys and a prominent front gable.

e. Asymmetrical "L" shaped front porches beneath the verandah formed by the main roof.

f. Projecting villa front rooms.

g. Single storey dwellings.

h. Low front fences (typically a combination of masonry and open elements).

The diagram below shows the typical architectural form of housing in the area:



E.3.7.4. Retention of Key Characteristics

It is important that the character of the Fitzroy Street Character Area is maintained. While it is accepted that some change will occur, this change should be harmonious with the character of the area. This means that new development, such as new houses, alterations and additions should reflect and interpret, without imitation, the character of the significant original building and the streetscape. The scale, form, massing, materials and details of new development therefore requires careful consideration.

In addition to the general controls contained in Sections E.1, E.2 & E.5 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Darling Street Character Area.

Streetscape

a. New dwellings and dwelling alterations and additions are to be consistent with the characteristics described in the character statement.

b. New ancillary buildings such as garages, sheds and carports should be consistent with the characteristics described in the character statement, unless they are located well behind the building line, are not immediately visible from the public domain and do not dominate the streetscape.

Bulk, Scale and Height

c. New dwellings should not be constructed with more than 1 storey.

d. Two storey alterations or additions may be only be considered on the following grounds:

   i. The alteration or addition does not dominate the streetscape. In this regard, the alteration or addition should be located towards the rear of the allotment.

   ii. The roof design of the new dwelling is architecturally similar to the predominate roofscape characteristics in the street. In this regard, flat roofs will not be acceptable.

   iii. Tree planting is provided to screen the bulk and scale of the new elevation.

   iv. Notwithstanding control (d) where Council is of the opinion that such a height will significant overshadow neighbouring properties or adversely impact on privacy, then the development must be modified to the extent necessary to reduce the adverse impacts.

   v. Front fences forward of the building line (including front and side returns) must have a height that is not greater than the average of the front fences located within the Character Area.

Setbacks

e. Dwellings within the Fitzroy Street Character have consistent setbacks, averaging 5 metres. The objective is to blend new development into the public streetscape, and in this regard any new buildings are to be setback the average of the setbacks of the neighbouring dwellings on either side, but not less than 5 metres.

Building Materials

f. For new dwellings and alterations or additions, the following building materials are preferred for various architectural components:

   i. Wall finishes to be face brick using bricks with a compatible colour and texture to those on the existing structure or those within the streetscape. Existing face brick should not be rendered or painted so as to retain the integrity and weatherproof qualities of the original walls.

   ii. Additions should be clearly expressed to maintain the integrity of the original building.

   iii. Roofs should be corrugated plain galvanised steel and gutters and downpipes are to be consistent with the original. Zincalume is an acceptable alternative.

iv. Windows to front elevations should be timber and in traditional vertical proportions.

v. Fencing should be comparable and sympathetic with the scale and materials used in the area. Side fences in particular should be timber or traditional galvanised steel.

vi. Ancillary buildings including garages, sheds and side fences should be plain galvanised steel consistent with traditional galvanised iron and their colour and material should not imitate the houses. Zincalume is an acceptable alternative.

Colour Schedules

A traditional heritage related colour scheme is preferred for the area where colours reflect those from the period of the particular building and are appropriate for the materials. Colours should be submitted to Council as part of the Development Application for consideration.



E.3.8. Parkes St Character Area

E.3.8.1. Application of this section

Part E.3.8 applies to the precinct shown in the map below.

E.3.8.2. Objectives

The objectives for development in this precinct are:

a. To ensure that new development is well designed and is compatible with the traditional and positive characteristics of the streetscape.

b. To encourage new development to be carried out in a manner which is sympathetic with the heritage values of existing buildings in the area.



E.3.8.3. Character Statement

The Woodstock Commercial Precinct is centred along Parkes Street. It has a wide street verge and is the main Village thoroughfare, connecting to other towns and villages. For this reason, buildings within this precinct are highly visible to local and through-traffic and provide an appealing setting at the Village entrance.

Over recent years, there has been a decline in commercial activity within this precinct, with many buildings converted for residential use or remaining vacant. The buildings themselves are icons of an era, serving as reminders when this district was a thriving commercial hub for residents and the surrounding mixed farming district.

Prominent buildings include the former Woodstock Bank Building and the Woodstock Pub. There are also a number of other buildings with attractive and well articulated front verandahs, street awnings, parapet walls and facades that are built to the street alignment which contribute positively to the streetscape and visual cohesiveness of the area.

The key characteristics are:

- Traditional face brickwork on visible articulated front facades.
- Buildings constructed predominantly to the street alignment.
- Well articulated front facades, verandah & awnings.
- Traditional corrugated steel roofing and features.
- Low key advertising.

E.3.8.4. Retention of Key Characteristics

It is important that the character of the Woodstock Commercial Precinct is maintained. While it is accepted that some change will occur, this change should be harmonious with the character of the area. New development should reflect and interpret, without imitation, the character of the area. The scale, form, massing, materials and details of new development therefore requires careful consideration.

In addition to the general controls contained in Sections E.1, E.2 and E.5 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Woodstock Commercial Precinct:

Streetscape

a. New development is to be consistent with the characteristics described in the character statement.

b. New ancillary buildings should be located well behind the building line and should not dominate the streetscape.

c. Prominent architectural features on existing buildings should be retained where possible, including parapet walls, awnings, front verandahs, balustrade treatments, window awnings and any associated articulation treatments.

d. Redevelopment proposals are encouraged to retain and / or rejuvenate existing front building facades which have prominent architectural features that positively contribute to the streetscape.

Setbacks

e. Buildings along Parkes Street and Rankin Street are built predominantly to the street alignment, providing direct access from pedestrian areas into building fronts. The objective is to ensure continuity along the streetscape, and in this regard new buildings are to be setback:

   i. Predominantly to the street alignment, or

   ii. The average of existing buildings on neighbouring allotments, with variations of up to 1 metre permitted.

Building Materials

f. The following building materials are preferred for various architectural components:

   i. Wall finishes to be face brick using bricks with a compatible colour and texture to those on the existing structure or those within the streetscape. Existing face brick should not be rendered or painted so as to retain the integrity and weatherproof qualities of the original walls.

   ii. Additions should be clearly expressed to maintain the integrity of the original building.

   iii. Roofs should be corrugated plain galvanised steel and gutters and downpipes are to be consistent with the original. Zincalume is an acceptable alternative.

   iv. Fencing should be comparable and sympathetic with the scale and materials used in the area.

Colour Schedules

A traditional heritage related colour scheme is preferred for the area where colours reflect those from the period of the particular building and are appropriate for the materials. Colours should be submitted to Council as part of the Development Application for consideration.



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Valley View Estate

PART E.4

Part E.4 provides standards and controls for development that is specifically located on land within Valley View Estate - a residential subdivision located in Cowra Township.

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E.4.1. Application of this Section

Part E.4 applies only to the land which has been shown in the map below and applies to any development types that are permissible with consent including:

a. Single dwelling proposals.

b. Proposals involving the erection of more than one dwelling on the land, regardless of any proposal to separate those dwellings by way of land subdivision.

c. Ancillary development types.



E.4.2. Context

Valley View Estate is the name given to a new residential subdivision development located on the eastern fringe of the Cowra Township adjoining the Cowra Peace Precinct. The development of land at Valley View Estate is being completed as a private works project by Cowra Council and has been progressed over a number of stages since the early 2000's.

As part of the marketing and development of the latest stage of subdivision at Valley View Estate, Cowra Council prepared Building and Site Design Guidelines. The Guidelines were prepared by Council to establish a vision for urban form and to ensure that new development in this location responds appropriately to the unique setting of the land adjacent to the Cowra Peace Precinct.

Part E.4 of the DCP translates the Building and Site Design Guidelines into planning controls and standards that will apply to all forms of residential development at Valley View Estate.

E.4.3. Relationship to other Parts

The objectives and planning controls in Parts E.1, E.2, E.3 and E.5 will continue to apply to relevant forms of new development at Valley View Estate including single and medium density dwelling proposals.

Part E.4 contains objectives and planning controls which are additional to those contained Parts E.1, E.2, E.3 and E.5.

In the event of any inconsistency, the objectives and planning controls contained in Part E.4 will prevail over those contained in Parts E.1, E.2, E.3 and E.5 to the extent of that inconsistency.

E.4.4. Streetscape Controls

Streetscape is a term that is used to describe the natural and built characteristics of a street. Requiring new development to comply with some basic planning controls and standards can greatly improve the presentation of the streetscape and overall resident amenity.

E.4.4.1. Objectives

The objectives for streetscape at Valley View Estate are:

a. To encourage creativity in building design.

b. To create high levels of visual interest within the streetscape.

c. To create consistency in building line setbacks.

d. To create adequate levels of separation between new buildings and structures on adjoining lots.

e. To encourage building facades that are attractive when view from public spaces.

f. To ensure that new buildings present suitably when viewed from the Cowra Peace Precinct.

E.4.4.2. Planning Controls

a. For new single or medium density dwelling proposals on land to which Part E.4 applies, the following setback controls apply:

Boundary	Minimum Setback
Single Dwelling Proposals	
Primary Road	8m
Secondary Road	4.5m
Side	2m - single storey
	3m - two storey or more
Rear	8m
Medium Density Dwelling Proposals	
Primary Road	8m
Secondary Road	4.5m
Side	2m - single storey
	3m - two storey or more
Rear	5m

Note - or a greater side setback is to be provided where required to comply with private open space controls contained in Control E.2.15.

b. Building facades that directly face a street or the Cowra Peace Precinct must be properly articulated. The maximum straight wall length without architectural features is 5m for the primary street frontage or 10m for a secondary street frontage or side boundary. Architectural features include a stepped facade, change in materials or verandahs and porches.

c. For corner lots, or lots with a frontage to the Cowra Peace Precinct, dwellings are designed with attractive and articulated facades that address both street frontages.

d. Air conditioning units and other similar ancillary structures must be located behind the front elevation of the dwelling and be appropriately screened if visible from a public street or the Cowra Peace Precinct.

E.4.5. Building Design

Building design is an important part of creating attractive places to live and improving amenity. Valley View Estate is being developed as a premium residential estate, so it is important that new buildings in the area are designed to a high standard with appropriate finishes that will reflect the prestige of the area.

E.4.5.1. Objectives

The objectives for building design at Valley View Estate are:

a. To create variation in building appearance along the street.

b. To ensure dwellings are constructed with high quality finishes that add value to the area.

c. To minimise adverse impacts on the natural setting of the adjoining Cowra Peace Precinct.

E.4.5.2. Planning Controls

For new dwellings constructed on land to which Part E.4 applies, the following controls apply:

a. At least two different forms of external building materials must be incorporated into the front facade design. Suggested materials are detailed in the table below. Other materials that deliver a high quality finish will be considered by Council on merit.

Building Facade	Material
Primary	Face / rendered brick
	Bagged / painted brick
Secondary	Timber
	Textured cement sheet
	Weatherboard cladding
	Stone
	Face brick

b. New dwellings must have a roof design that complies with the controls in the table below.

Roof type	Min. Pitch	Max. Pitch
Traditional	22.5°	N/A
Gable	22.5°	N/A
Skillion	5°	15°
Flat	5°	15°

c. A neutral colour scheme is preferred for new buildings. Colours must be noted / detailed on architectural plans submitted to Council as part of a Development Application.

E.4.6. Ancillary Development

Ancillary development is a term used to describe buildings, structures and site features that are secondary to the main dwelling. Whilst ancillary development types are usually smaller than a dwelling, they can still create adverse visual and amenity impacts if they are not properly sited and designed.

E.4.6.1. Objectives

The objectives for ancillary development at Valley View Estate are:

a. To ensure that the design and siting of ancillary development is properly considered as part of the overall site design.

b. To minimise adverse visual impacts caused by poorly designed and sited ancillary development.

c. To encourage landscaping that enhances streetscape appearance and respects the natural setting of Valley View Estate and the Peace Precinct. Native plants are encouraged.

E.4.6.2. Planning Controls

For new ancillary buildings constructed on land to which Part E.4 applies, the following controls apply:

a. Development Applications for new dwelling(s) must include plans demonstrating that at least 25% of the site area forward of the main building line will be landscaped.

b. Driveways should be a minimum of 1 metre from a side boundary to allow for appropriate landscape treatments to the boundary and enhance the visual separation between houses.

c. Driveways and paths must be finished with materials that blend or complement the colours and design of the dwelling and natural landscape. Concrete driveways and paths must not be stencilled.

d. Fences forward of the front building line are not permissible.

e. Garages, shed buildings, carports and the like must not be constructed forward of the building line, and must not have a height that is greater than 4 metres.

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Ancillary Development

PART E.5

This part provides standards and controls for development that is ancillary (or secondary) to residential development within urban and village areas in the Cowra Local Government Area.

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E.5.1. Application of this Section

Part E.5 applies to ancillary residential development, which are outbuildings and structures that are ancillary to and generally detached from the main residential development. Examples of ancillary development are workshops, storage sheds, garden sheds, pools, tennis courts and fences. Ancillary development should be considered as part of the preliminary design phase to minimise impacts.

Where ancillary development cannot be erected as exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, a Development Application must be lodged with Council and the controls contained in this Section complied with.

E.5.2. Objectives

The objectives for ancillary development are:

a. To provide for ancillary development that enhances the amenity of residents without compromising the amenity of adjoining dwellings or the area.

b. To ensure that materials and colours are compatible with the surrounding natural environment and the dwelling.

c. To minimise the visibility of ancillary development from public spaces.

d. To minimise acoustic impacts associated with ancillary development.

E.5.3. Ancillary buildings - attached

Examples of the most common types of ancillary buildings that are normally attached to the main dwelling include carports, pergolas / patios, balconies, decks / terraces, verandahs, garages

E.5.3.1. Setback Controls

a. The setback of a new building must not be less than what is required in accordance with the Building Code of Australia.

b. New buildings should not be erected between the front property boundary and the front building line of the existing (or approved) dwelling.

c. Notwithstanding control (b), Council may consider the erection of an ancillary building (attached) that is within the front setback area, provided:

   i. The structure does not encroach any property boundary.

   ii. The structure is not enclosed. It can be demonstrated that the design will not significantly impact on the streetscape.

   iii. There are no objections received from immediately adjoining or adjacent landowners.

   iv. Where the building is a carport, it can be demonstrated that there are no other practical alternatives for the placement of the building behind the building line, and a new driveway is not required for access.

   v. Where the structure is a carport, the structure is not wider than 6m or 50% of the total width of the existing dwelling frontage, whichever is the lesser.

d. For dwellings with attached garages, the garage component should be setback equal to or behind the primary elevation of the dwelling and should not have a width that exceeds 50% of the total width of the dwelling.

e. Where the building is proposed to be constructed on a corner lot, the following additional controls apply:

   i. The setback to the boundary adjoining the primary street frontage should be the same setback that will result from compliance with controls (b), or (c).

   ii. The setback to the boundary adjoining the secondary street frontage is always at least 4.5m, or behind the existing building line, whichever is the lesser.

E.5.3.2. Building Appearance

a. New buildings should be designed to be consistent with or compliment the appearance of the existing dwelling. Factory pre-coloured / or new building materials should be used unless it can demonstrated that other finishes / materials would create a more positive contribution to the streetscape or surrounding environment.

b. The scale of new ancillary buildings should be consistent with the dwelling to which it is attached.

E.5.4. Ancillary buildings - detached

Examples of the most common types of ancillary buildings that are generally detached to the main dwelling include carports, pergolas / patios, garages, outbuildings, studios.

E.5.4.1. Setback Controls

a. The setback of a new building must not be less than what is required in accordance with the Building Code of Australia.

b. New buildings should not be erected between the front property boundary and the front building line.

c. Notwithstanding control (b), Council may consider the erection of an ancillary building (detached) that is within the front setback area, provided:

   i. The structure does not encroach any property boundary.

   ii. The structure is not enclosed.

   iii. The structure does not have a height that exceeds 2.7m or the gutter level of the existing dwelling, whichever is the lesser.

   iv. It can be demonstrated that the design will not significantly impact on the streetscape.

   v. There are no objections received from immediately adjoining or adjacent landowners.

   vi. Where the building is a carport, it can be demonstrated that there are no other practical alternatives for the placement of the building behind the building line, and a new driveway is not required for access.

   vii. The structure is not wider than 6m or 50% of the total width of the existing dwelling frontage, whichever is the lesser.

d. New buildings should be accessed from the same driveway servicing the property, where one already exists.

e. Where the building is proposed to be constructed on a corner lot, the following additional controls apply:

   i. The setback to the boundary adjoining the primary street frontage should be the same setback that will result from compliance with controls (b) or (c).

   ii. The setback to the boundary adjoining the secondary street frontage is always at least 4.5m, or behind the existing building line, whichever is the lesser.

E.5.4.2. Building Appearance

a. New buildings should be designed to be consistent with or compliment the appearance of the existing dwelling. Factory pre-coloured / or new building materials should be used unless it can demonstrated that other finishes / materials would create a more positive contribution to the streetscape or surrounding environment.

b. The scale of new ancillary buildings should be consistent with the dwelling and should not be more than 4.8 metres high, measured from natural ground level to the peak of the structure.

E.5.5. Private Swimming Pool Controls

Properly designing and siting a private swimming pool is essential for maximising the enjoyment of the pool as well as minimising nuisance levels to adjoining neighbours.

The following controls apply to new swimming pools:

a. Swimming pools and spas should be located behind the front building line, and generally in the rear or side yard space.

b. Lighting if installed, is to be arranged in such a manner as not to interfere with the amenity of the neighbourhood.

c. The pool is to be kerbed and/or drained to prevent surface water gaining access to the pool .This must not cause stormwater to be directed onto an adjoining property. Swimming pools must not adversely affect the existing stormwater management system.

d. Pools are to be located at least 3 metres from the trunk of a tree over 5 metres in height which is required to be retained on the site or is located on a neighbouring property.

e. The position of the swimming pool in relation to neighbours and other residents must be considered to reduce noise associated with activities carried out in the swimming pool or from associated the swimming pool equipment, such as cleaning equipment.

f. The pool pump/filter is to be located as far away as practicable from habitable rooms in neighbouring dwellings.

Note: This section supplements the statutory controls contained in the Swimming Pools Act 1992, and Australian Standards. Where there is any inconsistency, the provisions of the Swimming Pools Act 1992 and its Regulation, and AS 1926 – Swimming Pool Safety will take precedence over the controls contained in this section.

E.5.6. Fencing Controls

The design of fences has an impact on the real and perceived safety and security of residents as well as on the amenity of the public domain and streetscape character. The visual impact, scale and design of fences all need to be carefully considered. The provisions of the Dividing Fences Act, 1991, must be considered when erecting a fence. This Act is not administered by Council. The provisions of this Act regulate the construction and repair of dividing fences between properties including procedures for the apportionment of costs between owners.

The following controls apply to new fences:

E.5.6.1. Front Fences

a. Front and side return fences should:

   i. Not be higher than 1.2 metres.

   ii. Not be higher than 0.9 metres if it is a solid design.

   iii. Not be constructed of colourbond, if it is a front fence.

   iv. Reflect the design and character of the dwelling and other buildings along the street.

b. Front fences higher than 1.2 metres will be considered but only where:

   i. The fence will not be higher than the average front fence height prevailing along the streetscape; and

   ii. The fence will be constructed with a combination of solid and open elements having a minimum aperture of 0.25m. Solid fences higher than 1.2 metres are not permitted.

   iii. The fence will reflect the design and character of the dwelling and other buildings along the street.

   iv. The fence will not impede sight distances for traffic on public roads.

E.5.6.2. Side and Rear Fences

a. Side and rear fences (behind the building line) should be a maximum height of 1.8 metres above ground level. If the fence is on a sloping site and stepped to accommodate the fall in land, it should not be higher than 2.1 metres above existing ground level at each step.

b. Powder coated metal (Colorbond) fences are not preferred on street frontages of corner allotments, forward of the building line.

c. All fencing should be constructed of new materials of the same colour, especially those fences that are visible from a public road.

E.5.7. Waste Management Controls

It is important to consider the design and siting of garbage storage areas, particularly for medium density housing to ensure that these areas are both accessible to residents and waste collection vehicles and do not result in adverse odour or visual impacts both within and external to the development.

E.5.7.1. Single Dwellings

a. Each dwelling should provide suitable bin storage area to accommodate 3 x 240 litre mobile garbage bins per dwelling.

b. The location of the on-site bin storage areas should be located so as not to impact negatively on the visual amenity of the area and should preferably be located in the rear yard of the premises. The area should also be designed to minimise impacts on neighbours, particularly from odour and vermin.

c. Each dwelling and its environs are to be designed to allow the easy collection of garbage and recycling bins from a suitable kerbside point.

E.5.7.2. Medium Density Housing

a. Where possible, each dwelling should be provided with sufficient on-site space to store Council's garbage and recycling bins within the confines of their own private open space. Where this is not possible, suitable bin storage area is to be provided to accommodate 3 x 240 litre mobile garbage bins per dwelling. Special consideration must be given to:

   i. The area's visual amenity.

   ii. Potential impacts on neighbours, both within and external to the development site.

   iii. The provision of adequate services for cleaning and draining the area.

   iv. The accessibility of the bin storage area to each dwelling and the point where waste collection will occur. If the waste collection vehicle cannot access the bins, they will not be collected.

   v. It may be necessary to provide evidence that a private contractor can be engaged to service the development, if bins cannot be collected by a public waste collection vehicle from a suitable kerbside point.

E.5.8. Rainwater Tanks

Rainwater means water that is discharged from non-trafficable roof areas within a development site. A rainwater tank is designed for the capture and storage of rainwater collected from all site roof areas (including separate garages / sheds etc) and is typically used for toilet flushing, laundry, garden irrigation and hot water.

The installation of rainwater tanks will be required for most new residential dwellings in order to achieve the water efficiency targets set by the NSW Government's BASIX scheme. Where a rainwater tank is required, it will be sized according to BASIX requirements and detailed on development plans submitted to Council for approval.

The following controls apply to new rainwater tanks:

a. Tanks should be fitted with a gutter flush bypass to prevent build up of foreign materials in the tank. A first-flush rainwater diverter can be installed to drain away the first 50 litres of water (approximately) which can contain pollutants washed off the roof when rain starts.

b. Tanks should be fitted with an overflow which connected back into the existing stormwater system servicing the building. Overflow must not be directed into a sewer pipe or to an adjoining property, or cause nuisance to adjoining landowners.

c. Any base or support structure for a rainwater tank must be installed in accordance with the manufacturers or engineers details. Rainwater tanks cannot be fixed to a wall of a building unless certified by a practicing and suitably qualified structural engineer.

d. Where tank water is proposed to be connected to the same plumbing as Council's reticulated water supply, a backflow prevention device must be fitted (by a licenced plumber) to the reticulated water service on the customer's side of the water meter. No connections are permitted between the water metre & the backflow prevention device.

e. Where the installation of a pump is required, it should be enclosed in a noise proof enclosure or located as far away as possible to sensitive areas of neighbouring dwellings to minimise the potential for noise disturbance.

E.5.9. Site Facility Controls

Planning for site facilities is an important element of the design process that is often overlooked. The location of site facilities should be carefully considered to ensure that residential developments function in a user friendly manner.

E.5.9.1. Letterboxes

a. Each dwelling must be provided with an appropriate letter box to facilitate the delivery of mail and other postal services.

b. Letterboxes should comply with the minimum requirements of Australia Post, which are:

   i. Minimum dimensions - 230mm wide (left to right) x 330mm deep (front to back) x 160mm high (top to bottom)

   ii. Full width slot, but not large enough for a persons to hand to fit through, elevated between 0.9 metres and 1.2 metres above ground.

   iii. Clearly displayed street address.

c. Letterboxes should be located in a position that is easy to access, clearly in view and next to the driveway or a similar position. This is particularly important for medium density housing.

d. The design of letterboxes should be sympathetic to the design the dwelling that it services and the character of the street.

e. Materials used in the construction of letterboxes are to be solid and stable on the ground.

E.5.9.2. Clothes Drying Facilities

a. Provision shall be made for external clothes drying areas for dwelling. A minimum of 4.5m2 per dwelling is to be provided.

b. Clothes drying areas should be located in a rear services area that receives adequate sunlight access and should be suitably screened from the public domain.

E.5.10. Servicing Controls

All new residential dwellings are expected to be serviced to a minimum level. The provision of essential services allows residential development to function properly within an urban environment and helps to ensure that neighbouring property owners are not adversely impact by new residential buildings and associated activities.

E.5.10.1. Energy + Telecommunication Services

a. All dwellings must be provided with an adequate energy supply that meets with the requirements of BASIX, and / or the relevant service provider.

b. All dwellings must be provided with an adequate telecommunications supply that meets with the requirements of the relevant service provider.

c. Underground energy and telecommunications services should be provided where ever possible.

E.5.10.2. Stormwater

a. All roofed, paved and other hardstand surface areas must be drained to the Council's street drainage system, piped drainage system, or other approved drainage system to the satisfaction of Council.

b. All stormwater drainage lines should be gravity fed to a legal point of discharge. Pump-out stormwater drainage systems are not permitted as the sole method for stormwater disposal in medium density housing developments.

c. Concept stormwater plans at a minimum shall accompany applications for medium density housing developments, unless requested to demonstrate further detail. The stormwater drainage design should ensure that post-development peak flows match pre-development peak flows.

d. All stormwater from the development site must be properly managed and not permitted to flow onto adjoining land.

E.5.10.3. Water and Sewer

a. All dwellings (including those in medium density housing) must be provided with separate connections to Council's reticulated water supply system. Any relevant headworks contributions (in accordance with Council's Developer Servicing Plan current at the time of payment) will be required to be paid to Council prior to the issue of the Occupation or Subdivision Certificate.

b. All dwellings (including those in medium density housing) in the R1, E1, and E3 zones must be provided with separate connections to Council's reticulated sewer supply system. Any relevant headworks contributions (in accordance with (in accordance with Council's Developer Servicing Plan current at the time of payment) will be required to be paid to Council prior to the issue of the Occupation or Subdivision Certificate.

c. All dwellings (including those in medium density housing) in the RU5 zone that cannot be connected to reticulated sewer must comply with the following controls.

    i. The proposed method of effluent disposal and the associated waste water disposal area must comply with AS/NZS1547:2000 – On-site Domestic Wastewater Management and the most current version of the Environmental Health Protection Guidelines On-site Sewage Management for Single Households. Recommended buffer distances are shown in the Table over page.

    ii. The location and proposed method of waste water disposal must be shown on the plans submitted with the Development Application. A report prepared by a suitably qualified Geotechnical Engineer may also be requested by Council as part of the Development Application.

Tourist & Visitor Accommodation	Parking Requirements
All land application systems	100m to permanent surface waters (e.g. river, streams, lakes).
	250m to domestic groundwater well.
	40m to other waters (e.g. farm dams, intermittent waterways).
Surface spray irrigation	6m if area is up-gradient of driveways and property boundaries.
	3m if area is down-gradient of driveways and property boundaries.
	15m to dwellings.
	3m to paths and walkways.
	6m to swimming pools.
Surface drip and trickle irrigation	6m it area is up-gradient and 3m if area is down-gradient of swimming pools, property boundaries, driveways and buildings.
Subsurface irrigation	6m if area is up-gradient and 3m if area is down-gradient of swimming pools, property boundaries, driveways and buildings.
Absorption system	12m if area is up-gradient and 6m if area is down-gradient of property boundary.
	6m if area is up-gradient and 3m if area is down-gradient of swimming pools, driveways and buildings.


PREPARED BY
COWRA SHIRE COUNCIL
116 KENDAL STREET
COWRA NSW 2794
2026
DEVELOPMENT
Control Plan

Rural Development

PART F



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116 KENDAL STREET
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2026

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PART F | RURAL DEVELOPMENT
COWRA DCP 2026
3

COWRA COUNCIL
DEVELOPMENT
Control Plan 2026

Rural Dwellings

PART F.1

This Part provides the standards and controls for dwelling development within the rural areas of the Cowra Shire Local Government Area.

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F.1.1. Application of this part

Part F.1 applies to new dwellings, plus alterations and additions to existing dwellings, on land that is located within the following zones under Cowra Local Environmental Plan 2012:

a. RU1 Primary Production

b. RU4 Primary Production Small Lots

c. C3 Environmental Management

F.1.2. Objectives

The objectives for rural dwellings are:

a. To provide housing in rural areas that is ancillary to agriculture.

b. To minimise potential conflict between residential and agricultural activities carried out on the land, and on adjoining land.

c. To ensure that new dwellings do not compromise rural character or amenity.

d. To minimise environmental degradation by ensuring new dwellings are located away from areas of environmental sensitivity.

e. To ensure a safe standard of access is provided to rural properties.

f. To minimise the risk of bushfire attack on new dwellings in rural areas and ensure adequate water resources are provided for fire fighting purposes.

g. To ensure that dwellings are not impacted by flooding from rivers, creeks, intermittent drainage lines or any other water bodies.

h. To ensure that new dwellings incorporate facilities to properly manage domestic effluent.

F.1.3. Siting Controls

One of the most important decisions that will need to be made when constructing a new rural dwelling is where it will be located (or sited) on the property. This decision should be made having regard to the constraints and opportunities of the land, the immediate locality and the wider environment. If dwellings are sited appropriately, there is less risk of creating land-use conflict or impacting on the environment or rural amenity.

The following controls apply to new rural dwellings:

a. Rural dwellings should be sited so as to protect and promote opportunities for agricultural activities to be carried out on the land, and on adjoining land.

b. Rural dwellings should be sited in a manner that minimises land degradation, alteration of natural drainage patterns, pollution of groundwater, and the spread of noxious plants and animals.

c. Rural dwellings should be sited, where possible, away from visually prominent areas. Where this is not possible, the dwelling should be designed to blend into the rural landscape.

d. Rural dwellings should be sited so as to conserve or enhance any significant environmental features of the land, such as natural forms, remnant vegetation, wetlands, natural watercourses and drainage lines.

e. Rural dwellings should be sited a minimum distance of 40 metres from any creek, river, intermittent drainage line or any other water body, and or outside of areas that are prone to flooding.

f. Rural dwellings should be sited within a designated building envelope, where these are shown on the Deposited Plan (survey diagram) that relates to the Land Title.

g. The dwelling should be located outside of any areas that are prone to flooding from rivers, creeks, intermittent drainage lines and other water bodies.

F.1.4. Setback Controls

Ensuring there is adequate separation between agricultural and residential activities is an important part of planning for development in rural areas. It is about protecting the productive capacity of agricultural land and minimising the risk of land-use conflict occurring between residential and agricultural activities.

The controls in this section will apply to proposals involving the erection of new rural dwellings. The amount of separation required will vary depending on the nature of the agricultural activity being carried out on the neighbouring land.

F.1.4.1. Dwellings on Rural Land

a. The recommended setbacks for new dwellings in rural areas are shown in the table to the right.

   Council may consider a setback to an existing agricultural activity that is less than the recommended distance, but only where appropriate studies have confirmed that odour and noise from the existing agricultural activity will not cause significant land-use conflict issues.

   In relation to land used for grazing of livestock, Council may apply the setback control for cropping / cultivation land if it is considered that the land is capable of being used for this purpose.

b. Despite control (a), the setback distance to cropping / cultivation land may be reduced to not less than 40m, but only where a vegetated buffer is or will be provided in accordance with Appendix A of this Part.

c. Where the adjoining lot is not used or capable of being used for any of the uses listed in the table, then a minimum setback of 20m will apply to that boundary. For these scenarios, Council will not apply the buffer requirements in Appendix A.

Activity on adjoining land	Setback
Piggeries (Housing & Waste Storage)	1000m
Feedlots (Yards & Waste Storage)	1000m
Poultry (Sheds & Waste Storage)	1000m
Dairies (Sheds & Waste Storage)	500m
Rabbits (Wet Shed, ponds & irrigation	150m
Other intensive operations	Site Specific
Grazing of livestock	50m
Cropping / Cultivation	150m
Horticulture / Viticulture	150m
Turf Farms	150m
Rural Industries	500m
Potential Hazardous / Offensive Industry	1000m
Mining / Extractive Industry (no blasting)	500m
Mining / Extractive Industry (blasting)	1000m
Other primary industry activities	Site Specific
Central Tablelands Water Bore - Refer Park K of DCP for further detail.	500m

F.1.4.2. Replacement Dwellings

a. Where a rural dwelling is proposed in replacement of an existing rural dwelling, the setbacks required in accordance with the Table in control (a) may be reduced but only where Council is satisfied that the siting of the replacement dwelling will not create additional adverse impacts on the primary industry activity being carried out on adjoining or nearby land.

F.1.4.3. Dwellings on small lot subdivision blocks

b. There are a number of rural areas within the Cowra Shire that have been subdivided into small lots ranging in size in size from 2 hectares to 40 hectares. These lots have been created for the principal purpose of accommodating a dwelling. Agriculture is not the primary use of the lots and for this reason, the normal setback rules for dwellings in agricultural areas do not apply.

The small lot subdivision blocks have been mapped in Appendix B. For these lots, the setback controls are outlined in the table below.

F.1.4.4. Secondary Dwellings

a. The setback controls for secondary dwellings are the same setbacks that are contained in Section F.1.5.1.

b. Notwithstanding control (a) above, Council will accept a reduced setback for the secondary dwelling where it can be demonstrated that:

   i. The new dwelling is located within the same curtilage as the primary dwelling, and

   ii. The location of the secondary dwelling will not create additional adverse impacts on the primary industry activity being carried out on adjoining or nearby land.

Activity on adjoining land	Setback
The lot has a designated building envelope	Dwellings must be located wholly within the designated building envelope.
The minimum setback to any boundary that is shared with a lot that is also mapped in Appendix B	20 metres.
Minimum setback to any boundary that is shared with a lot that is not mapped in Appendix B	Setback should be in accordance with the Table on Page. 6 Where the size and configuration of the lot is such that the recommended setback distances in the Table on Page 6 cannot be achieved, then the maximum achievable setback should be implemented having regard to any topographical, environmental or servicing constraints.

F.1.5. Building Appearance Controls

Cowra Shire boasts highly attractive landscapes and picturesque views. These vistas are highly valued by residents and it is important that the design and siting of new buildings does not detract from these features.

The following controls apply to rural dwellings:

a. Building materials should be naturally textured and coloured and sympathetic to the natural environment.

b. Highly reflective materials should be avoided where possible, particularly in visually prominent locations.

c. The bulk and scale of buildings should not create adverse visual impacts when viewed from neighbouring properties or town or village entry points.

F.1.6. Cut and fill Controls

By managing the extent of cut and fill used on building sites, it is possible to maintain the integrity of natural topography and minimise impacts on drainage, soil stability and structural integrity.

The following controls apply to new dwellings:

a. Development applications for new dwellings on sloping sites should be accompanied by a cut and fill plan, prepared to scale, showing the extent of all cut and fill proposed for the development.

F.1.7. Access Controls

Access provided to rural properties must be engineered and constructed appropriately to facilitate safe ingress and egress to the public road system for all types of vehicles.

The following controls apply to rural dwellings:

a. Access to new rural dwellings should be gained via the Council's public local road network and not directly onto a classified road or highway.

b. Exceptions to control (a) include new rural dwellings being constructed on existing subdivision lots that have been approved with entrances onto a classified road or highway, or existing farm lots where there are no other practical means of access available.

c. Where the proposed dwelling gains access to a Council public local road, the entrance to the lot is to be constructed or upgraded in accordance with Cowra Shire Council engineering standards.

d. Where the proposed dwelling gains access to a classified road or a highway, the entrance to the lot is to be constructed, or upgraded, in accordance with the requirements of Transport for New South Wales.

e. Newly constructed or upgraded entrances located off sealed road networks must also be sealed to the property gateway in accordance with Cowra Shire Council engineering standards.

f. New entrance locations must be sited in consultation with Council Shire Council.

F.1.8. Onsite Sewage Management Controls

The majority of rural dwellings are constructed in locations that do not have access to reticulated sewer. In these cases, on-site waste disposal is the only method of treating domestic effluent. Properly designed and installed waste disposal systems are important to prevent detrimental impacts on the environment and public health in general.

The following controls apply to rural dwellings:

a. The proposed method of effluent disposal and the associated waste water disposal area must comply with AS/NZS1547:2000 – On-site Domestic Wastewater Management and the most current version of the Environmental Health Protection Guidelines On-site Sewage Management for Single Households. Recommended buffer distances are shown in the Table below.

b. The location and proposed method of waste water disposal should be shown on the plans submitted with the Development Application. A report prepared by a suitably qualified Geotechnical Engineer may also be requested by Council as part of the Development Application.

Note - The values are recommended minimum, based on ideal site and soil conditions. If these conditions are less than ideal, the minimum buffer distances should be increased.

System	Recommended Buffer Distances
All land application systems	100m to permanent surface waters. 250m to any domestic groundwater well. 40m to other waters (e.g. farm dams, intermittent waterways).
Surface spray irrigation	6m if area is up-gradient of driveways and property boundaries. 3m if area is down-gradient of driveways and property boundaries. 15m to dwellings. 3m to paths and walkways. 6m to swimming pools.
Surface drip and trickle irrigation	6m if area is up-gradient and 3m if area is down-gradient of swimming pools, property boundaries, driveways and buildings.
Subsurface irrigation	6m if area is up-gradient and 3m if area is down-gradient of swimming pools, property boundaries, driveways and buildings.
Absorption system	12m if area is up-gradient and 6m if area is down-gradient of property boundary. 6m if area is up-gradient and 3m if area is down-gradient of swimming pools, driveways and buildings.
All systems	500m to a drinking water bore managed by Central Tablelands Water.

F.1.9. Water Supply Controls

Water plays a key role for rural properties. It is required for many purposes, including irrigation fire fighting and for stock and domestic purposes. Securing a sustainable water supply can be a difficult task, particularly during pro-longed periods of dry weather. The following controls are designed to ensure that rural dwellings are provided with adequate facilities for the storage of rainwater for domestic and fire fighting purposes.

The following controls apply to rural dwellings:

a. New rural dwellings that cannot be connected to a reticulated water supply should be supplied with a minimum 90,000 (up to 3 bedroom dwelling) or 120,000 litre (4 -plus bedrooms dwelling) tanked water storage, or an amount required in accordance with the BASIX, whichever is the greater

b. In addition to control (a), a minimum 10,000 litre tanked water storage, or an amount required in accordance with the NSW Rural Fire Service document 'Planning for Bushfire Protection', whichever is the greater, should be dedicated for fire fighting purposes.

c. The following provisions apply to all water storage supplies for fire fighting purposes:

    i. Any on-site stored water supply should be easily identifiable from the street frontage with appropriate signage directing fire fighters towards the side of the asset where the supply is located.

    ii. A suitable connection for fire fighting purposes should be made available. A 65mm Storz outlet with a gate or Ball valve is to be provided.

    iii. Gate or Ball valve and pipes should be adequate for water flow and should be metal rather than plastic.

    iv. Underground tanks should have an access hole of 200mm to allow tankers to refill direct from the tank. A hardened ground surface for truck access should be supplied within 4 metres of the access hole.

    v. Above ground tanks should be manufactured of concrete or metal and raised tanks should have their stands protected.

    vi. Plastic tanks are permitted, but only where appropriate protection measures for the tank are to be put in place.

    vii. Tanks on the hazard side of a building should have all above ground water pipes external to the building made of metal including and up to any taps. Pumps should be shielded.

    viii. Bores and creeks should not be used as a substitute for a dedicated static water supply.

Note: Where a water source contrary to the provisions above is proposed to be used, the application must be accompanied by a letter from the NSW Rural Fire Service that supports the alternative water source for fire fighting purposes.

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COWRA COUNCIL DEVELOPMENT Control Plan 2026

Eco-tourist Facilities

PART F.2

This Part provides the standards and controls for eco-tourist development where this is permissible within a land-use zone in the Cowra Local Government Area.

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F.2.1. Application of this part

Part F.2 of this Part applies to development for the purposes of eco-tourist facilities.

In accordance with Cowra Local Environmental Plan 2012, an Eco-tourist Facility means a building or place that:

a. Provides temporary or short-term accommodation to visitors on a commercial basis, and

b. Is located in or adjacent to an area with special ecological or cultural features, and

c. Is sensitively designed and located so as to minimise bulk, scale and overall physical footprint and any ecological or visual impact.

Clause 5.13 of Cowra Local Environmental Plan 2012 contains controls relating to the granting of consent for eco-tourist facilities. The controls contained in this section supplement Clause 5.13.

F.2.2. Objectives

The objectives are to enable eco-tourist facilities that:

a. Do not adversely impact on the agricultural productivity of land.

b. Protect natural areas of high conservation value.

c. Provide tourist facilities that enable people to experience natural areas.

F.2.3. Information Requirements

The following information is to be provided in support of Development Applications for Eco-Tourist Facilities:

a. A Management Plan, to be approved by Council. See Section 2.4 for details on the requirements for the Management Plan.

b. A statement demonstrating that the principles included in the definition of an 'eco-tourist facility' are met.

c. An assessment of the conservation value of the land.

d. Identification of the part of the land with high conservation value.

e. Plans showing the siting of all facilities and buildings. The plans must include the following information:

   i. Dimensions of proposed buildings.

   ii. Building heights and building setbacks from natural areas and other buildings.

   iii. Location of all natural areas and habitat areas to be restored.

   iv. Landscaping details and existing trees (to be removed or retained).

   v. Dimensions of all car parking spaces and driveway widths.

   vi. Type and colour of building materials.

   vii. Location of services and waste disposal facilities.

   viii. Details of all access to and within the site.

f. Information on the following to enable the consent authority to assess the proposed development under Clause 5.13 of Cowra Local Environmental Plan 2012:

   i. The connection between the development and the ecological, environmental and cultural values.

   ii. Details of the development and likely impact on the natural environment.

   iii. How the development enhances the appreciation of the environmental and cultural values of the site or area.

   iv. Measures to protect and or enhance natural resources and the natural environment.

   v. Waste generation.

   vi. Visual impact of the development.

   vii. Infrastructure (service areas, utilities, roads, access etc).

   viii. Impact on the agricultural productivity of adjoining land.

   ix. Management Strategy for minimising any impact on the natural environment.

F.2.4. Management Plan Requirements

As part of the submission of a Development Application to Council for an eco-tourist facility, applicants will be required to submit a management plan that addresses the following matters:

a. The Management Plan must identify land with significant ecological, environmental and cultural values that are the primary focus of the tourist activity, provide information on how the proposed development is going to use this land and if the areas are outside the site, subject of the proposed development, provide evidence of agreements / security that access to these natural areas is possible.

b. The Management Plan must assess the potential impacts of the development on the ecological, environmental and cultural values of the site, including adjoining land and include measures to minimise these impacts.

c. The Management Plan is to include detail that addresses the following matters:

    i. Impacts on native flora, fauna, habitat areas and habitat corridors.

    ii. Control of pest animals.

    iii. Weed control and management.

    iv. Management of riparian zones.

    v. Water quality and stormwater management.

    vi. Erosion and sediment control measures.

    vii. Bushfire management, including a bushfire evacuation plan where necessary.

    viii. Design of buildings and structures that are compatible with the natural environment, including limited visual intrusion.

    ix. Design of buildings and structures that are energy efficient, water efficient and constructed of ecologically designed / renewable building materials.

    x. An operational plan that demonstrates that the facility incorporates the most sustainable and integrated approach as possible to passive building design, energy efficiency, waste disposal, effluent disposal and stormwater management.

    xi. Construction works and measures to minimise impacts.

    xii. Land rehabilitation and maintenance.

    xiii. Landscape design.

    xiv. Preservation of cultural and historical sites.

    xv. Infrastructure and waste disposal.

    xvi. Access, pedestrian and vehicular movement.

    xvii. Tourist facilities, activities and programs.

    xviii. An environmental and cultural education program.

    xix. A flood evacuation plan (where necessary).

    xx. Visual impacts.

F.2.5. General Controls

The following general controls are to be taken into consideration by applicants proposing to construct an eco-tourist facility:

a. The development should provide facilities that enable people to experience land with significant ecological, environmental and cultural values.

b. The development should not adversely affect any natural areas with high conservation value.

c. The development should not adversely impact on land with significant ecological, environmental or cultural values.

d. The development should be located, constructed and managed so as to minimise the impact on the natural environment and areas with high conservation values.

e. The development should restore areas of natural habitat on the land.

f. The development should provide permanent accommodation only for people managing or operating the eco-tourist facility.

g. The development should not adversely affect the agricultural productivity of the land or nearby land.

h. The development should avoid visually prominent areas such as ridgelines, escarpments and watercourses.

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Appendix A

BUFFER REQUIREMENTS

Vegetated spray drift buffers should comply with the following controls:

a. The buffer should be a minimum width of 20 metres planted with trees and at least 10 metres clear of vegetation either side of the vegetated areas to give a total buffer width of 40 metres.

b. The buffer should contain random plantings of a variety of tree and shrub species of differing growth habits at spacings of 4 to 5 metres.

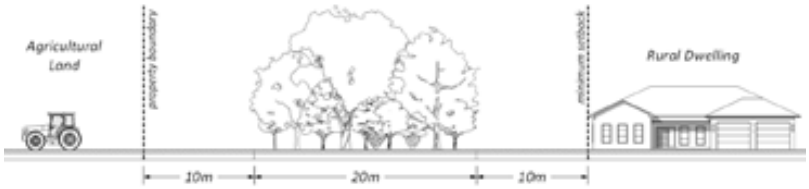
c. The buffer should include species which have a long, thin and rough foliage which facilitates the more efficient capture of spray droplets (see accompanying suggested species list), and which are suitable for the area.

d. The buffer should be a length that is at least 50m either side of the footprint of the proposed dwelling, or a length that is equal to the extent of the property boundary, whichever is the lesser.

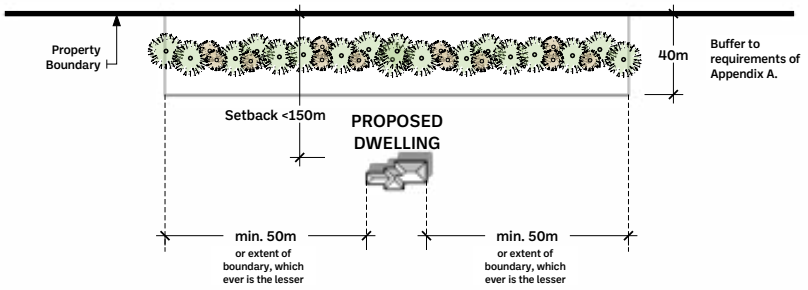
The controls for vegetated spray drift buffers are illustrated conceptually in the diagram shown below.

Note - The requirements for vegetated spray drift buffers are based on the following publications - 'Primary Industries Standing Committee Spray Drift Management Principles, Strategies and Supporting Information PISC (SCARM) Report 82' – published by the CSIRO in 2002, and 'Planning Guidelines: Separating Agricultural and Residential Land Uses' – published by the Queensland Department of Natural Resources in 1997.

Minimum Buffer Width



Minimum Buffer Length



Common Name / Botanical Name	Height	Growth Rate	Soil
Broadleaved Hickory / Acacia faciformis	5-12m	Fast	Sandstone and rocky soils
Fern Leaf Wattle / Acacia filicifolia	6-10m	Fast	Grows best in clay loam, silt
Fringed Wattle / Acacia fimbriata	10-15m	Fast	Grows best in deep moist acid soil
Sydney Golden Wattle / Acacia longifolia	5-6m	Fast	Prefers moist, acid soils, although grows in other conditions
Blackwood / melanoxylon	10-20m	Fast	Grows best in deep moist acid soil
Parramatta Green Wattle / Acacia parramattensis	to 8m	Fast	Dy, shallow sandy or clay soils
Silver Stemmed Wattle / Acacia parvipinnula	to 10m	Fast	Sandy soils, especially along creek lines
Black Oak / Allocasuarina littoralis	8-10m	Moderate	Grows well on both poor and well drained acid soils
Forest Oak / Allocasuarina torulosa	15-20m	Moderate	Will grow in light soils but more suited to the better types
Honeysuckle / Banksia integrifolia	12-18m	Fast	Poor, low phosphorus soils (don't fertilise), well or poorly drained soil
White Bottlebrush / Callistemon salignus	5-7m	Fast	Light to heavy soil. Frost tolerate
White Cyprus / Callitris columellaris	15-20m	Moderate	Frost resistant, prefers sandy loamy soil
River Oak / Casuarina cunninghamiana	10-20m	Fast	Good, well drained loam, needs plenty of moisture, responds to irrigation
Swamp Oak / Casuarina glauca	10-12m	Fast	Moist, will grow on marshy or saline soil or poorly drained pug.
Tuckeroo / Cupaniopsis anarcardioides	5-10m	Fast	Good to medium heavy clay and loamy soils
Hop Bush / Dodonaea triquetra	to 2m	Moderate	Grows best in heavy soil
Red Bloodwood / Eucalyptus gummifera	18-30m	Fast	Hardy, grown in a wide range of soils
Willow Leaf Hakea / Hakea salicifolia	5-7m	Fast	Grows well in acid soils with good drainage
Lemon Scented Tea Tree / Leptospermum petersonii	10-12m	Moderate	Grows well in moist soils
Broad Leaved Paperbark / Melaleuca quinquenervia	15-20m	Fast	Light to medium clay, low frost tolerant, can withstand flooding
Prickly Leaved Paperbark / Melaleuca styphelioides	5-8m	Moderate	Grows well in damp, brackish soils and heavy clays
Stick Daisy Bush / Olearia eliptica	to 1m	Moderate	Grows well in sandy / light loam soil

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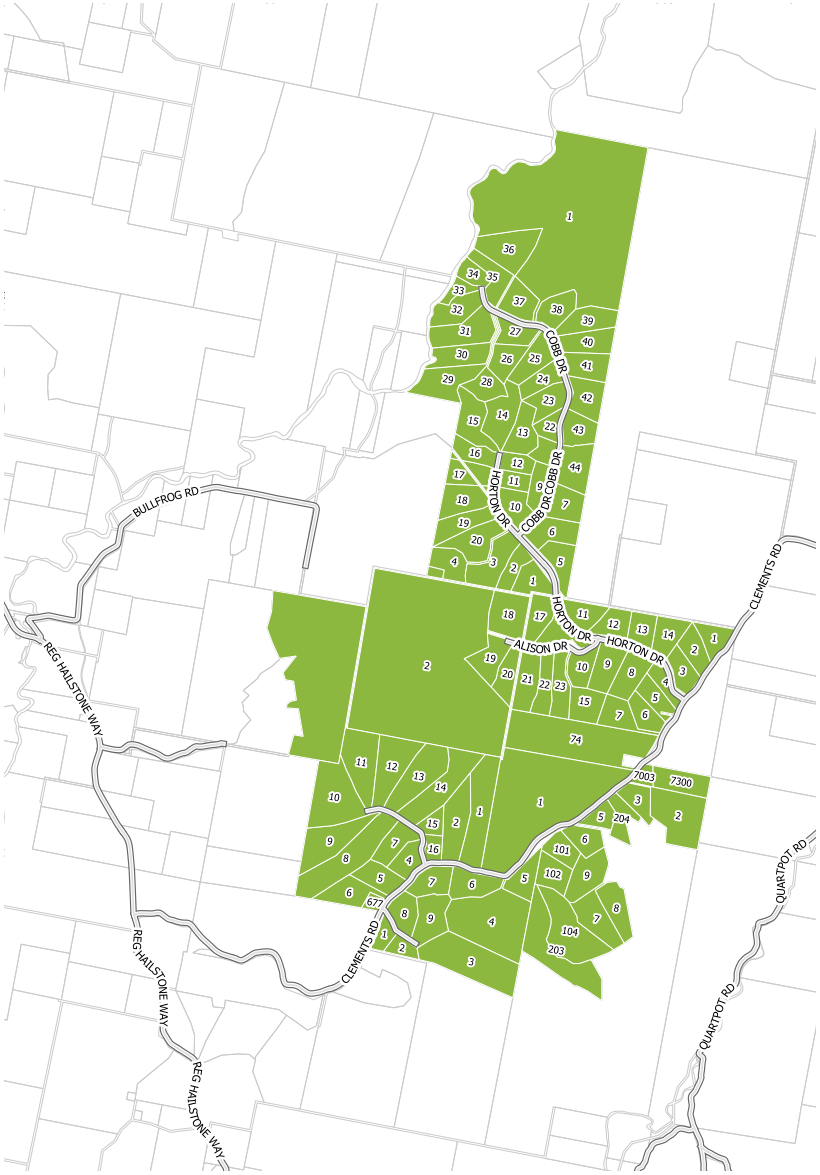
Appendix B

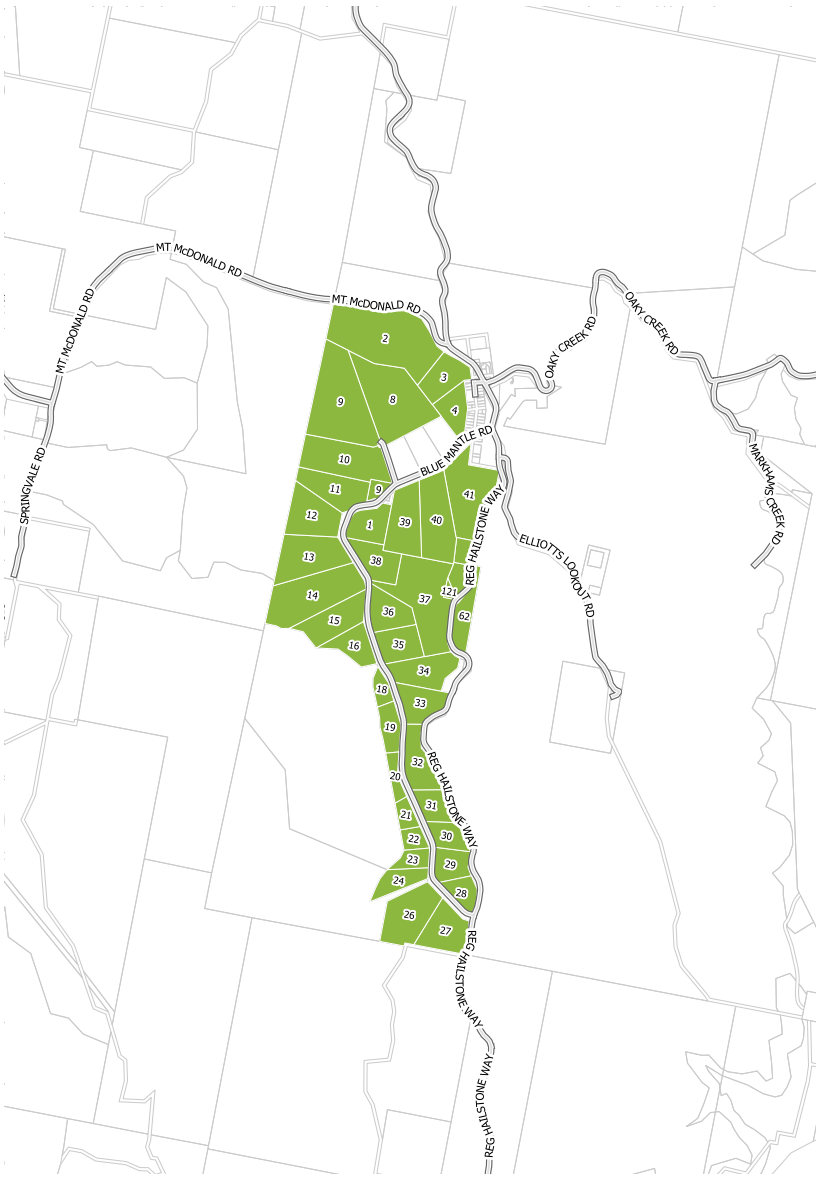
SUBDIVISION LOT MAPS



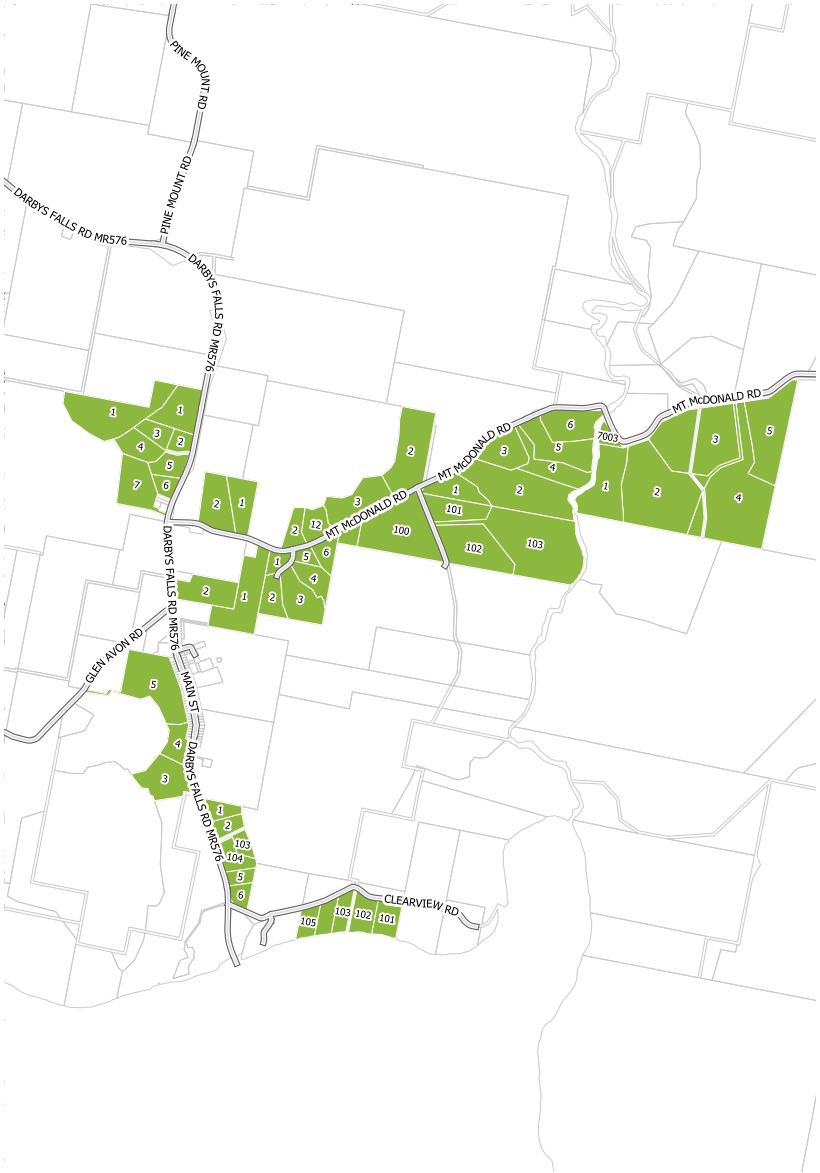
MAP NO. 1 - NALAH PARK PLACE / PINE MOUNT ROAD SUBDIVISION AREA



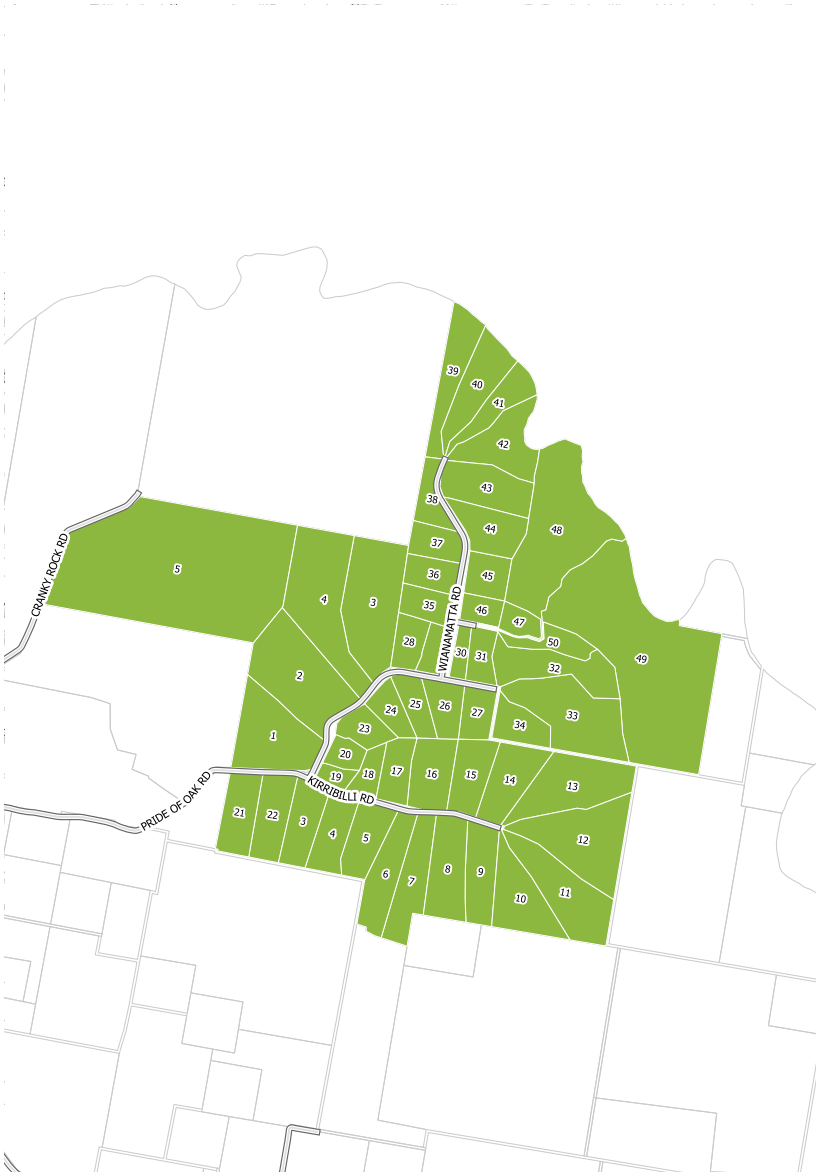
MAP NO. 2 - CLEMENTS ROAD SUBDIVISION AREA



MAP NO. 3 - BLUE MANTLE ROAD SUBDIVISION AREA



MAP NO. 4 - DARBYS FALLS ROAD SUBDIVISION AREA



MAP NO. 5 - PRIDE OF OAK ROAD SUBDIVISION AREA



MAP NO. 6 - CULTOWA ROAD SUBDIVISION AREA



MAP NO. 7 - KANGAROOBY ROAD SUBDIVISION AREA



MAP NO. 8 - STONEY HILL ROAD SUBDIVISION AREA

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116 KENDAL STREET
COWRA NSW 2794
2026
DEVELOPMENT Control Plan

Large Lot Development

PART G



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PART G | LARGE LOT DEVELOPMENT
COWRA DCP 2026
IMAGE SOURCE: RURAL BUILDING CO.
WWW.RURALBUILDING.COM.AU
3

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Large Lot Dwellings

PART G.1

This Part provides the standards and controls for dwelling development in Large Lot Residential zoned areas within the Cowra Shire Local Government Area.

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G.1.1. Application of this part

Part G.1 of this Part applies to new dwellings, or an alteration or addition to an existing dwelling in the R5 Large Lot Residential zone under Cowra Local Environmental Plan 2012.

Throughout this Part, reference are made to relevant R5 zones in different parts of the Shire. For the purposes of clarity, these areas are shown in Maps 1 to 7 on pages 6 through to 12.

Where a R5 Large Lot Residential parcel is not included in the current Maps 1-7, planning staff will assess any proposed development using general controls and or those from the most relevant geographical R5 Large Lot area. Contact Council to find out more information.

G.1.2. Objectives

The objectives for large lot dwellings are:

a. To provide for rural residential living opportunities in locations that are close to the Cowra Township and its surrounding villages.

b. To ensure that new dwellings are in keeping with and sympathetic to the character of the area.

c. To minimise the visual impact of new dwellings on major and minor roads including approaches to the Cowra Township and its surrounding villages.

d. To minimise land-use conflict between new dwellings and agricultural activities, where these are carried out on adjoining land.

e. To minimise environmental degradation by ensuring new dwellings are located away from areas of environmental sensitivity.

f. To ensure a safe standard of access is provided to rural residential properties.

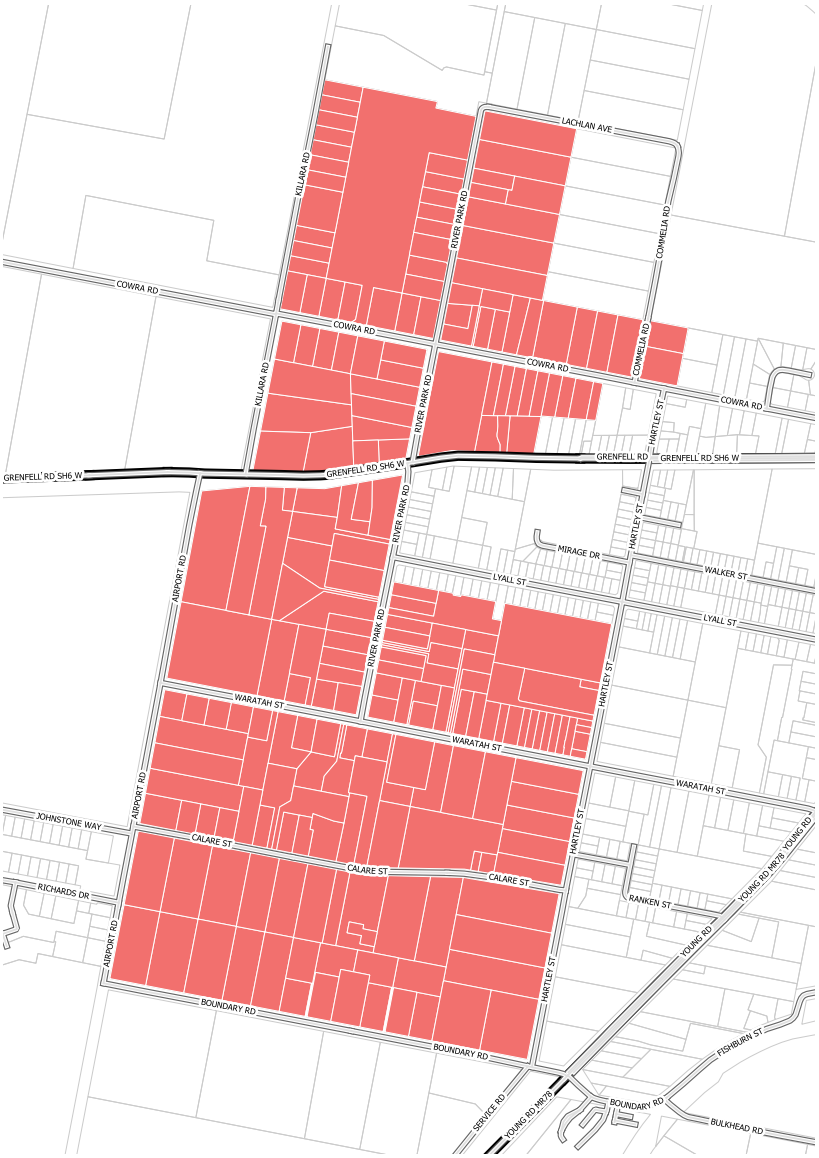
g. To ensure that dwellings are connected to a reticulated water supply where that supply is available.

h. To ensure that dwellings are supplied with adequate water storage for domestic and bushfire fighting purposes, where a reticulated water supply is not available.

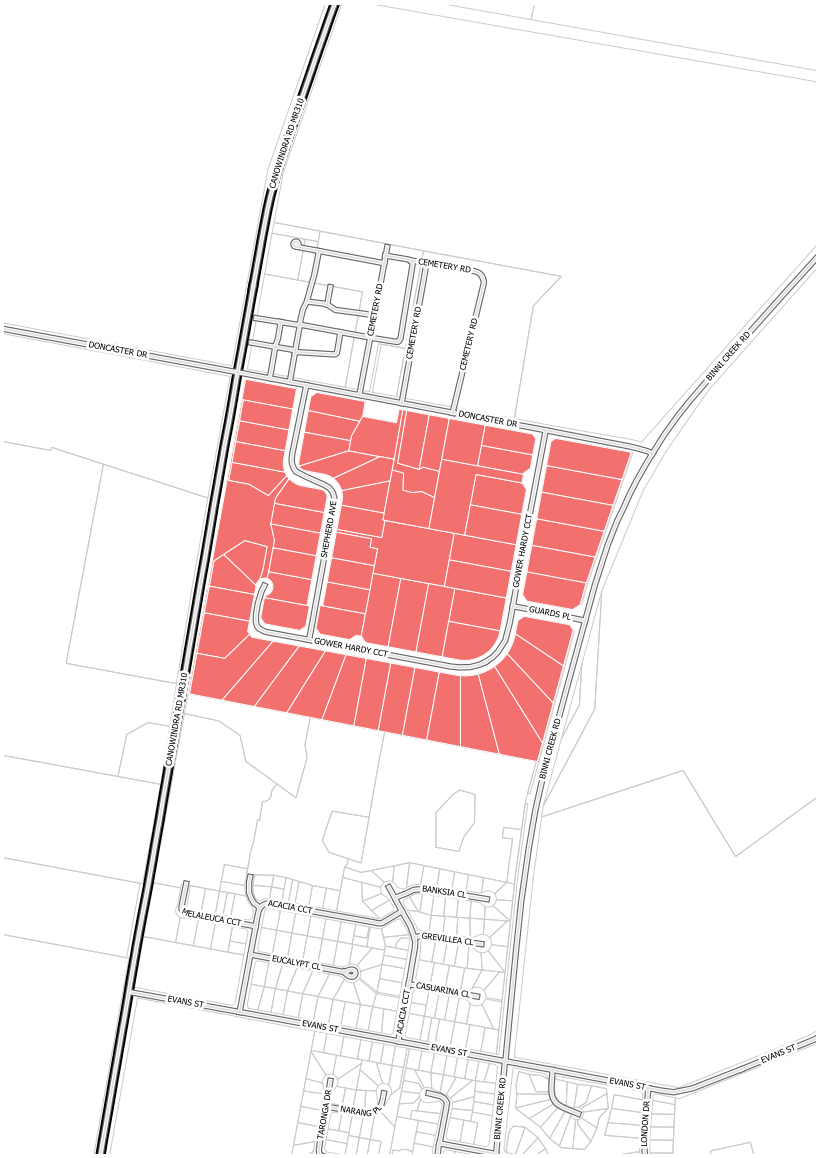
i. To ensure that dwellings are connected to reticulated sewerage where that supply is available.

j. To ensure that on-site sewage management systems are installed, operated and maintained in an appropriate and sustainable manner.

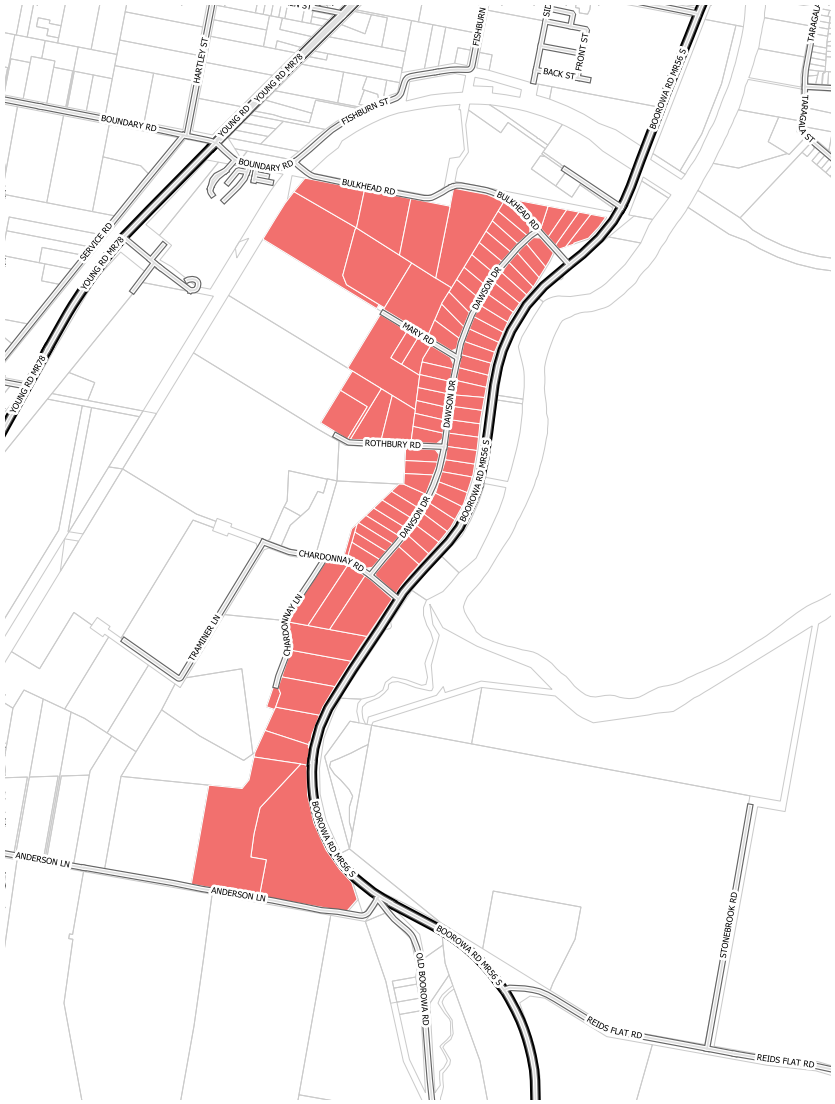
Map No. 1 - R5 Zone West Cowra



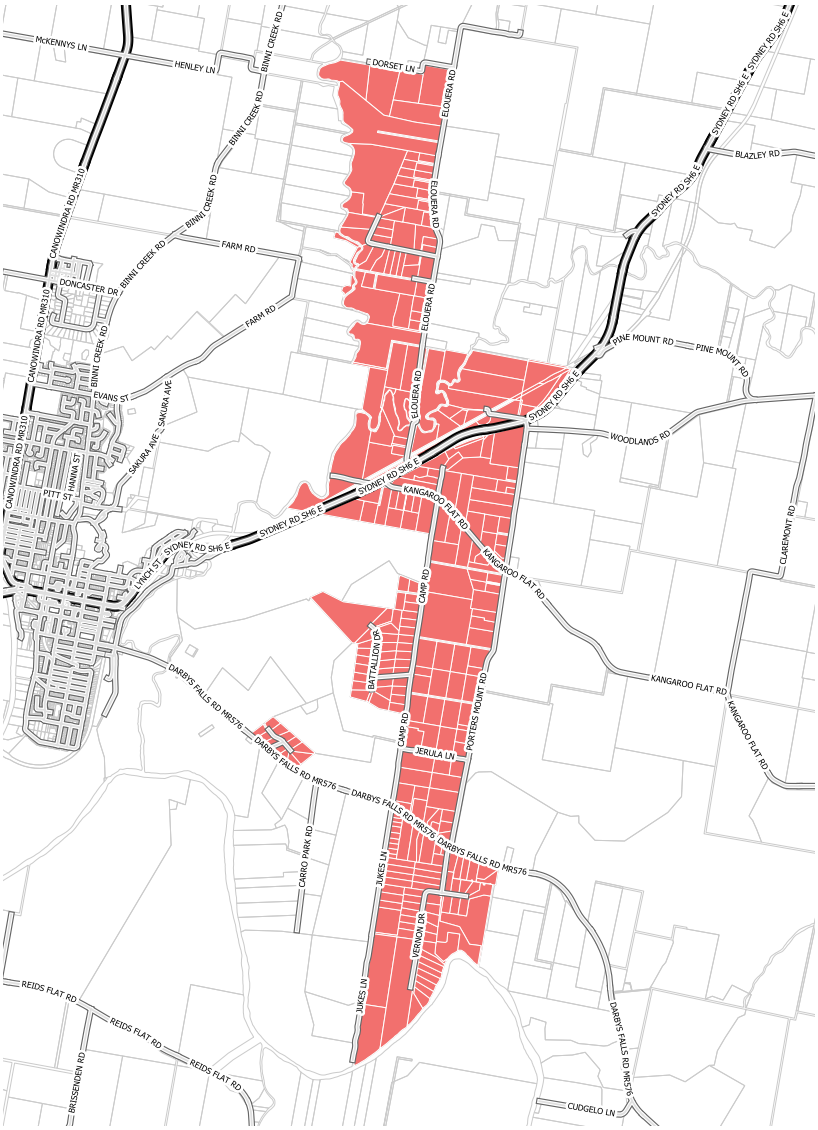
Map No. 2 - R5 Zone North Cowra



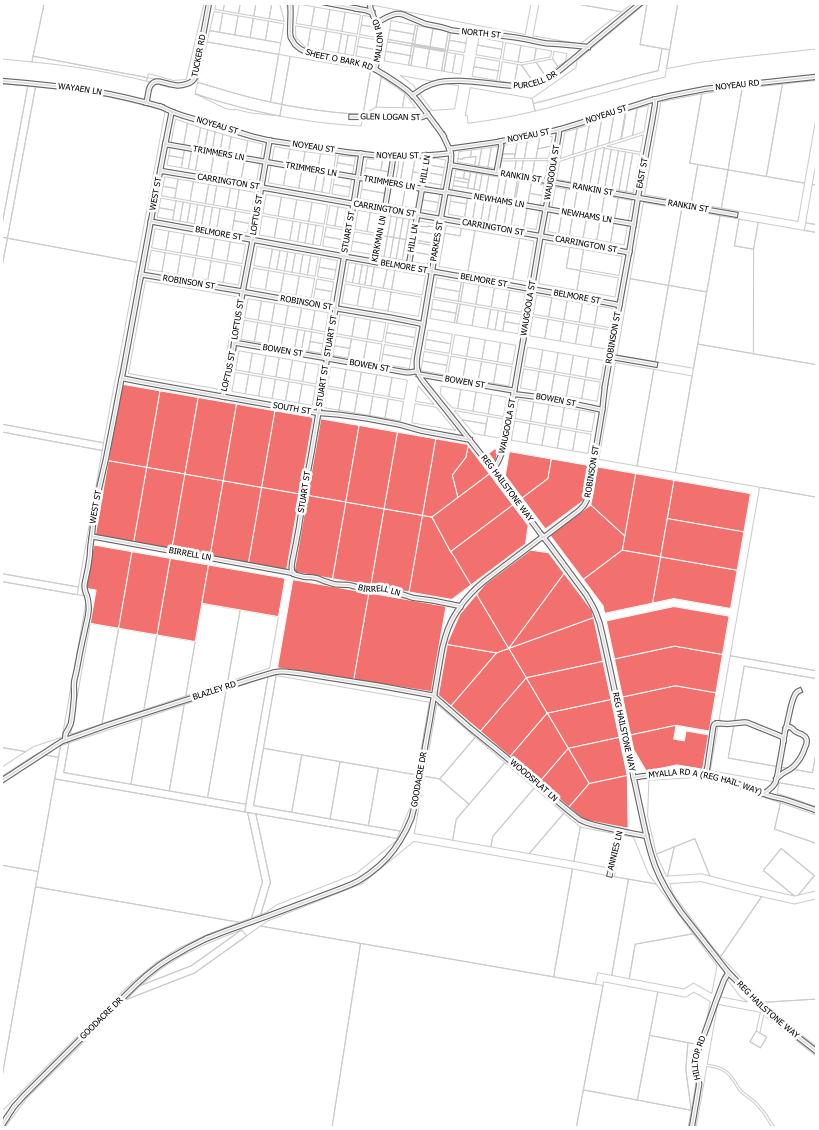
Map No. 3 - R5 Zone South Cowra



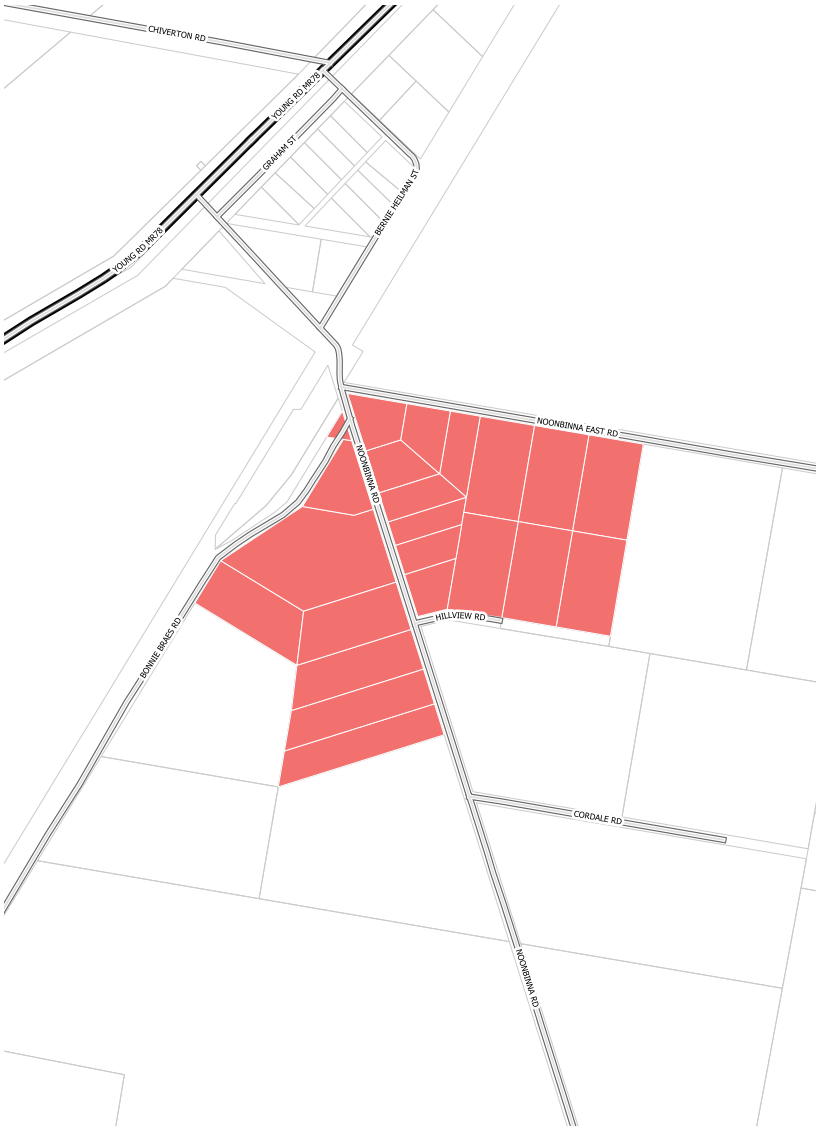
Map No. 4 - R5 Zone East Cowra



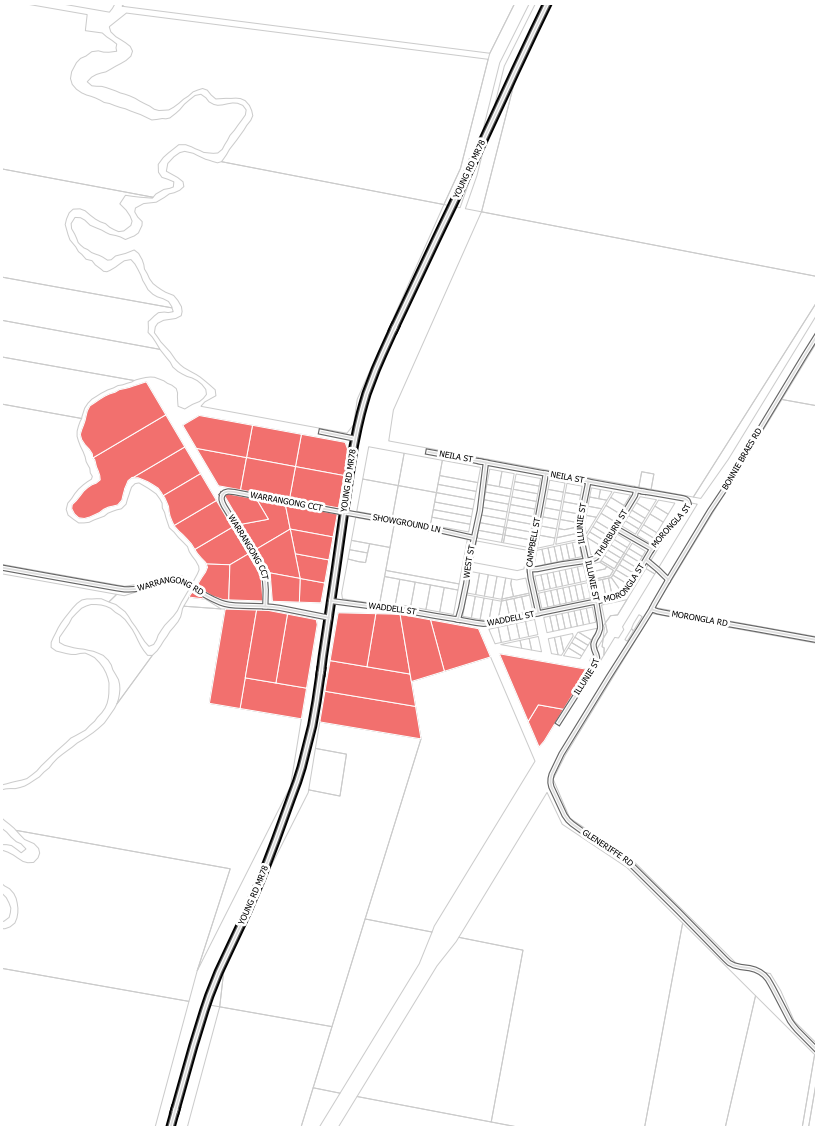
Map No. 5 - R5 Zone Woodstock



Map No. 6 - R5 Zone Noonbinna



Map No. 7 - R5 Zone Wattamondara



G.1.3. General Controls

The following controls apply to new dwelling proposals:

a. The lot should be capable of being supplied with an adequate water supply for domestic and fire fighting purposes.

b. Where a reticulated sewerage supply is not available, the lot should be capable of catering for on-site disposal of domestic waste generated from household plumbing.

c. The lot should be capable of accommodating a dwelling that is outside of any areas prone to flooding from rivers, creeks, intermittent drainage lines and any other water bodies.

d. The lot should be capable of accommodating a dwelling that can be designed to comply with relevant bushfire standards and controls.

e. The lot should be capable of accommodating a dwelling that is outside of any areas identified as being of environmental sensitivity.

f. The lot should have adequate practical and legal road access and the public road should be adequate to service the development.

g. The lot should be capable of supplying adequate electricity and telecommunications infrastructure to any dwelling.

h. The lot should be capable of accommodating a dwelling without the need for excessive excavation works.

i. The lot should be capable of accommodating a dwelling without creating significant land-use conflict issues.

G.1.4. Siting Controls

One of the most important decisions that will need to be made when constructing a new rural residential dwelling is where it will be located (or sited) on the property. This decision should be made having regard to the constraints and opportunities of the land, the immediate locality and the wider environment. If dwellings are sited appropriately, there is less risk of creating land-use conflict or impacting on the environment or rural amenity.

The following controls apply to new dwellings:

a. Rural residential dwellings should be sited, where possible, away from visually prominent areas such as exposed ridgelines. Select planting is encouraged around the building envelope to reduce visual impact.

b. Rural residential dwellings should not be located on sites where slope gradients are greater than 20 percent or within footslopes and drainage lines.

c. Rural residential dwellings should be sited in a manner that minimises land degradation, alteration of natural drainage patterns, pollution of groundwater, and the spread of noxious plants and animals.

d. Existing vegetation and mature trees should be retained, protected and / or replaced where possible.

e. Rural residential dwellings should be located a minimum distance of 40 metres from any creek, intermittent drainage line or any other water body.

f. Rural residential dwellings should be sited so as to conserve or enhance any significant environmental features of the land, such as natural forms, remnant vegetation, wetlands, natural watercourses and drainage lines.

g. Rural residential dwellings must be sited within a designated building envelope, where these exist on the Land Title.

G.1.5. Setback Controls

G.1.5.1. R5 Zone West Cowra

The following controls apply to land shown in Map 1, being land within the R5 Large Lot Residential zone in West Cowra:

a. New dwellings are to be setback from the boundary with a primary road:

   i. As a minimum, the average distance of the setbacks of the nearest 2 dwellings having a boundary with the same primary road and located within 40 metres of the lot on which the dwelling-house is erected, or

   ii. A minimum distance of 15 metres in cases where 2 dwellings are not located within 40 metres of the lot.

b. New dwellings are to be setback from the boundary with a secondary road a minimum distance of 10 metres.

c. New dwellings are to be setback from the rear property boundary a minimum of 10 metres.

d. New dwellings are to be setback from the side property boundaries a minimum of 5 metres.

G.1.5.2. R5 Zone North Cowra

The following controls apply to land shown in Map 2, being land within the R5 Large Lot Residential zone in North Cowra:

a. New dwellings are to be setback from the boundary with a primary road:

   i. As a minimum, the average distance of the setbacks of the nearest 2 dwellings having a boundary with the same primary road and located within 40 metres of the lot on which the dwelling-house is erected, or

   ii. A minimum distance of 15 metres in cases where 2 dwellings are not located within 40 metres of the lot.

b. New dwellings are to be setback from the boundary with a secondary road a minimum distance of 10 metres.

c. New dwellings are to be setback from the rear property boundary a minimum of 10 metres.

d. New dwellings are to be setback from the side property boundaries a minimum of 5 metres.

G.1.5.3. R5 Zone South Cowra

The following controls apply to land shown in Map 3, being land within the R5 Large Lot Residential zone in South Cowra:

a. New dwellings are to be setback from the boundary with a primary road:

   i. As a minimum, the average distance of the setbacks of the nearest 2 dwellings having a boundary with the same primary road and located within 40 metres of the lot on which the dwelling-house is erected, or

   ii. A minimum distance of 15 metres in cases where 2 dwellings are not located within 40 metres of the lot.

b. New dwellings are to be setback from the boundary with a secondary road a minimum distance of 10 metres.

c. New dwellings are to be setback from the rear property boundary a minimum of 10 metres, or 25m where the side and rear property boundary adjoins land that is being used for agricultural purposes.

d. New dwellings are to be setback from the side property boundaries a minimum of 5 metres.

G.1.5.4. R5 Zone East Cowra

The following controls apply to land shown in Map 4, being land within the R5 Large Lot Residential zone in East Cowra:

a. Where a new dwelling is proposed to be erected on an allotment of land, the dwelling shall be setback 20 metres from the front property boundary and 15 metres from the side and rear boundaries.

b. Despite control (a), a setback of 50 metres applies from the new dwelling to any boundary that is shared with land in the RU1 Primary Production Zone.

c. New dwellings are to be setback a minimum distance of 40 metres from any creek, river or intermittent waterway to minimise impacts on riparian areas.

G.1.5.5. R5 Zone Woodstock

The following controls apply to land shown in Map 5, being land within the R5 Large Lot Residential zone in Woodstock:

a. Where a new dwelling is proposed to be erected on an allotment of land, and all adjoining and adjacent land is zoned other than RU1 Primary Production, the dwelling shall be setback 20 metres from the front property boundary and 15 metres from the side and rear boundaries.

b. Where a new dwelling is proposed to be erected on an allotment of land that adjoins land in the RU1 Primary Production zone, the dwelling shall be setback a minimum of 50 metres from the boundary that adjoins the RU1 Primary Production zone.

c. New dwellings are to be setback a minimum distance of 40 metres from any creek, river or intermittent waterway to minimise impacts on riparian areas.

G.1.5.6. R5 Zone Noonbinna

The following controls apply to land shown in Map 6, being land within the R5 Large Lot Residential zone in Noonbinna

a. Where a new dwelling is proposed to be erected on an allotment of land, and all adjoining and adjacent land is zoned R5 Large Lot Residential, the dwelling shall be setback 20 metres from the front property boundary and 15 metres from the side and rear boundaries.

b. Where a new dwelling is proposed to be erected on an allotment of land that adjoins land in the RU1 Primary Production zone, the dwelling shall be setback a minimum of 50 metres from the boundary that adjoins the RU1 Primary Production zone.

G.1.5.7. R5 Zone Wattamondara

The following controls apply to land shown in Map 7, being land within the R5 Large Lot Residential zone in Wattamondara:

a. Where a new dwelling is proposed to be erected on an allotment of land, and all adjoining and adjacent land is zoned R5 Large Lot Residential, RU5 Village or E2 Environmental Conservation, the dwelling shall be setback 20 metres from the front property boundary and 15 metres from the side and rear boundaries.

b. Where a new dwelling is proposed to be erected on an allotment of land that adjoins land in the RU1 Primary Production zone, the dwelling shall be setback a minimum of 50 metres from the boundary that adjoins the RU1 Primary Production zone.

c. New dwellings are to be setback a minimum distance of 40 metres from any creek, river or intermittent waterway to minimise impacts on riparian areas.

G.1.6. Building Appearance Controls

A significant element of the unique character of the Shire is it's highly attractive landscapes and picturesque views from and of the many valleys and elevated ridgelines and hilltops. These vistas are highly valued and the inappropriate design and siting of buildings can compromise the integrity of these features.

The following controls apply to new dwellings:

a. Building materials should be naturally textured and coloured and sympathetic to the natural environment. Highly reflective materials should be avoided where possible, particularly in visually prominent locations.

b. The bulk and scale of buildings should not create adverse visual impacts when viewed from neighbouring properties or town or village entry points.

G.1.7. Access Controls

Access provided to rural residential properties must be engineered and constructed appropriately to facilitate safe ingress and egress to the public road system.

The following controls apply to new dwellings:

a. Access to new rural residential dwellings should be gained via the Council's public local road network and not directly onto a classified road or highway.

b. Exceptions to control (a) include new rural residential dwellings being constructed on existing subdivision lots that have been approved with entrances onto a classified road or highway, or existing farm lots where there are no other practical means of access available.

c. Where the proposed dwelling gains access to a Council public local road, the entrance to the lot is to be constructed, or upgraded, in accordance with Cowra Shire Council engineering standards.

d. Newly constructed or upgraded entrances located off sealed road networks must also be sealed to the property gateway to prevent the carriage of dust and mud on trafficable surfaces. All sealing works shall be from the edge of road line to the property gateway.

e. New entrance locations must be sited in consultation with Council Shire Council.

G.1.8. Water Supply Controls

Securing a reliable water supply is important for rural residential properties. A reticulated water supply is available to most rural residential zoned areas in the Cowra Shire, and Council has plans in place to progressively augment a supply to those areas where a reticulated supply is currently not available. The following controls are designed to ensure that rural dwellings are provided with reliable water supply.

The following controls apply to new dwellings:

a. Notwithstanding control (b), all new dwellings proposed to be constructed on land zoned R5 Large Lot Residential must be connected to a reticulated water supply.

   Note 1: Applicants will be responsible for meeting all costs associated with any necessary mains extensions and / or new water connections.

   Note 2: Headworks Contributions may apply in accordance with the Cowra Shire Council Developer Servicing Plan (DSP).

   Note 3: In relation to the R5 Zone at Woodstock, Headworks Contributions may apply in accordance with the Cowra Shire Council Developer Servicing Plan (DSP) and also Central Tablelands Water Developer Servicing Plan (DSP).

b. Reticulated water supply is being progressively augmented to land in the R5 Large Lot Residential zone east of the Cowra Township. In this zone, the following controls apply:

   i. All new rural residential dwellings must be connected to the reticulated water supply scheme where a supply is immediately available to be connected (i.e. no extension of the main necessary).

   ii. All other land within the R5 Large Lot Residential zone may be connected to the reticulated water supply scheme subject to the extension of any mains.

   iii. Applicants are to meet all costs associated with individual connections, mains extensions and any applicable Headworks Contributions in accordance with the Cowra Shire Council Developer Servicing Plan (DSP) for Water.

   iv. All construction works associated with new water connections / mains extensions will be required to be carried out in accordance with Cowra Shire Council engineering standards.

   v. New dwellings that cannot be connected to a reticulated water supply must be supplied with a minimum 90,000 litre (up to 3 bedroom dwelling) or 120,000 litre (4 -plus bedrooms dwelling) tanked water storage, or an amount required in accordance with the BASIX, whichever is the greater.

G.1.9. Waste Management Controls

The majority of rural residential dwellings are constructed in locations that do not have access to reticulated sewer, and as a result on-site waste disposal is the only method of treating domestic effluent. Properly designed and installed waste disposal systems are important to prevent detrimental impacts on the environment and public health in general.

a. The proposed method of effluent disposal and the associated waste water disposal area must comply with AS/NZS1547:2000 – On-site Domestic Wastewater Management and the most current version of the Environmental Health Protection Guidelines On-site Sewage Management for Single Households. Recommended buffer distances are shown in the Table below.

b. The location and proposed method of waste water disposal must be shown on the plans submitted with the Development Application. A report prepared by a suitably qualified Geotechnical Engineer may also be requested by Council as part of the Development Application.

Note - The values are recommended minimum, based on ideal site and soil conditions. If these conditions are less than ideal, the minimum buffer distances should be increased.

System	Recommended Buffer Distances
All land application systems	100m to permanent surface waters. 250m to any domestic groundwater well. 40m to other waters (e.g. farm dams, intermittent waterways).
Surface spray irrigation	6m if area is up-gradient of driveways and property boundaries. 3m if area is down-gradient of driveways and property boundaries. 15m to dwellings. 3m to paths and walkways. 6m to swimming pools.
Surface drip and trickle irrigation	6m if area is up-gradient and 3m if area is down-gradient of swimming pools, property boundaries, driveways and buildings.
Subsurface irrigation	6m if area is up-gradient and 3m if area is down-gradient of swimming pools, property boundaries, driveways and buildings.
Absorption system	12m if area is up-gradient and 6m if area is down-gradient of property boundary. 6m if area is up-gradient and 3m if area is down-gradient of swimming pools, driveways and buildings.

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Locality 1 Canowindra

PART G.2

This Part provides the standards and controls for development that occurs on land that is within the nominated R5 Large Lot Residential zone at Canowindra.

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G.2.1. Application of this part

Part G.2 applies to the precinct shown in Map No. 8 below.

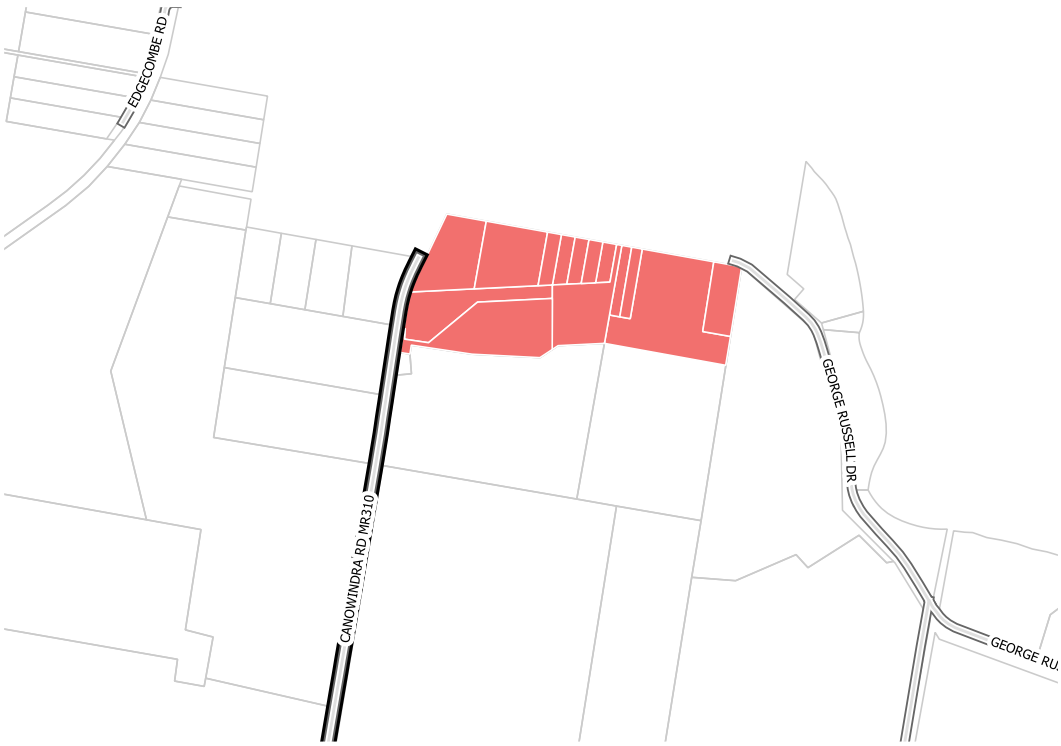
G.2.2. Objectives

The objectives for development in this precinct are:

a. To ensure new development avoids prominent ridgelines in the area.

b. To minimise the visual impact of new development.

c. To protect the sensitive biodiversity resources of the land



Map No. 8 - R5 Zone Canowindra

G.2.3. Context Statement

The Canowindra R5 zone is located on the southern periphery of the Canowindra village. Whilst the land is located within the Cowra LGA, it will provide housing opportunities for a market that is predominantly based in Canowindra. In addition, any new development in the area also has the potential to impact on land located within the Cabonne Shire.

As part of the proposal to rezone the land to R5 Large Lot Residential in Cowra LEP 2012, Cowra Council consulted with Cabonne Council. A number of issues were identified as being of key importance to the rezoning, including the need to protect environmentally sensitive lands and minimise the visual impact of new development when viewed from surrounding areas, particularly the approaches to and from the Canowindra Village.

Impacts on environmentally sensitive lands are generally easier to manage when settlement density is less. For this reason, a minimum lot size of 3 hectares has been adopted in Cowra Local Environmental Plan 2012 for new subdivisions in this zone. In addition, Clause 7.3 of Cowra LEP 2012 requires Council to consider whether new development is likely to have an adverse impact on sensitive biodiversity. The development controls in this Section of the Development Control Plan aim to complement the provisions of Cowra LEP 2012 and address the key issues identified by Cowra and Cabonne Councils.

G.2.4. Controls

In addition to the general controls contained in Part G.1 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Canowindra R5 zone.

Setbacks

a. New dwellings shall be setback a 20 metres from George Russell Drive and 5 metres from the side and rear boundaries.

b. Where a new dwelling is proposed to be erected on an allotment of land that adjoins land in the RU1 Primary Production zone, the dwelling shall be setback a minimum of 50 metres from the boundary that adjoins the RU1 Primary Production zone.

c. New dwellings are to be setback a minimum distance of 40 metres from any creek, river or intermittent waterway to minimise impacts on riparian areas.

Design & Siting Controls

d. New dwellings and ancillary buildings should be sited below the prominent ridgeline towards the south of the R5 zone boundary.

e. Highly reflective materials should be avoided where possible, particularly in visually prominent locations.

Access

f. Access to new development should be provided from George Russell Drive. New entrances onto the Canowindra Road will not be permitted unless it can be demonstrated that there are no practical alternatives.

g. New entrances onto George Russell Drive should be constructed in accordance with the requirements of Cabonne Shire Council, being the roads authority responsible for this section of George Russell Drive.

Biodiversity Controls

h. New dwellings and ancillary buildings should be designed and sited so as to avoid the need to remove existing vegetation.

i. The removal of existing vegetation is permitted only where:

   i. The removal of the vegetation is necessary to be carried out in accordance with an approved Bushfire Management Plan, or

   ii. The removal of the vegetation is bushfire hazard reduction work authorised by the Rural Fires Act 1997, or

   iii. Council is satisfied that all necessary measures to avoid, minimise or mitigate the impacts of the removal of the vegetation have been carried out.

Servicing Controls

j. New dwellings should be connected to a reticulated water supply.

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Ancillary Development

PART G.3

This Part provides the standards and controls for development that is ancillary (or secondary) to dwelling development in rural residential areas of the Cowra Shire Local Government Area.

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G.3.1. Application of this part

Part G.3 applies to development that is ancillary to and generally detached from rural residential dwellings.

Examples of ancillary development are workshops, storage sheds, garden sheds, garages, pools and tennis courts. Ancillary development should be considered as part of the preliminary design phase to minimise impacts.

Where ancillary development cannot be erected as exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, a Development Application must be lodged with Council and the controls in this Section complied with.

G.3.2. Objectives

a. To provide for ancillary development that enhances the amenity of residents without compromising the amenity of adjoining dwellings or the area.

b. To ensure that materials and colours are compatible with the surrounding natural environment and the dwelling.

c. To minimise the visibility of ancillary development from public spaces.

d. To minimise acoustic impacts associated with ancillary development.

G.3.3. Ancillary buildings - attached

Examples of the most common types of ancillary buildings that are normally attached to the main dwelling include carports, pergolas / patios, balconies, decks / terraces, verandahs, garages

G.3.3.1. Setback Controls

a. The setback of a new building must not be less than what is required in accordance with the Building Code of Australia.

b. New buildings are not erected between the front property boundary and the front building line of the existing (or approved) dwelling.

c. Notwithstanding control (b), Council may consider the erection of an ancillary building (attached) that is within the front setback area, provided:

   i. The structure does not encroach any property boundary.

   ii. No significant impact on the streetscape should be demonstrated.

   iii. There are no objections received from immediately adjoining or adjacent landowners.

   iv. Where the building is a carport, it can be demonstrated that there are no other practical alternatives for the placement of the building behind the building line, and a new driveway is not required for access.

   v. Where the structure is a carport, the structure is not wider than 6m or 50% of the total width of the existing dwelling frontage, whichever is the lesser.

d. For dwellings with attached garages, the garage component should be setback equal to or behind the primary elevation of the dwelling.

e. Where the building is proposed to be constructed on a corner lot, the following additional controls apply:

   i. The setback to the boundary adjoining the primary street frontage is the same setback that will result from compliance with controls (b), or (c).

   ii. The setback to the boundary adjoining the secondary street frontage is always 4.5m, or behind the existing building line, whichever is the lesser.

G.3.3.2. Building Appearance

a. New buildings should be designed to be consistent with or compliment the appearance of the existing dwelling. Factory pre-coloured / or new building materials should be used unless it can demonstrated that other finishes / materials would create a more positive contribution to the streetscape or surrounding environment.

b. The scale of new ancillary buildings should be consistent with the dwelling to which it is attached.

G.3.4. Ancillary buildings - detached

Examples of the most common types of ancillary buildings that are generally detached to the main dwelling include carports, pergolas / patios, garages, outbuildings, studios and sheds.

G.3.4.1. Setback Controls

a. The setback of a new building must not be less than what is required in accordance with the Building Code of Australia.

b. New buildings are not erected between the front property boundary and the front building line of the existing (or approved) dwelling.

c. Notwithstanding control (b), Council may consider the erection of an ancillary building (detached) that is within the front setback area, provided:

   i. The structure does not encroach any property boundary.

   ii. The structure does not have a height that exceeds 2.7m or the gutter level of the existing dwelling, whichever is the lesser.

   iii. It can be demonstrated that the design will not significantly impact on the streetscape.

   iv. There are no objections received from immediately adjoining or adjacent landowners.

   v. Where the building is a carport, it can be demonstrated that there are no other practical alternatives for the placement of the building behind the building line, and a new driveway is not required for access.

   vi. The structure is not wider than 6m or 50% of the total width of the existing dwelling frontage, whichever is the lesser.

d. New buildings should be accessed from the same driveway servicing the property, where one already exists.

e. Where the building is proposed to be constructed on a corner lot, the following additional controls apply:

   i. The setback to the boundary adjoining the primary street frontage is the same setback that will result from compliance with controls (b) or (c).

   ii. The setback to the boundary adjoining the secondary street frontage is always 4.5m, or behind the existing building line, whichever is the lesser.

G.3.4.2 Building Appearance

a. New buildings should be designed to be consistent with or compliment the appearance of the existing dwelling. Factory pre-coloured / or new building materials should be used unless it can demonstrated that other finishes / materials would create a more positive contribution to the streetscape or surrounding environment.

b. The scale of new ancillary buildings should be consistent with the dwelling and should not be more than 4.8 metres high, measured from natural ground level to the peak of the structure.

G.3.5. Private Swimming Pools

Properly designing and siting a private swimming pool is essential for maximising the enjoyment of the pool as well as minimising nuisance levels to adjoining neighbours.

Swimming Pools that cannot be erected as exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be approved by Council and comply with the following controls:

a. Swimming pools and spas are to be located behind the front building line, and generally in the rear or side yard space.

b. Lighting if installed, is to be arranged in such a manner as not to interfere with the amenity of the neighbourhood.

c. The pool is to be kerbed and/or drained to prevent surface water gaining access to the pool .This must not cause stormwater to be directed onto an adjoining property. Swimming pools must not adversely affect the existing stormwater management system.

d. Pools are to be located at least 3 metres from the trunk of a tree over 5 metres in height which is required to be retained on the site or is located on a neighbouring property.

e. The position of the swimming pool in relation to neighbours and other residents must be considered to reduce noise associated with activities carried out in the swimming pool or from associated the swimming pool equipment, such as cleaning equipment.

f. The pool pump/filter is to be located as far away as practicable from habitable rooms in neighbouring dwellings.

Note: This section supplements the statutory controls contained in the Swimming Pools Act 1992, and Australian Standards. Where there is any inconsistency, the provisions of the Swimming Pools Act 1992 and its Regulation, and AS 1926 – Swimming Pool Safety will take precedence over the controls contained in this section.

G.3.6. Rainwater Tanks

The installation of rainwater tanks will be required for most new rural residential dwellings in order to achieve the water efficiency targets set by the NSW Government's BASIX scheme. Where a rainwater tank is required, it will need to be sized according to BASIX requirements and detailed on development plans submitted to Council for approval.

Rainwater tanks proposed to be connected to existing rural residential dwellings may be installed without Council approval, provided they meet with the criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. All other rainwater tanks will generally require Council approval and should be installed having regard to the following general guidelines:

a. Tanks should be fitted with a gutter flush bypass to prevent build up of foreign materials in the tank. A first-flush rainwater diverter can be installed to drain away the first 50 litres of water (approximately) which can contain pollutants washed off the roof when rain starts.

b. Tanks should be fitted with an overflow which connects back into the existing stormwater system servicing the building. Overflow must not be directed into a sewer pipe or to an adjoining property, or cause nuisance to adjoining landowners.

c. Any base or support structure for a rainwater tank must be installed in accordance with the manufacturer's or engineer's details. Rainwater tanks cannot be fixed to a wall of a building unless certified by a practicing and suitably qualified structural engineer.

d. Where tank water is proposed to be connected to the same plumbing as Council's reticulated water supply, a backflow prevention device must be fitted (by a licensed plumber) to the reticulated water service on the customer's side of the water meter. No connections are permitted between the water metre & the backflow prevention device.

e. Where the installation of a pump is required, it should be enclosed in a noise proof enclosure or located as far away as possible to sensitive areas of neighbouring dwellings to minimise the potential for noise disturbance.

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DEVELOPMENT Control Plan 2026

Commercial development

PART H



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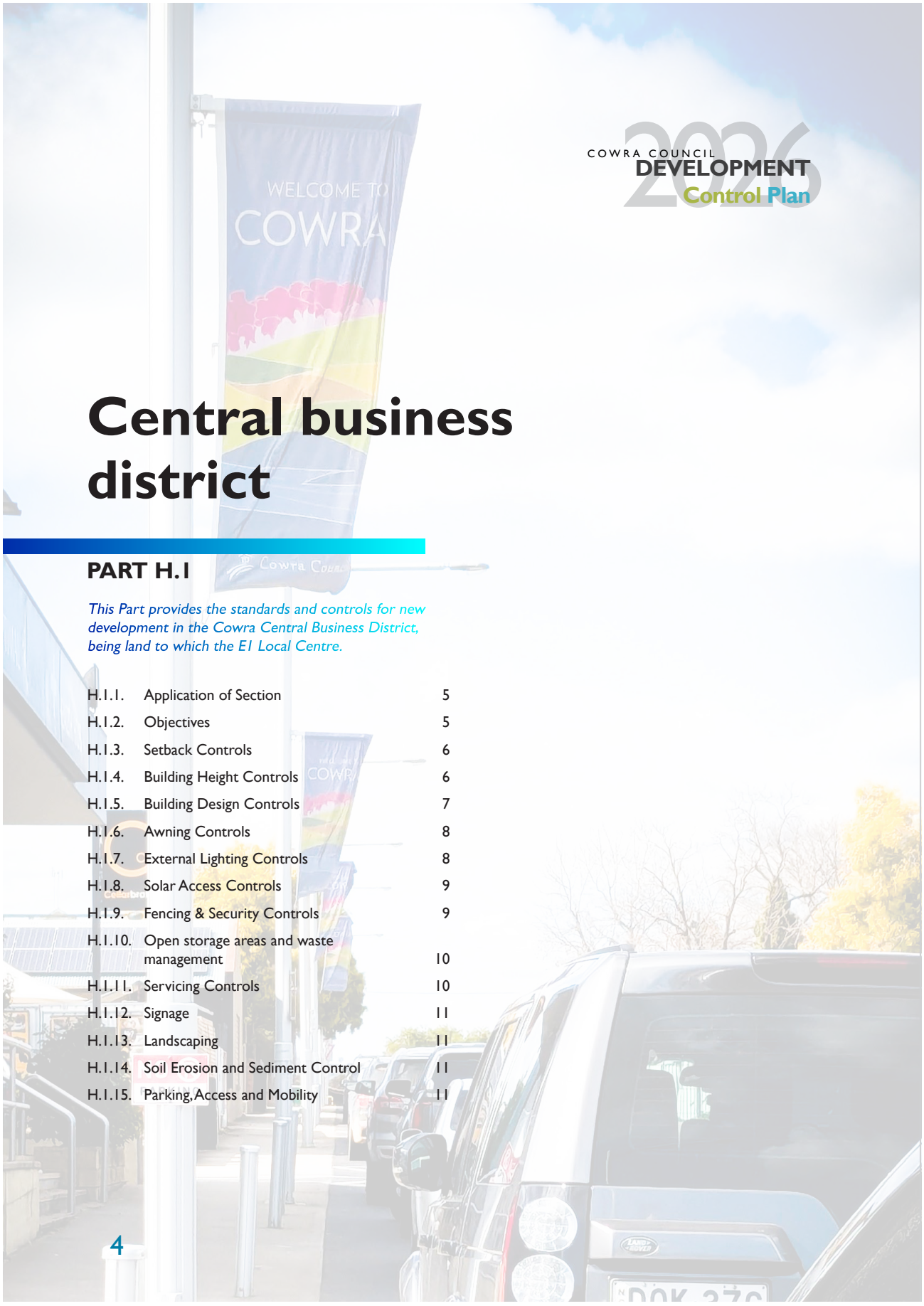

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Central business district

PART H.1

This Part provides the standards and controls for new development in the Cowra Central Business District, being land to which the E1 Local Centre.

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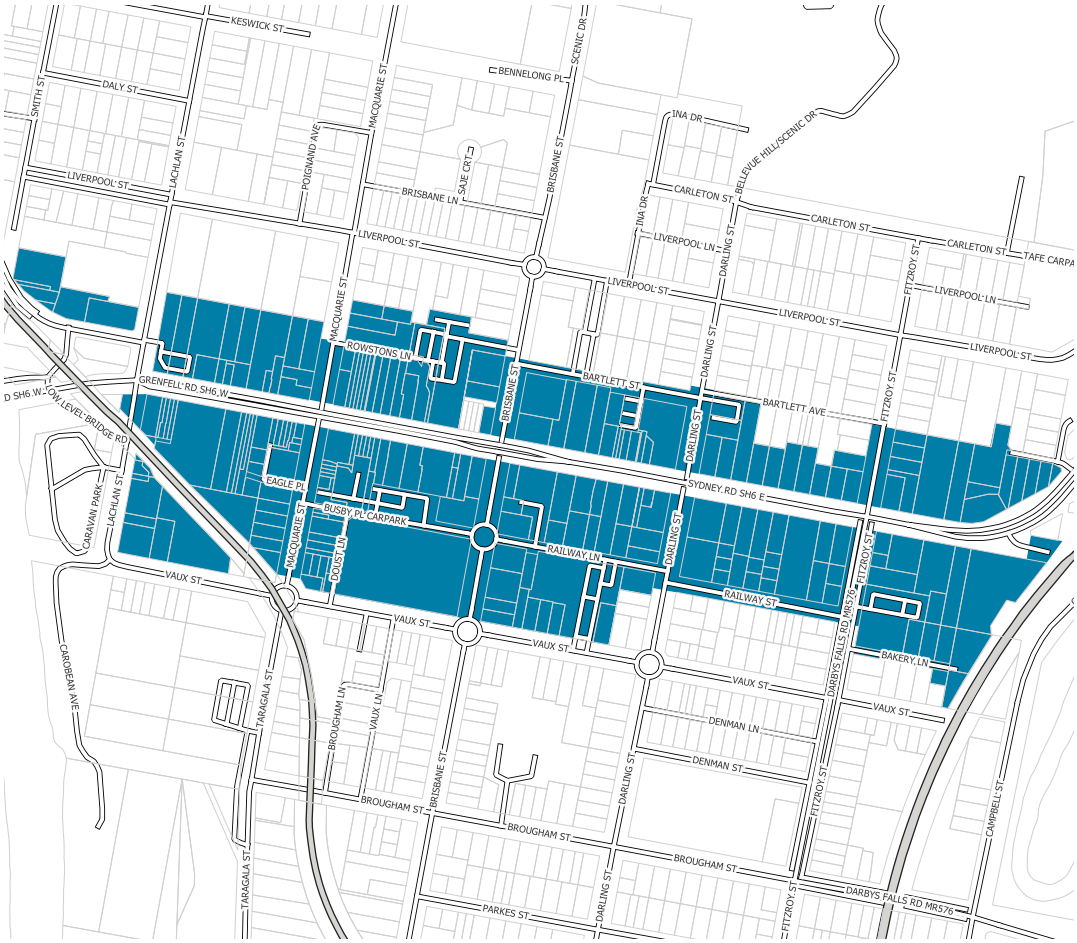
H.1.1 Application of this part

Part H.1 applies to any commercial development that is permissible within the E1 Local Centre zone under Cowra Local Environmental Plan 2012. The Local Centre E1 zone is shown in the map below:



H.1.2. Objectives

The objectives for development in the Cowra Central Business District (CBD) are:

a. To promote functional commercial and business development that makes a positive contribution to the streetscape and visual amenity of the surrounding area.

b. To promote a high standard of design, materials and construction.

c. To encourage the continued use of street awnings, where these are prominent features of the commercial environment.

d. To minimise the visual impact of larger buildings fronting public spaces or neighbouring residential dwellings.

e. To ensure that building height is consistent with the scale appropriate to the location of the land.

f. To encourage the creation of secure environments for commercial businesses and customers of those business.

g. To reinforce strong definition of streets and public spaces.

h. To improve pedestrian amenity and the quality of the public domain.

i. To improve pedestrian access and mobility.

j. To enable the safe and appropriate use of footpaths for outdoor dining and trading activities.

H.1.3. Setback Controls

Setbacks are important as they establish the building's location in relationship to the lot boundaries, the streetscape and neighbouring buildings. In commercial areas, setbacks can be used to reinforce a strong street definition and improve pedestrian accessibility.

a. New buildings along Kendal Street should be constructed with frontages to the street alignment (i.e. zero setback). Circumstances where it may be inappropriate for buildings to be built flush with the street alignment include:

   i. The site is adjacent to a freestanding or setback heritage building. In this case, the new building may need to be aligned with the setback of the heritage building.

   ii. A larger setback is required for suitable uses such as outdoor seating or a cafe.

b. For buildings outside of Kendal Street, setbacks should:

   i. Reinforce the existing street pattern, character and function.

   ii. Be compatible with adjacent building setbacks.

   iii. Be appropriate for the level of pedestrian activity and proposed land-use.

c. Side and rear setbacks must allow for adequate servicing of the development and must meet the requirements of the Building Code of Australia.

H.1.4. Building Design Controls

The Cowra CBD is the hub of commercial activity in the Cowra Shire. High quality building design is important to ensure that this area remains attractive, cohesive and functional for all users.

General

a. The continuity of retail, business premises and shop fronts is to be maintained.

b. New development should promote an enhanced pedestrian environment through attractive facades and frontage treatments that open up onto the street.

c. Passive surveillance of all public places is to be promoted by ensuring appropriate orientation of buildings.

d. New commercial buildings should be designed so that all external infrastructure / services (including air conditioning units, plant rooms, ducting etc) can be screened from view from a public place or road (as much as is practically possible).

Articulation

e. Building elevations / facades (especially for larger buildings) should reduce bulk and scale and provide visual interest through the use of variations in:

   i. Facade treatments

   ii. Roof lines.

   iii. Openings, recesses and windows.

   iv. Building materials and colours.

f. Large expansive blank walls are not permitted unless abutting a building wall (with no openings) on adjoining allotment.

Street frontages

g. Development at the ground level adjacent to streets should avoid large blank walls, have clearly defined entrances, incorporate windows for visibility in and out of any business, promote pedestrian activity, and provide for accessible entry and exit.

h. Commercial or retail development on corner sites with limited setbacks should incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a landmark feature of the street.

Colours and Materials

i. External materials (particularly metal clad roofs and walls) should have low reflectivity if they are visible from a public road, public place of neighbouring residential property and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive.

j. Colour schemes selected for buildings should be sympathetic and complementary to surrounding buildings and should be designed to blend with the streetscape in order to strengthen urban design and streetscape appearance.

H.1.5. Building Height Controls

Managing building height is about ensuring there is a reasonable level of uniformity along the streetscape. There are no set height limits for buildings in the Cowra CBD, however the design of new commercial buildings needs to be carefully considered with the following controls to avoid adverse impacts on the streetscape.

a. New buildings should be designed to be compatible with streetscape character.

b. New buildings should be sympathetic to adjacent buildings and, if necessary, provide a transition in height to adjacent buildings to minimise visual impact.

c. New buildings should be designed minimise overshadowing of public places and private open spaces of adjacent buildings.

H.1.6. Awning Controls

Awnings contribute significantly to the positive characteristics of the streetscape in the Cowra CBD. They are a prominent feature of most buildings in the area, and improve pedestrian amenity by providing shelter from the elements. The following controls aim to reinforce the use of awnings in the Cowra CBD:

a. Continuous street frontage awnings are to be provided for all new developments facing Kendal Street, between Macquarie and Brisbane Streets.

b. Awning design must be coordinated with building facades and be complementary in alignment and depth to the adjoining buildings and its awnings.

c. The reinstatement of historical awnings is encouraged where appropriate.

d. Awning dimensions should generally be:

    i. Minimum soffit height of 3.3 metres.

    ii. Low profile, with slim vertical fascia or eaves (generally not to exceed 300mm height)

    iii. Setback a minimum of 600mm from the kerb.

    iv. Extend a maximum of 3.6 metres from the building.

    v. Located to ensure no conflict with street trees.

e. Canvas blinds along the street edge are generally not permitted.

f. Under awning recessed lighting is to be provided to facilitate night use and public safety.

g. Where the street or ground level is sloped, awnings should step down the hill.

h. Where an awning is supported by one or more posts, the awning must be structurally adequate such that if any one of the supporting posts were removed or damaged by vehicle impact, the awning would not collapse.

Note: Awning maintenance remains the responsibility of the relevant property owner, and not Cowra Shire Council.

Council conducts regular inspections of awnings for structural integrity.

H.1.7. External Lighting Controls

External lighting can be used to enhance the appearance and functionality of buildings and spaces within the commercial environment. Lighting is also important for public safety, particularly at night time for pedestrians and motorists. The following controls aim to guide the appropriate use of lighting in the Cowra CBD:

a. Any external lighting of buildings is to be considered with regard to:

   i. The integration of external light fixtures with the architecture of the building (for example, highlighting external features of the building).

   ii. The contribution of the visual effects of external lighting to the character of the building, surrounds and skyline.

   iii. The energy efficiency of the external lighting system.

   iv. The amenity of residents in the locality.

   v. The potential impact on motoring safety.

b. Floodlights should not be installed on buildings in the E1 Local Centre zone.

H.1.8. Solar Access Controls

The solar access of a property refers to its potential to receive adequate sunlight so certain areas of a building can catch the sun's energy. In areas where residential and commercial land uses co-exist, such as the periphery of the CBD, it is important for commercial building design to consider the solar access of neighbouring residential areas.

a. New commercial development is to ensure that a minimum of 3 hours of direct sunlight is received to at least 50% of the living areas and private open space of adjoining dwellings in residential zones between 9.00am and 3.00pm on 21 June.

b. If the existing residential property or open space already receives less than 3 hours of sunlight then the development should not further reduce this solar access.

H.1.9. Fencing & Security Controls

The design of fences has an impact on the real and perceived safety of users within a commercial environment. Poorly designed fencing can also reduce motorist's safety and also adversely impact on the attractiveness of commercial spaces. The visual impact, scale and design of fences in commercial areas all need to be carefully considered.

Fencing

a. Fencing that is visible from a public place should be visually unobtrusive and softened with a high standard of landscaping where physically possible.

b. Fencing that is forward of the building should be constructed with a combination of solid and open landscaped elements in a style that complements the commercial building.

Security Gates / Grills

c. Access gates shall be set back from the public roadway a sufficient distance to allow a vehicle to stand without hindering vehicular or pedestrian traffic on the public road whilst the gate is open and closed.

d. Security grilles are permissible on shopfronts but only where they are see through, and will not dominate the streetscape or adversely impact on passive surveillance.

H.1.10. Open storage areas and waste management

Most business activities generate a waste stream and require the temporary or permanent storage of goods. If waste collection and storage areas are not properly designed, located or maintained, they can impact on the attractiveness, functionality and general amenity of commercial spaces.

a. Open storage areas should be screened from public places, including public roads, and are to be sealed.

b. Screen fences are to be a maximum of 2.4 metres in height and goods are not to be stacked higher than the actual fence. Areas should be large enough to house all relevant bins.

c. Open storage areas are to be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties.

d. Landscaping is generally not an acceptable method of screening on its own, unless it is already well established and the applicant can demonstrate that the storage area will be effectively screened. Landscaping may only be used for screening purposes when undertaken in conjunction with fencing, and other screening devices.

e. Full details of the materials likely to be stored on the site are to be provided to Council for assessment as part of the Development Application.

f. The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.

g. Sufficient space must be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.

h. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The commercial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.1.11. Servicing Controls

All new commercial development is expected to be serviced to a minimum level. The provision of essential services allows commercial development to function properly.

a. New commercial developments must be connected to Council's reticulated water and sewerage supply system.

b. The design and layout of commercial developments must provide space and facilities to enable efficient and cost-effective provision of reticulated services.

c. Any upgrades to public infrastructure including water, sewer, electricity, natural gas, roads and stormwater, necessary to service the proposed development must be carried out by the applicant and at no cost to service providers.

d. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The business activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.1.12. Signage

Developments proposing signage must comply with the controls contained in Part L of this Development Control Plan – Advertising and Signage. Any signage for the footpath must have a Footpath Trading Permit.

H.1.13.Landscaping

New commercial developments must comply with the controls contained in Part N of this Development Control Plan – Landscaping.

H.1.14. Soil Erosion and Sediment Control

New commercial developments involving construction work must comply with the controls contained in Part Q of this Development Control Plan – Soil Erosion & Sediment Control.

H.1.15. Parking, Access and Mobility

New development must comply where required with the controls contained within Part M of this Development Control Plan – Parking, Access & Mobility.

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Redfern street commercial area

PART H.2

This Part provides the standards and controls for new development in the Redfern Street commercial area, being land to which the E3 Productivity Support applies.

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H.2.14.	Parking, Access and Mobility	18

H.2.1. Application of this part

Part H.2 applies to any commercial development that is permissible within the following the E3 Productivity Support Zone under Cowra Local Environmental Plan 2012.



H.2.2. Objectives

The objectives for development in the E3 Productivity Support Zone in Redfern Street are:

a. To promote functional commercial and business development that makes a positive contribution to the streetscape and visual amenity of the surrounding area.

b. To promote a high standard of design, materials and construction.

c. To minimise the visual impact of larger buildings fronting public spaces or neighbouring residential dwellings.

d. To ensure that building height is consistent with the scale appropriate to the location of the land.

e. To encourage the continued use of street awnings, where these are prominent features of the commercial environment.

f. To avoid unsightly or visually intrusive development

g. To reinforce strong definition of streets and public spaces.

h. To improve pedestrian amenity and the quality of the public domain.

i. To improve pedestrian access and mobility.

j. To encourage the creation of commercial environments that meet the principles of Crime Prevention Through Environmental Design.

k. To enable the safe and appropriate use of footpaths for outdoor dining and trading activities.

H.2.3. Setback Controls

Setbacks are important as they establish the building's location in relationship to the lot boundaries, the streetscape and neighbouring buildings. In commercial areas, setbacks can be used to reinforce a strong street definition and improve pedestrian accessibility.

Generally, setbacks should:

a. Reinforce the existing street pattern, character and function.

b. Be compatible with adjacent development and adjacent building setbacks.

c. Be appropriate for the level of pedestrian activity and proposed land-use.

d. Not result in buildings that obstruct sight distance at intersections.

e. Allow for adequate servicing of the development

f. Comply with the requirements of the Building Code of Australia.

g. Be not less than 3 metres where the boundary is shared by a residential zone.

h. Not be used for on-site car parking.

H.2.4. Building Height Controls

Managing building height is about ensuring there is a reasonable level of uniformity along the streetscape. There are no set height limits for buildings in the E3 Productivity Support however the design of new commercial buildings needs to be carefully considered with the following controls to avoid adverse impacts on the streetscape.

a. New buildings should be designed to be compatible with streetscape character.

b. New buildings should be sympathetic to adjacent buildings and, if necessary, provide a transition in height to adjacent buildings to minimise visual impact.

c. New buildings should be designed to minimise overshadowing of public places and private open spaces of adjacent buildings.

H.2.5. Building Design Controls

High quality building design is important to create attractive and functional commercial environments for all users. The application of the following controls will lead to the growth and development of a new standard of commercial buildings in the E3 Productivity Support Zone.

General

a. The continuity of retail, business premises and shop fronts is to be maintained.

b. New development should promote an enhanced pedestrian environment through attractive facades and frontage treatments that open up onto the street.

c. Passive surveillance of all public places is to be promoted by ensuring appropriate orientation of buildings.

d. New commercial buildings should be designed so that all external infrastructure / services (including air conditioning units, plant rooms, ducting etc) can be screened from view from a public place or road (as much as is practically possible).

e. Any proposed accommodation/residential use must be ancillary to commercial-related facilities, as per the objectives of Cowra Local Environmental Plan 2012-E3 Productivity Support Zone.

Articulation

f. Building elevations / facades (especially for larger buildings) should reduce bulk and scale and provide visual interest through the use of variations in:

   i. Facade treatments

   ii. Roof lines.

   iii. Openings, recesses and windows.

   iv. Building materials and colours.

g. Large expansive blank walls are not permitted unless abutting a building wall (with no openings) on adjoining allotment.

Street frontages

h. Development at the ground level adjacent to streets must avoid large blank walls, have clearly defined entrances, incorporate windows for visibility in and out of any business, and promote pedestrian activity.

i. Commercial or retail development on corner sites with limited setbacks must incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a landmark feature of the street.

Colours and Materials

j. Corporate colours and logos should, where possible, be incorporated into the overall colour scheme and not be the dominant feature.

k. External materials (particularly metal clad roofs and walls) must have low reflectivity if they are visible from a public road, public place or neighbouring residential property and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive.

l. Colour schemes selected for buildings shall be sympathetic to surrounding buildings and should be designed to blend with the streetscape in order to strengthen urban design and streetscape appearance.

H.2.6. External Lighting Controls

External lighting can be used to enhance the appearance and functionality of buildings and spaces within the commercial environment. Lighting is also important for public safety, particularly at night time for pedestrians as well as motorists.

a. Any external lighting of buildings is to be considered with regard to:

   i. The integration of external light fixtures with the architecture of the building (for example, highlighting external features of the building)

   ii. The contribution of the visual effects of external lighting to the character of the building, surrounds and skyline

   iii. The energy efficiency of the external lighting system

   iv. The amenity of residents in the locality.

   v. The potential impact on motoring safety.

b. Floodlights should not be installed for buildings in the Redfern Street commercial area.

H.2.7. Solar Access Controls

The solar access of a property refers to its potential to receive adequate sunlight so certain areas of a building can catch the sun's energy. It is important for commercial building design to consider the solar access of neighbouring residential areas.

a. New commercial development is to ensure that a minimum of 3 hours of direct sunlight is received to at least 50% of the living areas and private open space of adjoining dwellings in residential zones between 9.00am and 3.00pm on 21 June.

b. If the existing residential property or open space already receives less than 3 hours of sunlight then the development should not further reduce this solar access.

H.2.8. Fencing & Security Controls

The design of fences has an impact on the real and perceived safety of users within a commercial environment. Poorly designed fencing can also reduce motorist's safety and also adversely impact on the attractiveness of commercial spaces. The visual impact, scale and design of fences in commercial areas all need to be carefully considered.

Fencing

a. Fencing that is visible from a public place should be visually unobtrusive and softened with a high standard of landscaping where physically possible.

b. Fencing that is forward of the building should be constructed with a combination of solid and open landscaped elements in a style that complements the commercial building.

Security Gates / Grills

c. Access gates shall be set back from the public roadway a sufficient distance to allow a vehicle to stand without hindering vehicular or pedestrian traffic on the public road whilst the gate is open and closed.

d. Security grilles are permissible on shopfronts but only where they are see through, and will not dominate the streetscape adversely impact on passive surveillance.

H.2.9. Waste Management Controls

Most business activities generate waste or take deliveries as part of their day to day business. If these areas are not properly designed, located or maintained, they can impact on the attractiveness, functionality and general amenity of commercial spaces.

a. Open storage areas should be screened from public places, including public roads, and are to be sealed.

b. Screen fences are to be a maximum of 2.4 metres in height and goods are not to be stacked higher than the actual fence. Areas should be large enough to house all relevant bins.

c. Open storage areas are to be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties.

d. Landscaping is generally not an acceptable method of screening on its own, unless it is already well established and the applicant can demonstrate that the storage area will be effectively screened. Landscaping may only be used for screening purposes when undertaken in conjunction with fencing, and other screening devices.

e. Full details of the materials likely to be stored on the site are to be provided to Council for assessment as part of the Development Application.

f. The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.

g. Sufficient space must be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.

h. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The commercial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.2.10. Servicing Controls

All new commercial development is expected to be serviced to a minimum level. The provision of essential services allows commercial development to function properly.

a. New commercial developments must be connected to Council's reticulated water and sewerage supply system.

b. The design and layout of commercial developments must provide space and facilities to enable efficient and cost-effective provision of reticulated services.

c. Any upgrades to public infrastructure including water, sewer, electricity, natural gas, roads and stormwater, necessary to service the proposed development must be carried out by the applicant and at no cost to service providers.

d. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The business activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.2.11. Signage

Developments proposing signage must comply with the controls contained in Part L of this Development Control Plan – Advertising and Signage. Any signage for the footpath must have a Footpath Trading Permit.

H.2.12. Landscaping

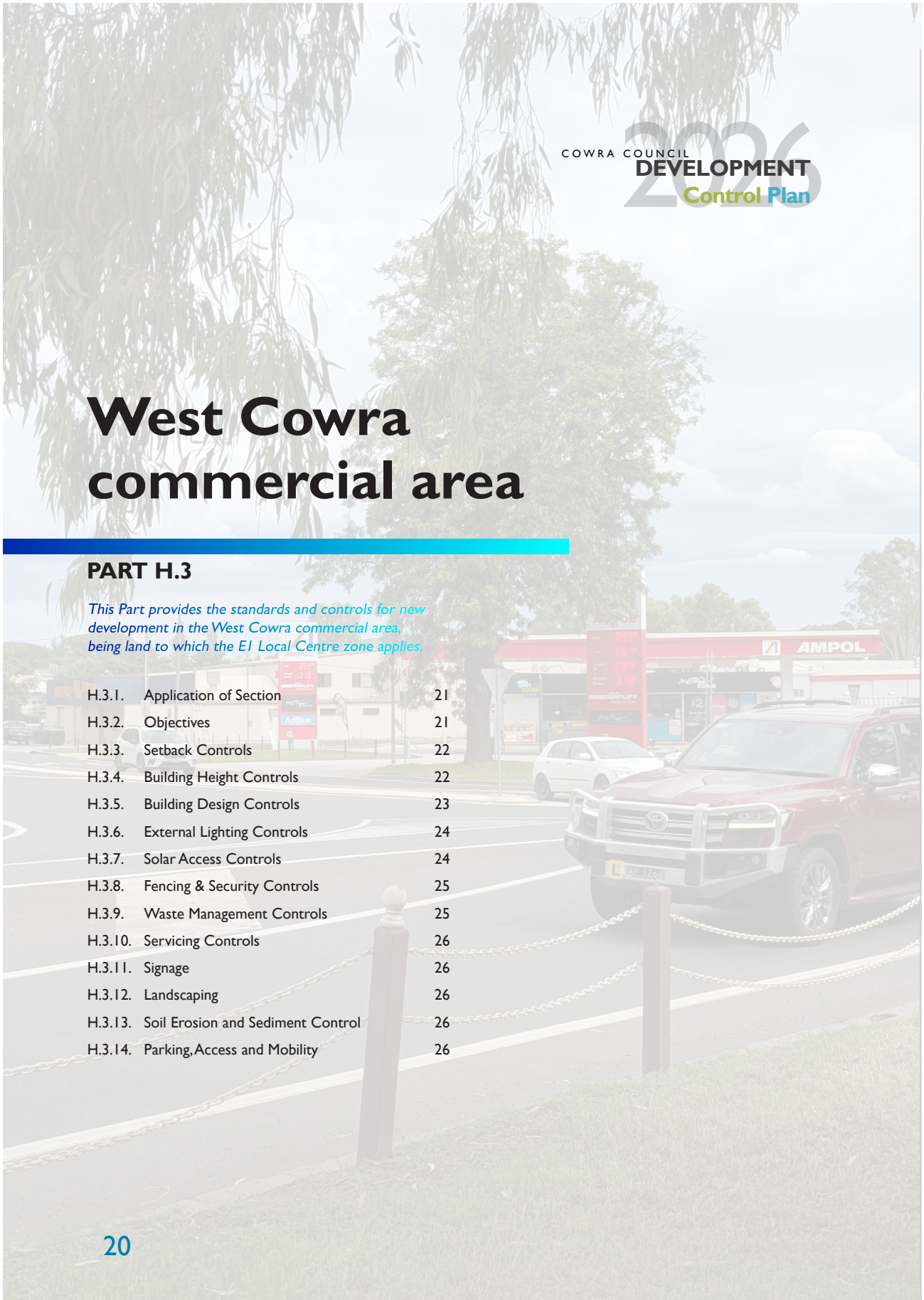
New commercial developments must comply with the controls contained in Part N of this Development Control Plan – Landscaping.

H.2.13. Soil Erosion and Sediment Control

New commercial developments involving construction work must comply with the controls contained in Part Q of this Development Control Plan – Soil Erosion & Sediment Control.

H.2.14. Parking, Access and Mobility

New development must comply where required with the controls contained within Part M of this Development Control Plan – Parking, Access & Mobility.



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West Cowra commercial area

PART H.3

This Part provides the standards and controls for new development in the West Cowra commercial area, being land to which the E1 Local Centre zone applies.

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H.3.14.	Parking, Access and Mobility	26

H.3.1. Application of this part

Part H.3 applies to any commercial development that is permissible within the B1 Neighbourhood zone under Cowra Local Environmental Plan 2012. The E1 Local Centre zone is shown in the map below:



H.3.2. Objectives

The objectives for commercial development in the West Cowra E1 Local centre zone are:

a. To promote functional commercial and business development that makes a positive contribution to the streetscape and visual amenity of the surrounding area.

b. To promote a high standard of design, materials and construction.

c. To minimise the visual impact of larger buildings fronting public spaces or neighbouring residential dwellings.

d. To ensure that building height is consistent with the scale appropriate to the location of the land.

e. To avoid unsightly or visually intrusive development

f. To reinforce strong definition of streets and public spaces.

g. To improve pedestrian amenity and the quality of the public domain.

h. To improve pedestrian access and mobility.

i. To encourage the creation of secure environments for commercial businesses and customers of those business.

H.3.3. Setback Controls

Setbacks are important as they establish the buildings location in relationship to the lot boundaries, the streetscape and neighbouring buildings. In commercial areas, setbacks can be used to reinforce a strong street definition and improve pedestrian accessibility.

a. Generally, setbacks should:

   i. Reinforce the existing street pattern, character and function.

   ii. Be compatible with adjacent development and adjacent building setbacks.

   iii. Be appropriate for the level of pedestrian activity and proposed land-use.

   iv. Not result in buildings that obstruct sight distance at intersections.

   v. Allow for adequate servicing of the development

   vi. meet the requirements of the Building Code of Australia.

Be not less than 3 metres where the boundary is shared by a residential zone.

H.3.4. Building Height Controls

Managing building height is about ensuring there is a reasonable level of uniformity along the streetscape. There are no set height limits for buildings in the E1 Local Centre however the design of new commercial buildings needs to be carefully considered to avoid adverse impacts on the streetscape.

a. New buildings should be design to be compatible with streetscape character.

b. New buildings should be sympathetic to adjacent buildings and, if necessary, provide a transition in height to adjacent buildings to minimise visual impact.

c. New buildings should only be as high as is necessary for the proposed use to function effectively with good internal amenity.

d. New buildings should be designed minimise overshadowing of public places and private open spaces of adjacent buildings.

H.3.5. Building Design Controls

High quality building design is important to create attractive and functional commercial environments for all users. The application of the following controls will lead to the growth and development of a new standard of commercial buildings in West Cowra.

General

a. The continuity of retail, business premises and shop fronts is to be maintained.

b. New development should promote an enhanced pedestrian environment through attractive facades and frontage treatments that open up onto the street.

c. Passive surveillance of all public places is to be promoted by ensuring appropriate orientation of buildings.

d. New commercial buildings should be designed so that all external infrastructure / services (including air conditioning units, plant rooms, ducting etc) can be screened from view from a public place or road (as much as is practically possible).

Articulation

e. Building elevations / facades (especially for larger buildings) should reduce bulk and scale and provide visual interest through the use of variations in:

   i. Facade treatments

   ii. Roof lines.

   iii. Openings, recesses and windows.

   iv. Building materials and colours.

f. Large expansive blank walls are not permitted unless abutting a building wall (with no openings) on adjoining allotment.

Street frontages

g. Development at the ground level adjacent to streets must avoid large blank walls, have clearly defined entrances, incorporate windows for visibility in and out of any business, and promote pedestrian activity.

h. Commercial or retail development on corner sites with limited setbacks must incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a landmark feature of the street.

Colours and Materials

i. Corporate colours and logos should, where possible, be incorporated into the overall colour scheme and not be the dominant feature.

j. External materials (particularly metal clad roofs and walls) must have low reflectivity if they are visible from a public road, public place of neighbouring residential property and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive.

k. Colour schemes selected for buildings shall be sympathetic to surrounding buildings and should be designed to blend with the streetscape in order to strengthen urban design and streetscape appearance.

H.3.6. External Lighting Controls

External lighting can be used to enhance the appearance and functionality of buildings and spaces within the commercial environment. Lighting is also important for public safety, particularly at night time for pedestrians as well as motorists.

a. Any external lighting of buildings is to be considered with regard to:

   i. The integration of external light fixtures with the architecture of the building (for example, highlighting external features of the building)

   ii. The contribution of the visual effects of external lighting to the character of the building, surrounds and skyline

   iii. The energy efficiency of the external lighting system

   iv. The amenity of residents in the locality.

   v. The potential impact on motoring safety.

Floodlights should not be installed for buildings in the West Cowra Local Centre.

H.3.7. Solar Access Controls

The solar access of a property refers to its potential to receive adequate sunlight so certain areas of a building can catch the sun's energy. In areas where residential and commercial land uses co-exist, such as the E1 Local Centre, it is important for commercial building design to consider the solar access of neighbouring residential areas.

a. New commercial development is to ensure that a minimum of 3 hours of direct sunlight is received to at least 50% of the living areas and private open space of adjoining dwellings in residential zones between 9.00am and 3.00pm on 21 June.

b. If the existing residential property or open space already receives less than 3 hours of sunlight then the development should not further reduce this solar access.

H.3.8. Fencing & Security Controls

The design of fences has an impact on the real and perceived safety of users within a commercial environment. Poorly designed fencing can reduce motorist's safety and also adversely impact on the attractiveness of commercial spaces. The visual impact, scale and design of fences in commercial areas all need to be carefully considered.

Fencing

a. Fencing that is visible from a public place should be visually unobtrusive and softened with a high standard of landscaping where physically possible.

b. Fencing that is forward of the building should be constructed with a combination of solid and open / landscaped elements in a style that complements the commercial building.

Security Gates / Grills

c. Access gates shall be set back from the public roadway a sufficient distance to allow a vehicle to stand without hindering vehicular or pedestrian traffic on the public road whilst the gate is open and closed.

d. Security grilles are permissible on shopfronts but only where they are see through, and will not dominate the streetscape adversely impact on passive surveillance.

H.3.9. Waste Management Controls

Most business activities generate waste or take deliveries as part of their day to day business. If these areas are not properly designed, located or maintained, they can impact on the attractiveness, functionality and general amenity of commercial spaces.

a. Open storage areas should be screened from public places, including public roads, and are to be sealed.

b. Screen fences are to be a maximum of 2.4 metres in height and goods are not to be stacked higher than the actual fence. Areas should be large enough to house all relevant bins.

c. Open storage areas are to be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties.

d. Landscaping is generally not an acceptable method of screening on its own, unless it is already well established and the applicant can demonstrate that the storage area will be effectively screened. Landscaping may only be used for screening purposes when undertaken in conjunction with fencing, and other screening devices.

e. Full details of the materials likely to be stored on the site are to be provided to Council for assessment as part of the Development Application.

f. The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.

g. Sufficient space must be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.

h. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The commercial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.3.10. Servicing Controls

All new commercial development is expected to be serviced to a minimum level. The provision of essential services allows commercial development to function properly.

a. New commercial developments must be connected to Council's reticulated water and sewerage supply system.

b. The design and layout of commercial developments must provide space and facilities to enable efficient and cost-effective provision of reticulated services.

c. Any upgrades to public infrastructure including water, sewer, electricity, natural gas, roads and stormwater, necessary to service the proposed development must be carried out by the applicant and at no cost to service providers.

d. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The business activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.3.11. Signage

Developments proposing signage must comply with the controls contained in Part L of this Development Control Plan – Advertising and Signage. Any signage for the footpath must have a Footpath Trading Permit.

H.3.12. Landscaping

New commercial developments must comply with the controls contained in Part N of this Development Control Plan – Landscaping.

H.3.13. Soil Erosion and Sediment Control

New commercial developments involving construction work must comply with the controls contained in Part Q of this Development Control Plan – Soil Erosion & Sediment Control.

H.3.14. Parking, Access and Mobility

New development must comply where required with the controls contained within Part M of this Development Control Plan – Parking, Access & Mobility.

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Lynch Street commercial area

PART H.4

This Part provides the standards and controls for new development in the Lynch Street commercial area, being land to which the E3 Productivity Support zone applies.

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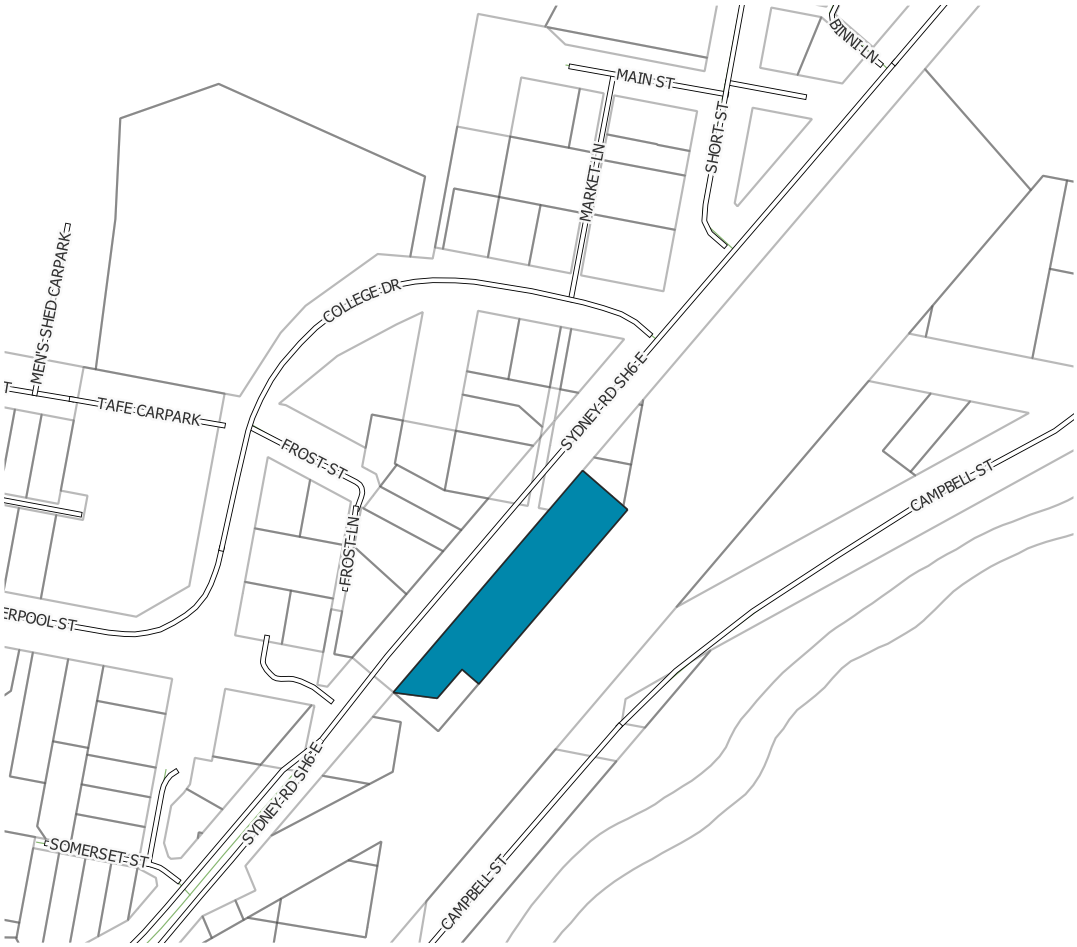
H.4.1. Application of this part

Part H.4 applies to any commercial development that is permissible within the E3 Productivity Support Zone of Cowra Local Environmental Plan 2012 in Lynch Street, Cowra. This area is shown in the map below:



H.4.2. Objectives

The objectives for commercial development in the Lynch Street Cowra E3 Productivity Support area are:

a. To promote functional commercial and business development that makes a positive contribution to the streetscape and visual amenity of the surrounding area.

b. To promote a high standard of design, materials and construction.

c. To ensure appropriate conservation and ongoing management of a State Heritage Precinct and Cowra LEP 2012 Heritage Item.

d. To minimise the visual impact of larger buildings fronting public spaces or the nearby State heritage listed Cowra Railway Station and Yard Group.

e. To ensure new development does not obscure important public vantage points to the water tank and signal box that are part of the State heritage listed Cowra Railway Station and Yard Group.

f. To ensure that building height is consistent with the scale appropriate to the location of the land.

g. To avoid unsightly or visually intrusive development

h. To reinforce strong definition of streets and public spaces.

i. To encourage the creation of commercial environments that meet the principles of Crime Prevention Through Environmental Design.

H.4.3. Specific Controls

The controls contained in Part H.2 of this DCP also apply to land within the Lynch Street E3 Productivity Support Zone.

The following controls are additional to the requirements of Part H.2 and prevail in the event of an inconsistency.

Site Planning

a. New buildings and structures must be located wholly within Area Northeast of setback (refer Diagram 1).

b. Low-scale, ancillary and / or passive site uses (such as open-air onsite car parking, loading, vehicle and / or pedestrian circulation, driveways, landscaping and fencing) are permitted within Area B (refer Diagram 1).

c. The location of new buildings and structures must retain existing sight lines from Vantage Point # 1 (on Lynch Street) to the water tank and signal box forming part of the State heritage listing for the Cowra Railway Station and Yard Group.

Building Design

d. The design of new buildings and structures must not visually dominate the water tank (forming part of the State Heritage listing for the Cowra Railway Station and Yard Group) when view from Vantage Point # 1 of Diagram 1.

e. Subject to control (a), new buildings and structures must be designed with a maximum of two storeys and comply with the design principles shown in Diagram 2.

f. Fencing must be designed to allow unimpeded views from VP1 and VP2 shown in Diagram 1.

Diagram 1

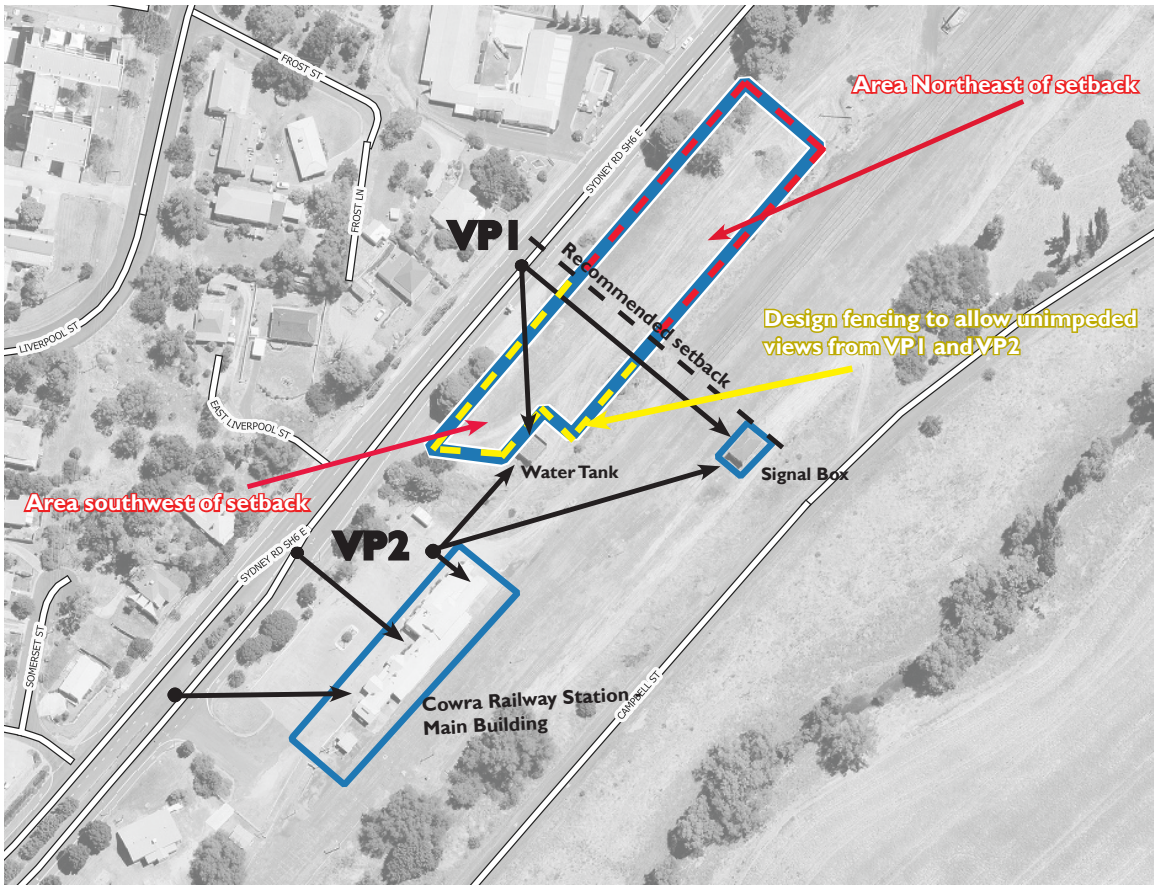
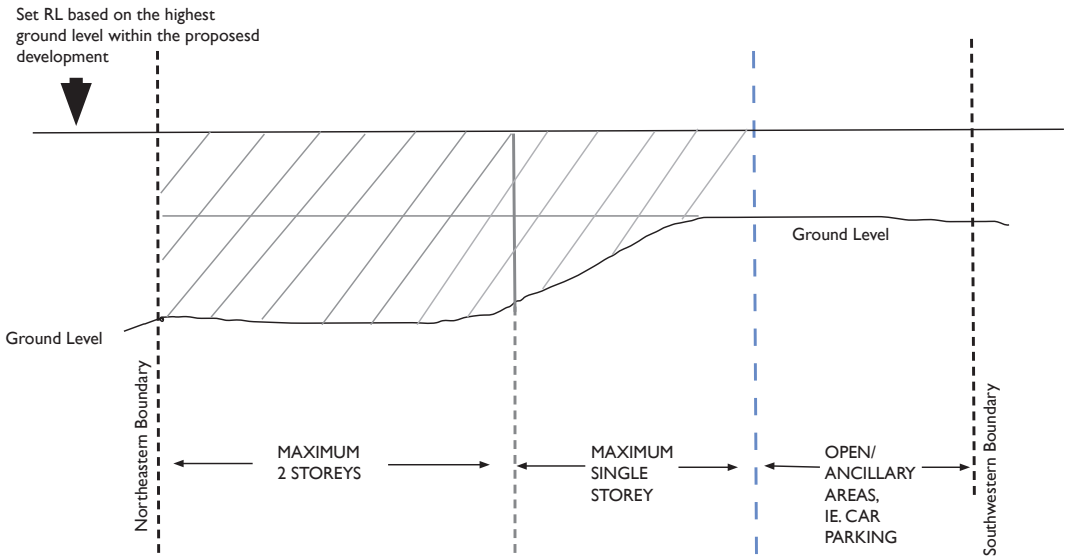

Area Northeast of setback
VP1
Recommended setback
Design fencing to allow unimpeded views from VP1 and VP2
Water Tank
Signal Box
Area southwest of setback
VP2
Cowra Railway Station Main Building
FROST ST
FROST LN
SYDNEY RD SH6 E
LIVERPOOL ST
EAST LIVERPOOL ST
SOMERSET ST
CAMPBELL ST

Diagram 2


Set RL based on the highest ground level within the proposesd development
Ground Level
Ground Level
Northeastern Boundary
MAXIMUM 2 STOREYS
MAXIMUM SINGLE STOREY
OPEN/ ANCILLARY AREAS, IE. CAR PARKING
Southwestern Boundary

PREPARED BY
COWRA SHIRE COUNCIL
116 KENDAL STREET
COWRA NSW 2794

DEVELOPMENT Control Plan 2026

Industrial Development

PART I



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

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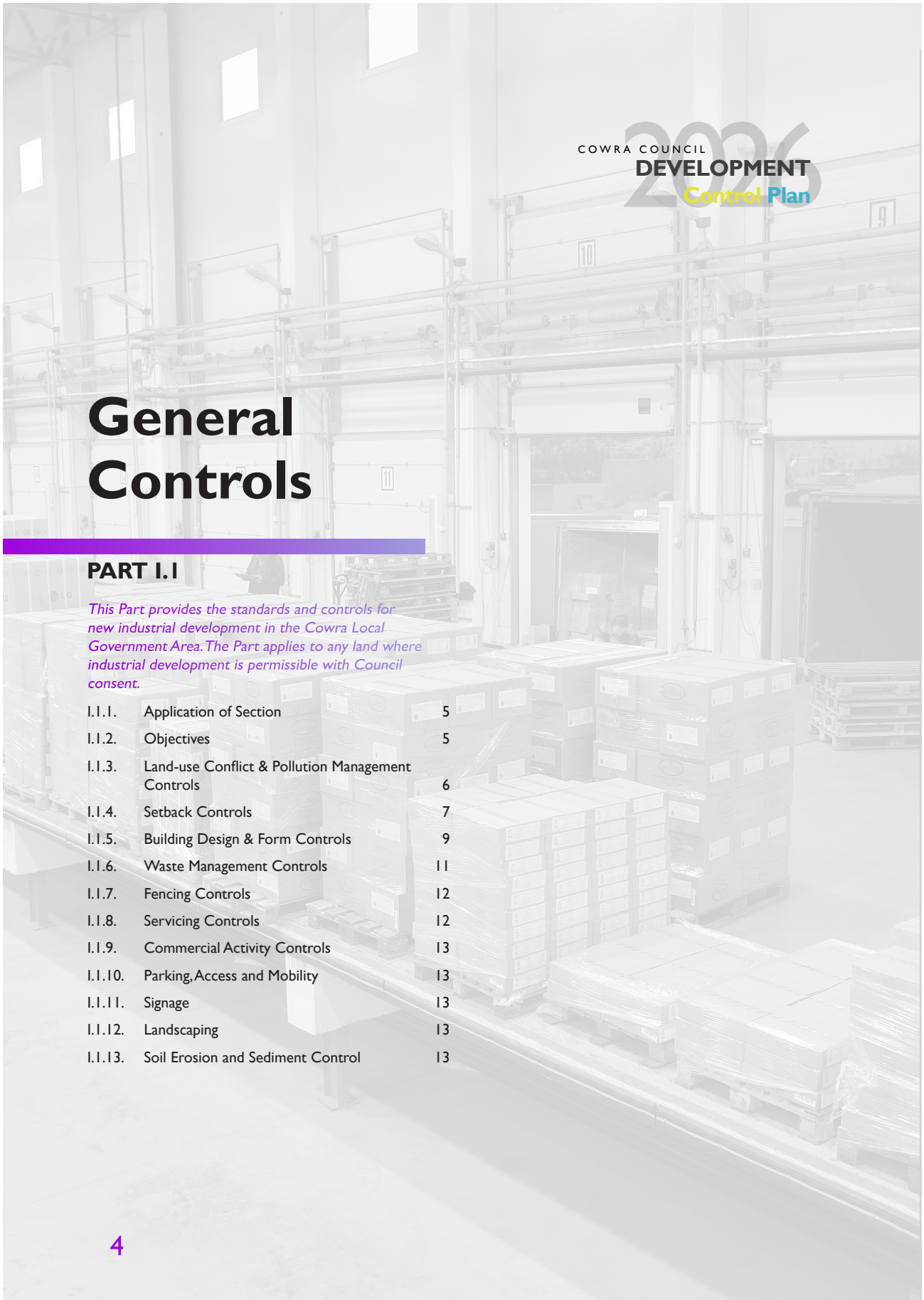

COWRA COUNCIL 2026
DEVELOPMENT
Control Plan

General Controls

PART 1.1

This Part provides the standards and controls for new industrial development in the Cowra Local Government Area. The Part applies to any land where industrial development is permissible with Council consent.

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1.1.1. Application of Section

Section 1.1 applies to any development that is permissible with consent on land zoned E4 General Industrial under the Cowra Local Environmental Plan 2012, and any other zones where industrial development is permitted.

1.1.2. Objectives

a. To encourage high quality, sustainable and innovative industrial design which enhances the quality of the streetscape and surrounding environment.

b. To ensure that new development supports and does not detract from the functions of the Cowra Central Business District.

c. To encourage a development layout, design and function that minimises impact on activities in other zones, including sensitive uses such as a residential and recreation uses.

d. To improve traffic access and safety conditions.

e. To encourage landscaping that complements the design of the buildings, and provides buffers to neighbouring lots and the public domain.

f. To ensure that new development is provided with safe adequate vehicle parking, circulation, loading and unloading areas.

g. To encourage the use of building materials that mitigate noise impacts on adjoining land-uses, particularly residential areas.

h. To avoid unsightly or visually intrusive development, particularly along main roads or areas that are exposed to the main entry points of the Cowra Township.

i. To ensure that new developments are provided with adequate waste storage facilities in areas that not visually prominent from the public domain.

j. To encourage development that contributes to and / or improves the safety and security of industrial and surrounding areas.

k. To ensure that new development is connected to physical infrastructure and services that have capacity to accommodate the development.

l. To ensure that new development is designed to prevent the discharge of unacceptable levels of environmental pollution.

1.1.3. Land-use Conflict & Pollution Management Controls

The design of industrial development should take account of the following impact mitigation strategies, particularly when the development is located in close proximity to residential or other sensitive land-uses:

General

a. Careful site planning should be used to maximise the distance between activities that have potential to generate noise, dust, odour etc, and sensitive uses or activities on adjoining land.

b. Consideration should be given to conducting noisy, dusty or odorous activities at limited times of the day.

Water

c. Industrial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council.

d. Development involving construction works should implement an Erosion and Sediment Control Plan prepared and submitted in accordance with Part B of this DCP.

Dust

e. Vehicle entry, exits, loading, unloading and internal manoeuvring areas should be made of a suitable surface that effectively prevents the emission of dust from trafficable surfaces.

Noise

f. Buildings used for noisy operations should be designed (orientated, insulated etc) to inhibit the transmission of noise onto nearby properties used for residential or other noise sensitive purposes.

g. The design of industrial buildings should avoid vehicle entry doors, roller shutters and other frequently used openings in walls that adjoin residential and other sensitive uses.

h. Noisy operations including manufacturing and loading / unloading activities should be carried out at reasonable times.

i. Hours of operation and access to the site through residential streets may be restricted where the proposed development involves the generation of noise likely to affect residential areas.

j. An acoustic report from a suitably qualified acoustic consultant may be required to be submitted with a Development Application where there is reasonable likelihood that a proposed industrial activity will generate noise that impacts on residential amenity. The information provided in an acoustic report should include the minimum information recommended in the Noise Guide for Local Government 2023. A copy of the Noise Guide for Local Government 2023 can be downloaded from the following website address: https://www.epa.nsw.gov.au/Publications/noise/22p4215-Noise-Guide-for-Local-Government

Visual

k. The design of industrial buildings should avoid the use long blank walls with no articulation.

l. The design of industrial buildings should incorporate the use of building materials that do not have highly reflective properties.

m. Light sources, particularly those which may be used for loading and unloading operations should be directed away from adjoining properties.

n. Effective use of landscaping should be used to screen unsightly areas, improve streetscape appearance, and reduce the impact of pollutants emitted from industrial activities.

o. Careful site planning should be used to limit the amount of overshadowing on adjoining residential sites caused by bulky industrial buildings.

Odour

p. Development involving odorous activities should be appropriately separated from residential or other sensitive land-uses.

I.1.4. Setback Controls

I.1.4.1. Front Setbacks

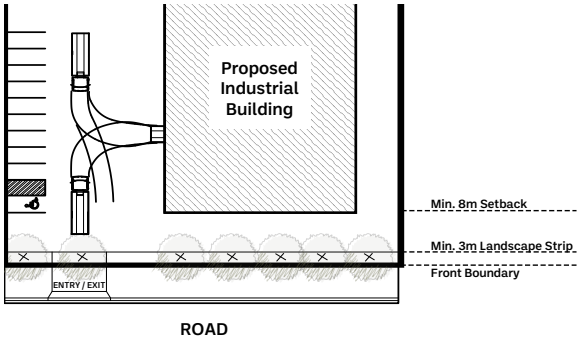
Front setbacks are important as they establish the building's location in relationship to the lot boundaries, the streetscape and neighbouring buildings. Front setbacks allow space for landscaping and car parking.

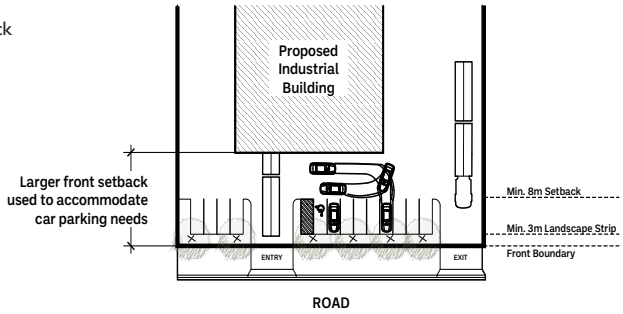
Front setbacks are measured from the front boundary of the allotment to the outer edge of the wall of the building.

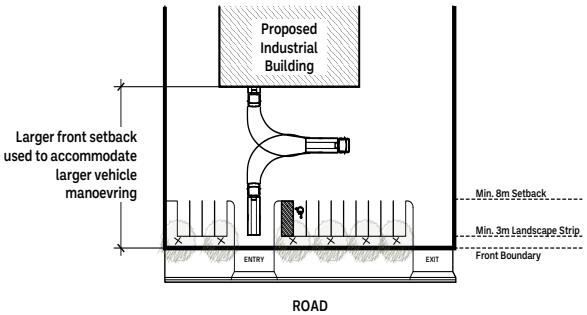
a. Front setback areas must be a minimum of 8m, incorporating a minimum 3 metre landscaping strip Front setback areas larger than the minimum are encouraged where this area is used for on-site car parking, or large vehicle manoeuverability.

b. New developments on sites that have a corner frontage are to provide an 8 metre front setback to the primary road and a minimum 4 metre setback to the secondary road.

The following diagrams conceptually illustrates the front setback requirements for industrial developments, incorporating a landscape strip.







1.1.4.2. Side and Rear Setbacks

Side and rear setbacks are designed to allow separation between building on adjoining blocks. It is important to consider how a side and rear setback could impact on neighbouring land-use.

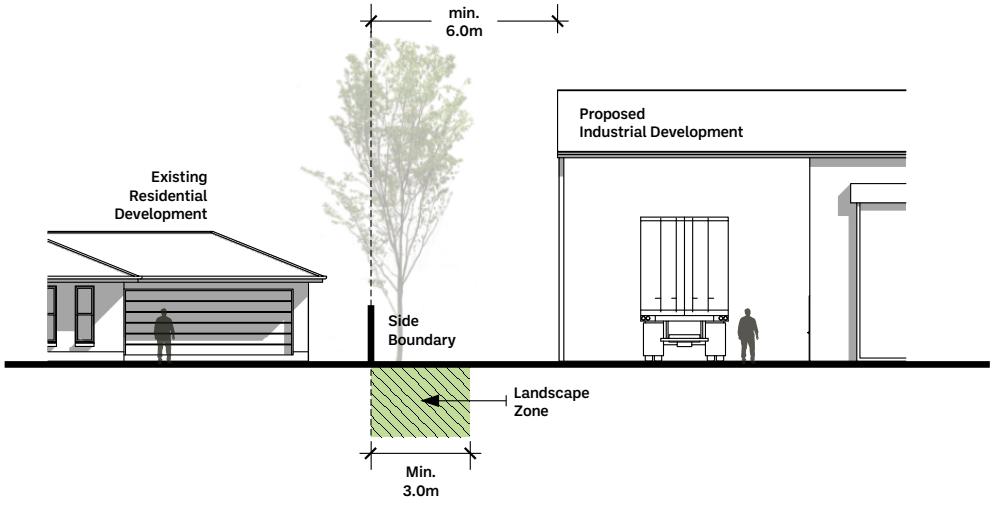
a. Industrial buildings should generally be setback 3 metres from side and rear property boundaries.

b. Despite control (a), industrial buildings should be setback the following distances from side and rear boundaries:

   i. 3m, incorporating a 2m wide landscape strip, where the adjoining property is used for a non-industrial / non-residential purpose.

   ii. 6m, incorporating a 3m wide landscape strip, where the adjoining property is used for a residential purpose. This setback applies only to the boundary that is adjoined by the residential use.

c. Zero side and rear setbacks are permitted subject to compliance with the Building Code of Australia and merit issues are deemed acceptable in relation to adjoining or adjacent properties.



I.1.5. Building Design & Form Controls

I.1.5.1. Building Design

a. Office components should:

   i. be located at the street frontage of the structure;

   ii. be architecturally differentiated to break up the facade,;

   iii. provide passive surveillance to the street.

b. Creative architecture is encouraged to express new building structures and minimise use of reflective glass or large blocks of one material.

c. Long blank walls and unbroken roof lines should be avoided facing the street or public domain. This can be achieved by incorporating one or more of the following techniques into the building facades:

   i. Wall plane projection or recesses.

   ii. Windows.

   iii. Variation of roof height.

   iv. Material changes.

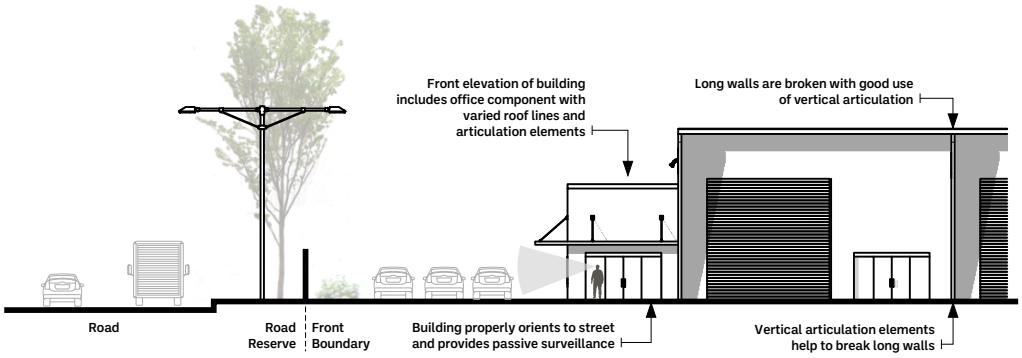
   v. Arcades or trellises.

   vi. Landscaping.

d. All rooftop or exposed structures including lift motor rooms, plant rooms, air conditioning, ventilation and exhaust systems should be integrated with the building design in order to ensure interesting and high quality appearance.

e. New developments on corner sites should address both street frontages in terms of facade treatment and articulation of elevations.

The following diagram conceptually illustrates an industrial building with differentiated office component, creative architecture and good articulation.



1.1.5.2. Building Height

a. Building height should not exceed 3 storeys.

b. Building height should not adversely impact on the visual amenity of the locality.

c. Building height should not result in the unreasonable loss of solar access to adjoining and adjacent properties between the hours of 9:00am and 3:00pm on 22 June.

1.1.5.3. Building Materials

d. Masonry textured concrete or concrete block, render, brick or other earthen material, glass and metal is encouraged to be incorporated into building design.

e. External materials (particularly metal clad roofs and walls) should not be highly reflective if they are visible from a public road or residential area and there is a reasonable probability of glare affecting driver safety or residential amenity.

f. All external building materials including roofing should be of a neutral colour appropriate to the site.

1.1.6. Waste Management Controls

Most industrial activities generate a waste stream and require the temporary or permanent storage of goods. Waste collection and storage areas need to be properly designed, located or maintained to minimise impacts on the environment, the streetscape and neighbouring land-uses.

a. Storage areas should be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties. Alternatively, these areas must be screened from public view.

b. Screen fences should be a maximum of 2.4 metres in height and goods should not to be stacked higher than the actual fence.

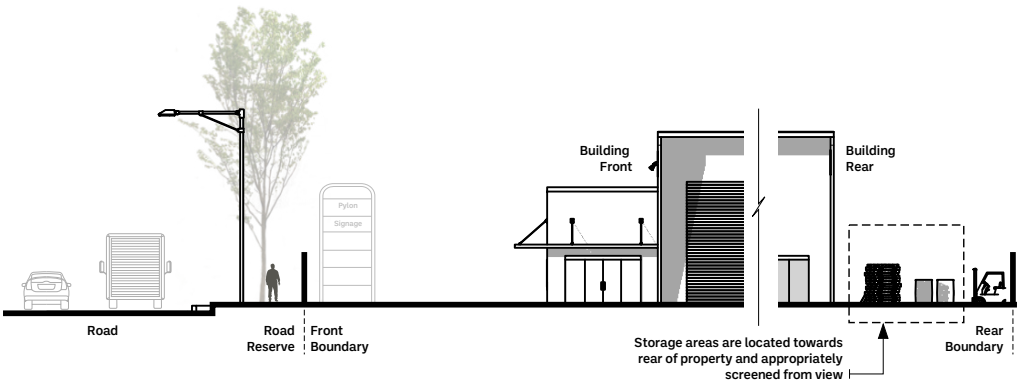
c. Landscaping is generally not an acceptable method of screening, unless it is already well established and the applicant can demonstrate that the storage area will be effectively screened. Landscaping may only be used for screening purposes when undertaken in conjunction with fencing, and other screening devices.

d. The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.

e. Sufficient space should be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.

f. Industrial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The industrial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

The following diagram conceptually illustrates an industrial building with its waste collection and storage area located behind the building and away from view from the public street.



1.1.7. Fencing Controls

Fencing is typically required for security purposes in industrial areas, however it can also be used to improve the appearance, functionality and safety of a development if it designed and placed properly. The visual impact, scale and design of fences in industrial areas all need to be carefully considered.

a. Security fencing should provide for the protection of property and should be avoided (where possible) around non-productive and exposed areas of the site such as car parking and landscaped areas.

b. Security fencing should not wholly obstruct the view of landscaping from the street.

c. Security fencing should preserve safe sight distances for all vehicle entry and exit locations, including those on adjoining properties.

d. Mesh security fencing should not be located in front of the main building wall towards the street and must not be erected to a height greater than 2.4 metres.

1.1.8. Servicing Controls

All new industrial development is expected to be serviced to a minimum level. The provision of essential services allows industrial developments to function properly.

a. All new industrial developments are to be fully serviced by reticulated water and reticulated sewerage, and must be connected to the street stormwater drainage system where this is available.

b. Despite control (a), new industrial developments on land in the E4 General Industrial zone south of Waratah Street may use on-site domestic waste disposal subject to compliance with the recommendations of a site suitability report prepared by a qualified geotechnical engineer. Such a report is to be submitted to Council for assessment with the Development Application.

c. The development is to be connected to the reticulated electricity system to the relevant authority's requirements. An underground service should be provided where possible.

d. The development is to be connected to a telecommunication system to the relevant authorities requirements.

e. Any upgrades to public infrastructure including water, sewer, electricity, natural gas, roads and stormwater, necessary to service the proposed development must be carried out by the applicant and at no cost to Council.

f. Buildings and structures should be located clear of utility infrastructure. For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main.

1.1.9. Commercial Activity Controls

A variety of commercial activities are permitted with consent in the E4 General Industrial zone under Cowra Local Environmental Plan 2012.

The controls contained in this Part apply generally to new commercial activities on industrial zoned land, however these applications will be subject to merit assessment where strict compliance with these controls is deemed unnecessary. Notwithstanding, commercial activities in an industrial zone should demonstrate that they are:

a. Ancillary to the approved industry; and / or

b. Intended to serve persons occupied or employed in a landuse otherwise permitted in the zone; and / or

c. Most suited to the location in an industrial area by virtue of their operation (i.e. they must not be otherwise more appropriately located in the Cowra Central Business District or another commercial area).

1.1.10. Parking, Access and Mobility

New development must comply where required with the controls contained within Part M of this Development Control Plan – Parking, Access & Mobility.

1.1.11. Signage

Developments proposing signage must comply with the controls contained in Part L of this Development Control Plan – Advertising and Signage.

1.1.12. Landscaping

New developments must comply with the controls contained in Part N of this Development Control Plan – Landscaping.

1.1.13. Soil Erosion and Sediment Control

New developments involving construction work must comply with the controls contained in Part B of this Development Control Plan – Land Management.



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Nangar Street controls

PART I.2

This Part provides the standards and controls for new industrial development in the Nangar Street industrial precinct.

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I.2.2.	Context	17
I.2.3.	Objectives	17
I.2.4.	Site Planning Principles & Controls	17
I.2.5.	Setbacks and Buffers	18

I.2.1. Application of Section

Section I.2 of this Part applies to the precinct shown in the map below.



1.2.2. Context

The Nangar Street industrial precinct is located on the north eastern periphery of the Cowra Township. Residential and recreation uses are located in close proximity to the area, and immediately adjoin the industrial precinct in some places. Instances of land-use conflict between industrial and residential land-use have been known to exist.

There is scope to improve the transition between industrial and residential uses, particular in the north of the Nangar Street Industrial Precinct, which is predominantly vacant industrial land which adjoins vacant residential land.

1.2.3. Objectives

The objectives for development in this precinct are:

a. To encourage a development layout, design and function that minimises impact on activities in nearby residential and recreation zones.

b. To ensure that new development is well designed and does not have an unacceptable impact when viewed from nearby residential and recreation zones.

1.2.4. Site Planning Principles & Controls

In addition to the general controls contained in Section 1.1 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Nangar Street Industrial Precinct:

The following planning principles apply to new development within the mapped precinct.

a. New industrial buildings are sited on the allotment to achieve the maximum separation possible between adjoining residential or open space areas.

b. Sources of potential pollution (noise, smell, odour, vibration) are identified and sited to achieve the maximum separation possible between adjoining residential or open space areas.

c. Ancillary uses such as car parking, landscaping and storage areas are incorporated into the setback areas between new industrial buildings and adjoining residential or open space areas.

d. New industrial buildings are designed and sited to limit the extent of overshadowing on adjoining residential or open space areas.

e. New industrial buildings are sited to ensure that vehicle entry doors, roller shutters and other frequently used openings are oriented away from adjoining residential and open space areas.

f. Landscaping screens unsightly areas, improve streetscape appearance, and reduces the impact of pollutants emitted from industrial activities.

g. Entrances to new industrial development shall be located off Nangar Street or Bourke Street. New entrances will not be permitted onto Pridham Street unless it can be demonstrated that there are no other practical alternatives.

1.2.5. Setbacks and Buffers

New development is required to demonstrate compliance with the following setback and buffer requirements.

A 10 metre wide landscape strip is to be provided along any boundary that is shared with Pridham Street, Mulyan Oval, or Lot 29 DP 975291 (including any subsequent subdivision lots created therefrom)

All new industrial buildings are to be setback a minimum 30 metres from any boundary that is shared with Pridham Street, Mulyan Oval, or Lot 29 DP 975291.

Available building area
30m setback (includes landscape buffer)
10m landscape buffer



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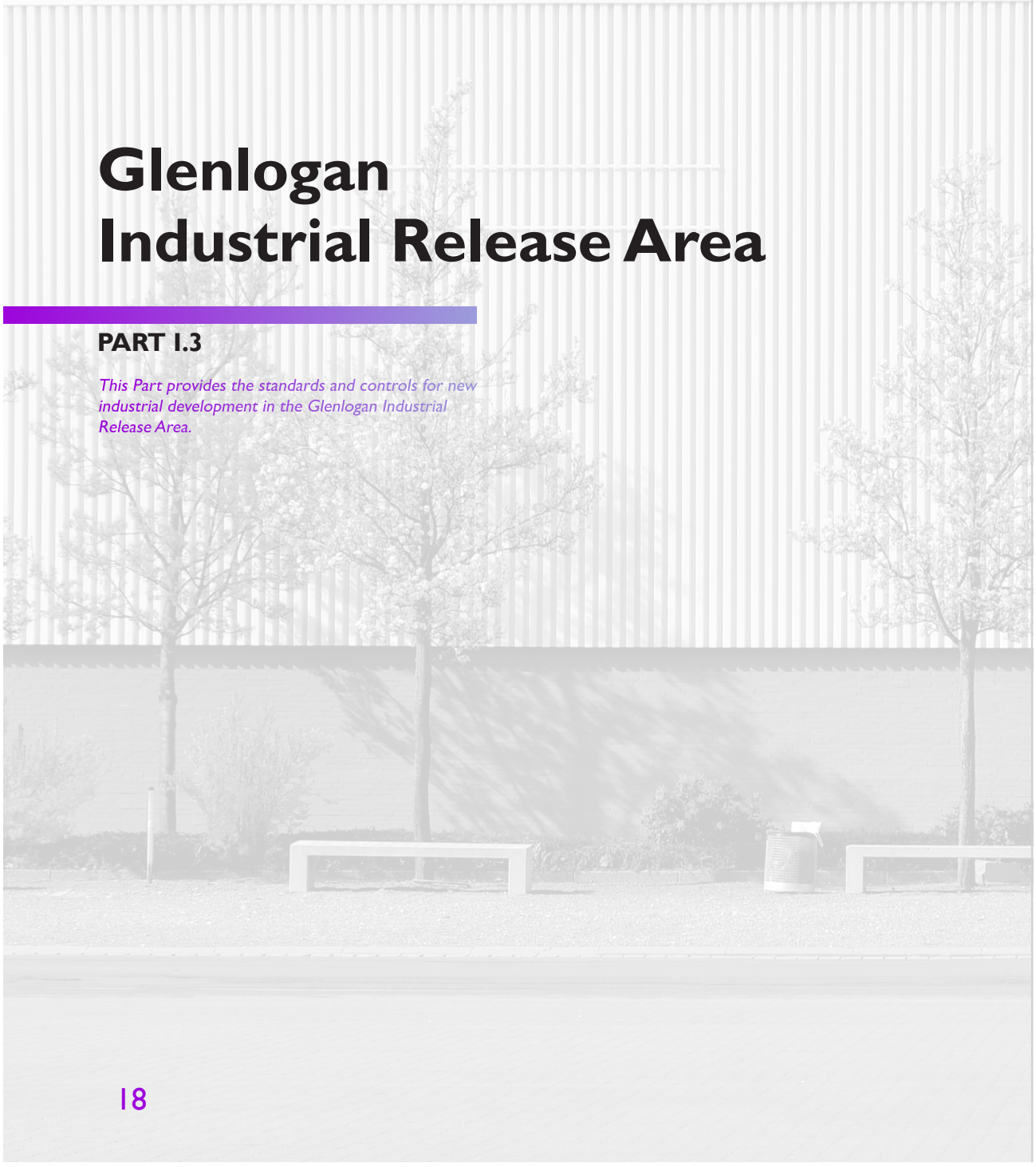
Glenlogan Industrial Release Area

PART 1.3

This Part provides the standards and controls for new industrial development in the Glenlogan Industrial Release Area.



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1.3.1. Preliminary

The Glenlogan Industrial Release Area (the Release Area) is comprised of approximately 64 hectares to the north west of the Cowra Township that was identified in the Cowra Shire Land-use Strategy as the most suitable location for the expansion of the local industrial sector. The entire 64 hectare site was subsequently rezoned to E4 General Industrial as part of Cowra Local Environmental Plan 2012. The site was also identified as an Urban Release Area in Cowra Local Environmental Plan 2012. This Part of the Cowra DCP has been prepared pursuant to the requirements of Clause 6.3 of the Cowra Local Environmental Plan 2012.

1.3.2. Application of this Part

Part 1.3 applies generally to land within the Release Area, the boundaries of which are shown on Map Sheet URA_002B of Cowra Local Environmental Plan 2012 and depicted also in Diagram 1.

The controls contained in Part 1.3 apply to all new developments requiring the lodgement of a Development Application with Cowra Council, including:

a. Applications to subdivide land.

b. Applications to erect buildings, extend existing buildings, or the change of use of existing buildings.

c. Applications for the use of land, or for the change of use land.

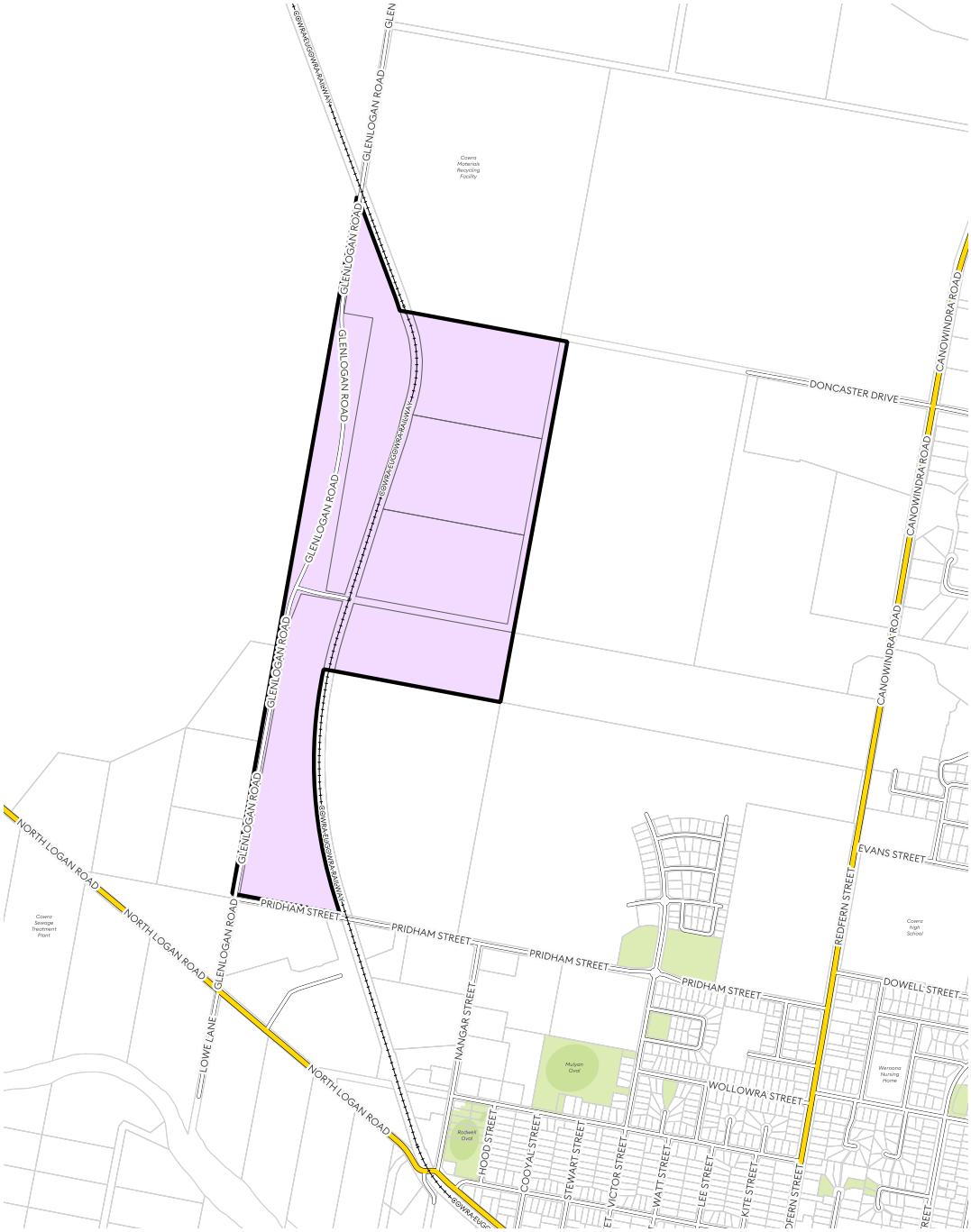

DIAGRAM NO. 1 - LAND APPLICATION MAP

LEGEND

Glenlogan Urban Release Area

1.3.3. Objectives

The objectives for the Release Area are:

a. To ensure the timely and efficient release of industrial land.

b. To prevent residential development, or other sensitive land-uses, within a distance of the Glen Logan Road Industrial Estate that could result on noise land-use conflict.

c. To protect the amenity of adjacent land uses, where necessary, from the effects of industrial development.

d. To encourage a development layout, design and function that minimises impact on activities in other zones, including sensitive uses such as a residential use.

e. To ensure stormwater can be effectively and efficiently drained form the industrial land without affecting the water quality of any water resource.

f. To ensure that stormwater is managed appropriately and does not adversely impact the downstream environment.

g. To ensure that new developments are provided with adequate waste storage facilities in areas that are not visually prominent from the public domain.

h. To ensure that new development is connected to physical infrastructure and services that have capacity to accommodate the development.

i. To ensure that new development is designed to prevent the discharge of unacceptable levels of environmental pollution.

j. To encourage the development of well designed industrial areas serving the full range of general and light industrial needs throughout the Shire.

k. To provide for infrastructure and services in a cost effective and efficient manner, consistent with the operational needs of industrial users.

l. To encourage high quality, sustainable and innovative industrial design which enhance the quality of the streetscape and surrounding environment.

m. To encourage development that contributes to and / or improves the safety and security of industrial and surrounding areas.

n. To provide for the safe and efficient movement of traffic to and from new industrial allotments.

o. To ensure that new development is provided with adequate vehicle parking, circulation, loading and unloading areas.

p. To preserve and enhance the existing natural environmental character and ecology of Cowra Shire.

q. Ensure opportunities for the provision of landscaping to new industrial allotments.

1.3.4. Staging Plan

The Release Area comprises 64 hectares of currently undeveloped land. The progression of new development is likely to take place over many years in a staged manner.

A staging plan has been prepared to guide the development of the Release Area in a way that is logical, practical and efficient in terms of the need for service and infrastructure provision. This is generally achieved by facilitating the development of areas closer to Pridham Street first, where urban services are currently located, and growing the estate northwards as those urban services are gradually extended in the same direction.

The staging arrangements are described as follows and illustrated in Diagram 2.

- Stage 1 - The subdivision of Lot 1 DP 833955 should be progressed as Stage 1 of development at the Release Area.
- Stage 2 - The subdivision of Lot 1 DP 1003508 should be progressed as Stage 2 of development at the Release Area.
- Stage 3 - The subdivision of Lots 3, 4 and 5 DP 794176, and Lot 240 DP 750377 (or parts thereof), should be progressed as Stage 3 of development at the Release Area.

Because the Release Area is currently held by multiple different private ownerships, there may be a possibility that the land will be developed in a manner that is inconsistent with the staging plan presented in this DCP. Council will not object to this, provided adequate arrangements are made for the provision of infrastructure and services, and the requirements of this DCP are complied with.

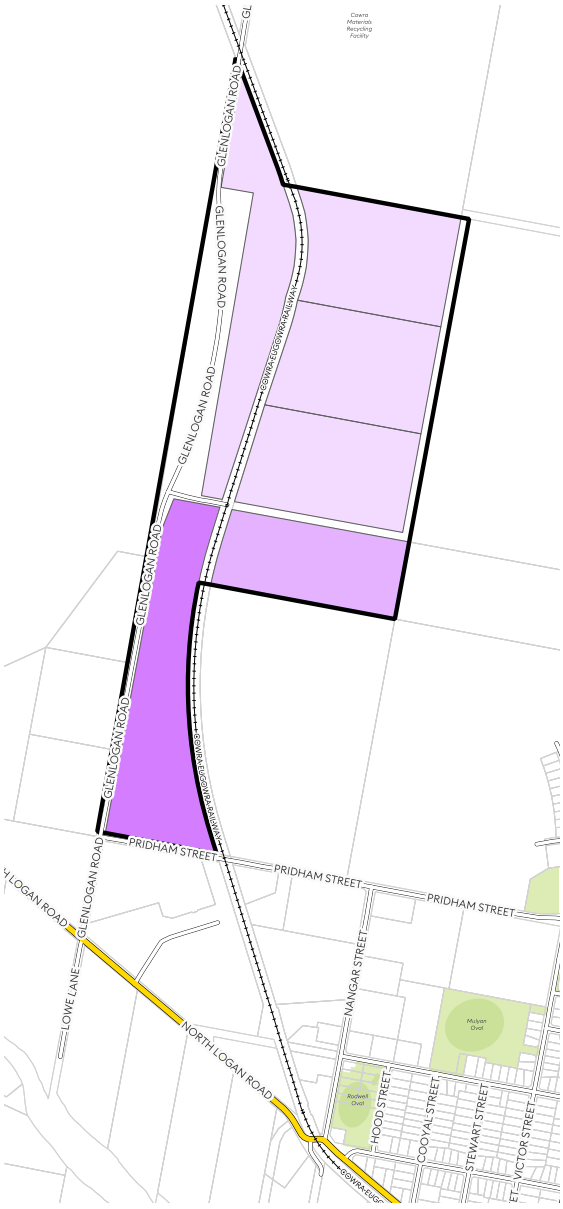

DIAGRAM NO. 2 - STAGING MAP

LEGEND

- Stage 1
- Stage 2
- Stage 3

1.3.5. Structure Plan

Cowra Council recognises that the final form of design at the Glenlogan Industrial Release Area is subject to detailed site investigation and planning processes likely to be completed at a future stage by the proponents of new development. A structural plan has however been prepared by Council to help guide planning and development processes at the Release Area.

The Structure Plan is a response to:

a. the constraints and opportunities of the land,

b. the preliminary strategic work completed by relevant stakeholders as part of the rezoning of the land in Cowra Local Environmental Plan 2012,

c. Land-use compatibility assessment,

d. Identification of the key planning needs for the area.

The Glenlogan Industrial Release Area – Structure Plan is presented in Diagrams 3 to 7.

An overview of the key features of the structural plan is included as follows:

a. Glen Logan Road to be the primary road access to the site, linking with existing industrial precincts south of Pridham Street.

b. Existing locations of native vegetation to be protected from development where possible.

c. Perimeter roads where possible, combined with landscape buffers to increase separation distances to neighbouring land-use.

d. Extension of key utility services from existing locations to the south.

e. A mix of lot sizes to be created throughout the Release Area, catering for a wide range of different industrial land-uses and activities.

f. Smaller lot design along the perimeters of the Release Area to minimise the possibility of larger, higher impact uses impacting on neighbouring land-use.

g. Concentration of high-noise industrial activities in the north-west precinct of the Release Area, with all other areas being suitable for low-noise industrial activities.

h. A wide network of roads suitable for heavy vehicle use and connecting to appropriate locations of the existing local and state road system.

i. Identification of existing transport infrastructure locations that may need to be investigated for potential upgrades to accommodate any expected increases in traffic associated with new development at the Release Area.



DIAGRAM NO. 3 - LANDSCAPE STRATEGY

LEGEND

- Public Domain Landscaping - Street Trees
- Landscape Buffer
- Protected Veg

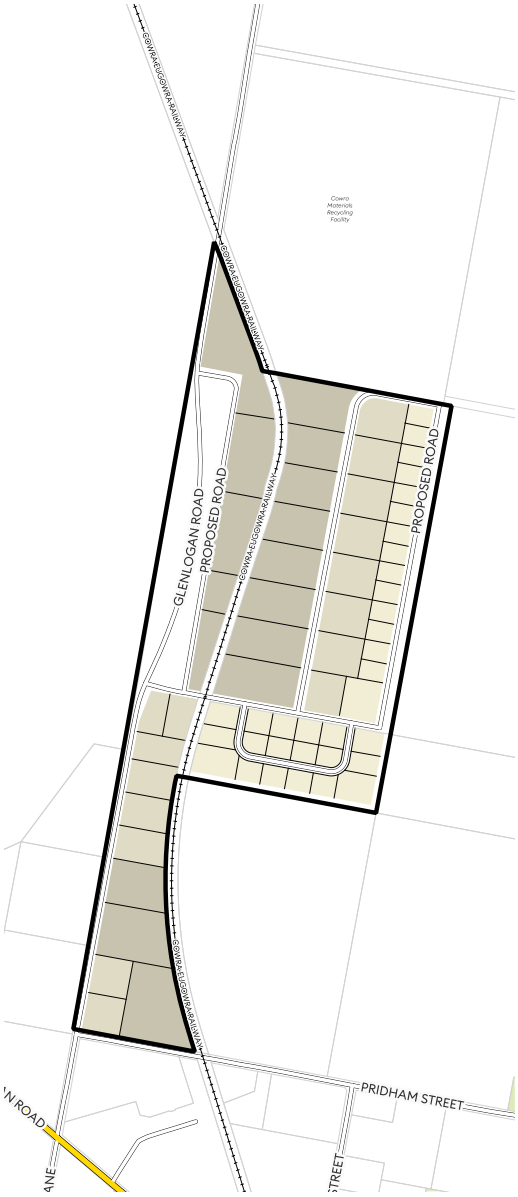

DIAGRAM NO. 4 - LOT MIX STRATEGY

LEGEND

- Small Lots (3,000m2 - 8,000m2)
- Med-size Lots (Average 11,000m2)
- Larger Lots (15,000m2 - 20,000m2)

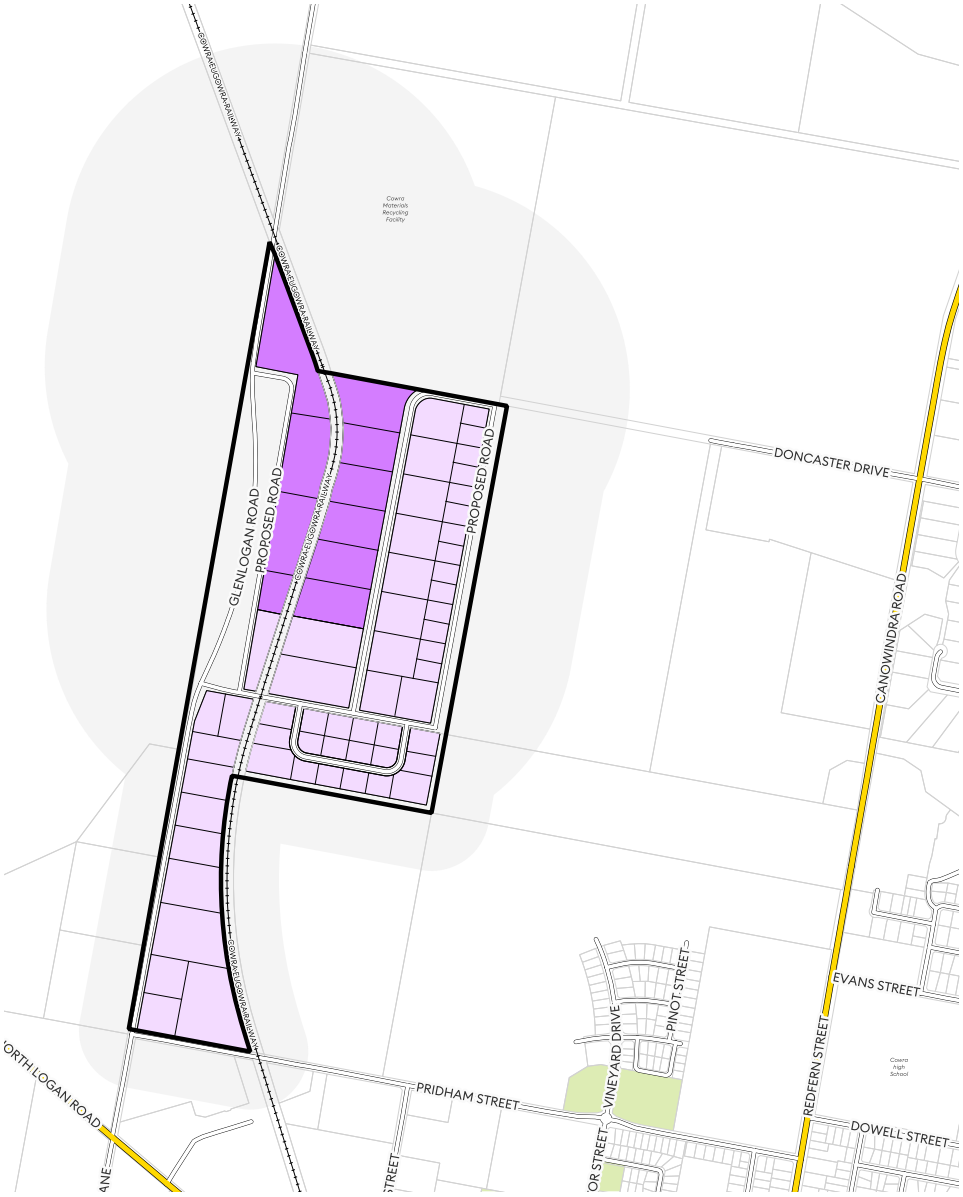

DIAGRAM NO. 5 - LAND USE STRATEGY

LEGEND

- High Noise precinct
- Low Noise Precinct
- Acoustic Buffer Footprint

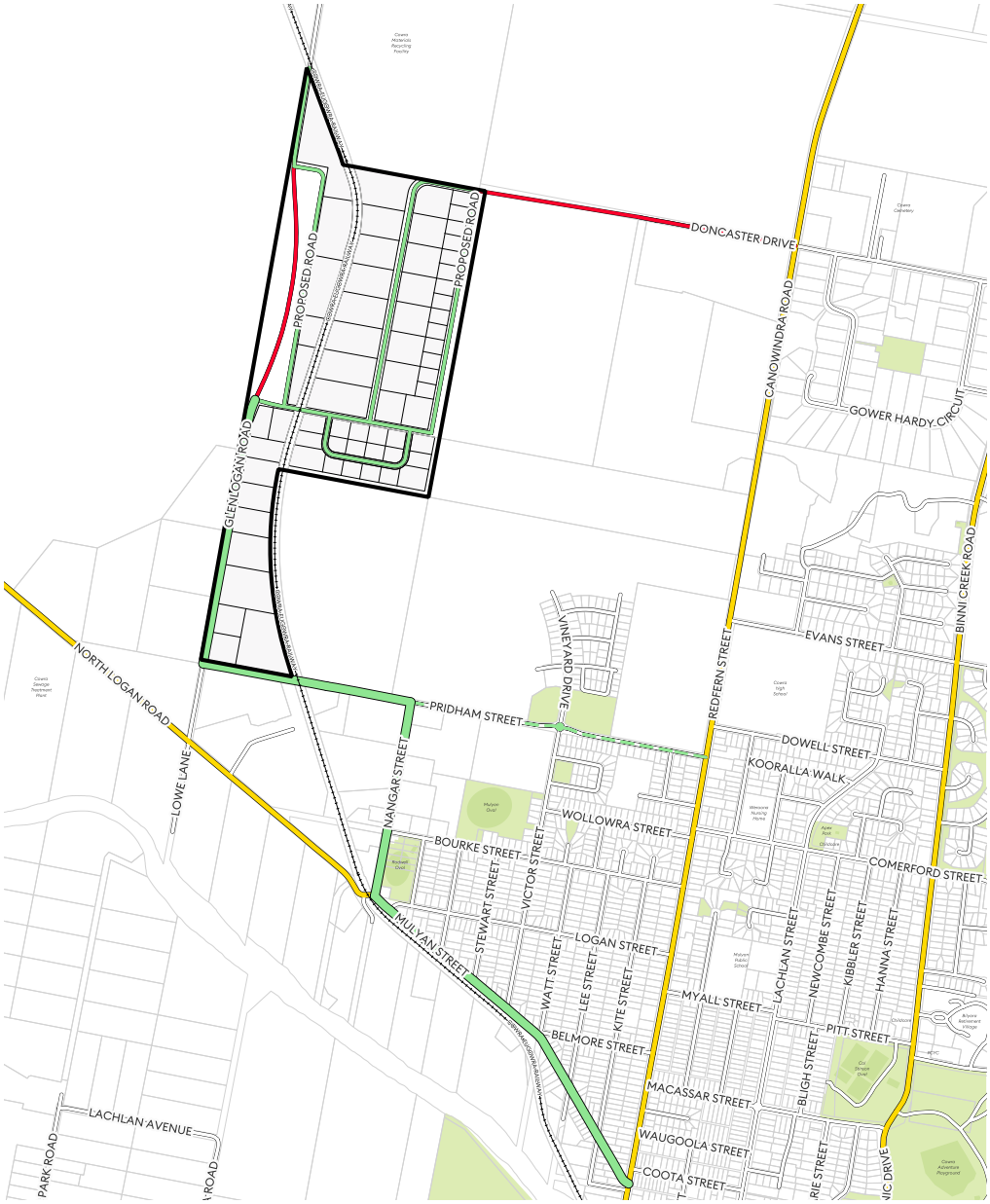

DIAGRAM NO. 6 - ROAD HIERARCHY & ACCESS STRATEGY

LEGEND

- Collector Road Network
- Local Access Road Network
- Glenlogan URA
- Approved B-Double Route
- Proposed New Industrial Roads
- Approved B-Double Route (West-bound Only)
- Prohibited Connections

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DIAGRAM NO. 7 - KEY INTERSECTIONS

LEGEND

- Collector Road Network
- Local Access Road Network
- Glenlogan URA
- Key Intersections

I.3.6. Subdivision Development

Part D of the Cowra Council Development Control Plan 2025 contains objectives, standards and controls that apply generally to the subdivision development of industrial zoned land.

In particular, the following existing sections of Part D will also apply to development within the Glenlogan Industrial Release Area.

I.3.6.1. Lot Design

The controls for lot design in respect of new subdivisions within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.4 of this Development Control Plan.

The following additional controls apply to the Glenlogan Industrial Release Area and prevail in the event of an in inconsistency:

a. A mix of lot sizes should be provided for in any subdivision design at the Release Area. The design should be generally in accordance with the Structure Plan in Diagram No. 4.

I.3.6.2. Street Design

The controls for street design in respect of new subdivisions within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.5 of this Development Control Plan.

The following additional controls apply to the Glenlogan Industrial Release Area and prevail in the event of an in inconsistency:

b. Independent traffic and transport studies are required with Development Applications for subdivisions to determine the extent of roads works, intersection upgrades, and ancillary vehicular and pedestrian infrastructure requirements generated by the development. Key intersections for investigation are identified in the Diagram No. 7

c. The road pattern for the Glen Logan Road Release Area should generally be developed in accordance with Diagram No. 6.

d. No new future lot (in Stages 2 or 3 or parts thereof) should have direct access to the Glenlogan Road unless it can be demonstrated through design that it is impractical not to do so.

e. Perimeter roads are encouraged to be provided as a way of increasing the buffer to adjoining lands, and providing opportunities for the mass planting of trees to reduce potential environmental impacts and improve visual amenity for neighbouring land-use.

f. New road locations should not necessitate the clearing of vegetation within the area shown in Diagram No. 3 as protected vegetation / habitat restoration.

I.3.6.3. Access Provision

The controls for access provision to new subdivisions within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.6 of this Development Control Plan.

The following additional controls apply to the *Glenlogan Industrial Release Area* and prevail in the event of an in inconsistency:

a. The design of new subdivision development at the Release Area must not propose access for new allotments directly to the section of Glenlogan Road shown in Diagram No. 6.

I.3.6.4. Utility Provision

The controls for utility provision to new subdivision within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.7 of this Development Control Plan.

I.3.6.5. Stormwater, Drainage

The controls for the provision of stormwater drainage to new subdivisions within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.8 of this Development Control Plan.

I.3.6.6. Landscaping

The controls for landscaping as part of new subdivision within the Glenlogan Industrial Release Area are the same controls that are contained within Part N of this Development Control Plan.

The following additional controls have been developed to address the specific landscaping requirements of the *Glenlogan Industrial Release Area*:

a. The design of new subdivision at the Release Area should incorporate provision for landscape buffers (min. 20m wide) in accordance with the landscaping strategy shown in Diagram No. 3. The landscaping should be incorporated into a road reservation where this is achievable.

b. Development Applications for subdivision in the Release Area are to be accompanied by a detailed landscape plan which includes, as a minimum, the following detail:

   i. Buffer location.

   ii. Species selection, including mature heights.

   iii. Planting spacings.

I.3.6.7. Natural Hazards

The controls for the natural hazard management within the Glenlogan Industrial Release Area are the same controls that are contained within Part O of this Development Control Plan .

I.3.6.8. Environmental Hazards

The controls for environmental hazard management (contaminated land) are the same controls that are contained within Part O.3 of this Development Control Plan.

I.3.6.9. Soil Erosion and Sediment Control

The controls for soil erosion and sediment control within the Glenlogan Industrial Release Area are the same controls that are contained within Part B of this Development Control Plan.

I.3.6.10. Noise Management

In addition to the impact management strategies contained in Section I.1.3 of this Development Control Plan, the following controls will apply to new development in the Glenlogan Industrial Release Area, and will prevail to the extent of any inconsistency.

a. Development Applications to subdivide land at the *Glenlogan Industrial Release Area* must be accompanied by a report (prepared by a suitably qualified acoustic consultant) which contains recommendations for the implementation of a noise allowance strategy that plans for the cumulative impact of initial and future industrial activity in a way that allows for the noise goals (for sensitive receivers) under the NSW Policy for Industry – NSW EPA to be met.

b. Council will enforce control (a) for the first Development Application received to subdivide land in each of the Stages identified in Diagram No. 2.

c. Council may require any acoustic report, prepared in accordance with control (a), to be peer reviewed by an appropriately qualified acoustic consultant.

I.3.7. Built Development

Section I.1 of this Part contains objectives, standards and controls that apply generally to the development of industrial zoned land.

In particular, the following existing sections of this Part will also apply to development within the Glenlogan Industrial Release Area.

I.3.7.1. Building Setbacks

The controls for building line setbacks within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.4

I.3.7.2. Building Design and Form

The controls for building design and form within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.5.

I.3.7.3. Waste Management

The controls for open storage areas and waste management within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.6

I.3.7.4. Fencing Controls

The controls for fencing within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.7

I.3.7.5. Servicing

The controls for the servicing of new development within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.8

I.3.7.6. Parking, Access and Mobility

The controls for the provision of on-site parking and access facilities for new development within the Glenlogan Industrial Release Area are the same controls that are contained within Part M of this DCP.

I.3.7.7. Signage

The controls for the provision of signage as part of new development within the Glenlogan Industrial Release Area are the same controls that are contained within Part L of this DCP.

I.3.7.8. Landscaping

The controls for landscaping as part of new development within the Glenlogan Industrial Release Area are the same controls that are contained within Part N of this Development Control Plan.

I.3.7.9. Natural Hazards

The controls for the natural hazard management within the Glenlogan Industrial Release Area are the same controls that are contained within Part O of this Development Control Plan.

I.3.7.10. Environmental Hazards

The controls for environmental hazard management (contaminated land) are the same controls that are contained within Part O.3 of this Development Control Plan.

I.3.7.11. Soil Erosion and Sediment Control

The controls for soil erosion and sediment control within the Glenlogan Industrial Release Area are the same controls that are contained within Part B of this Development Control Plan.

I.3.7.12. Noise Management

In addition to the impact management strategies contained in Section I.1.3, the following controls will apply to new development in the Glenlogan Industrial Release Area, and will prevail to the extent of any inconsistency.

New development at the Glenlogan Industrial Release Area is to

comply with the noise goals contained in:

a. Any report prepared pursuant to the requirements of Section 1.3.6.10(a), or

b. In the absence of any such report, the requirements of the most up to date version of the NSW Noise Policy for Industry – NSW EPA. Council may require Development Applications to be supported by an acoustic report, prepared by a suitably qualified consultant.

1.3.8. Other matters for consideration

Clause 6.3 of Cowra Local Environmental Plan 2012 requires this DCP to address the following matters in respect to the planning for new development at the Glenlogan Industrial Release Area:

a. Measures to encourage higher density living around transport, open space and service nodes;

b. Measures to accommodate and control neighbourhood commercial and retail uses; and

c. Suitable networks of active and passive recreation areas.

d. Measures to ensure public facilities and services, traffic management and parking facilities, are suitable located and provided for.

The Glenlogan Industrial Release Area is zoned to permit industrial uses only. The zone does not permit any form of residential, commercial or retail development and as a result there is no requirement for Part 1.3 of this DCP to address items (a), (b) and (d) above.

Provisions have been incorporated into Part 1.3 of this DCP to ensure that appropriate standards of the following public facilities and services are provided to the Glenlogan Industrial Release Area:

a. Public roads and drainage

b. Services and utilities.

c. Landscaping of the public domain.

d. Car parking.

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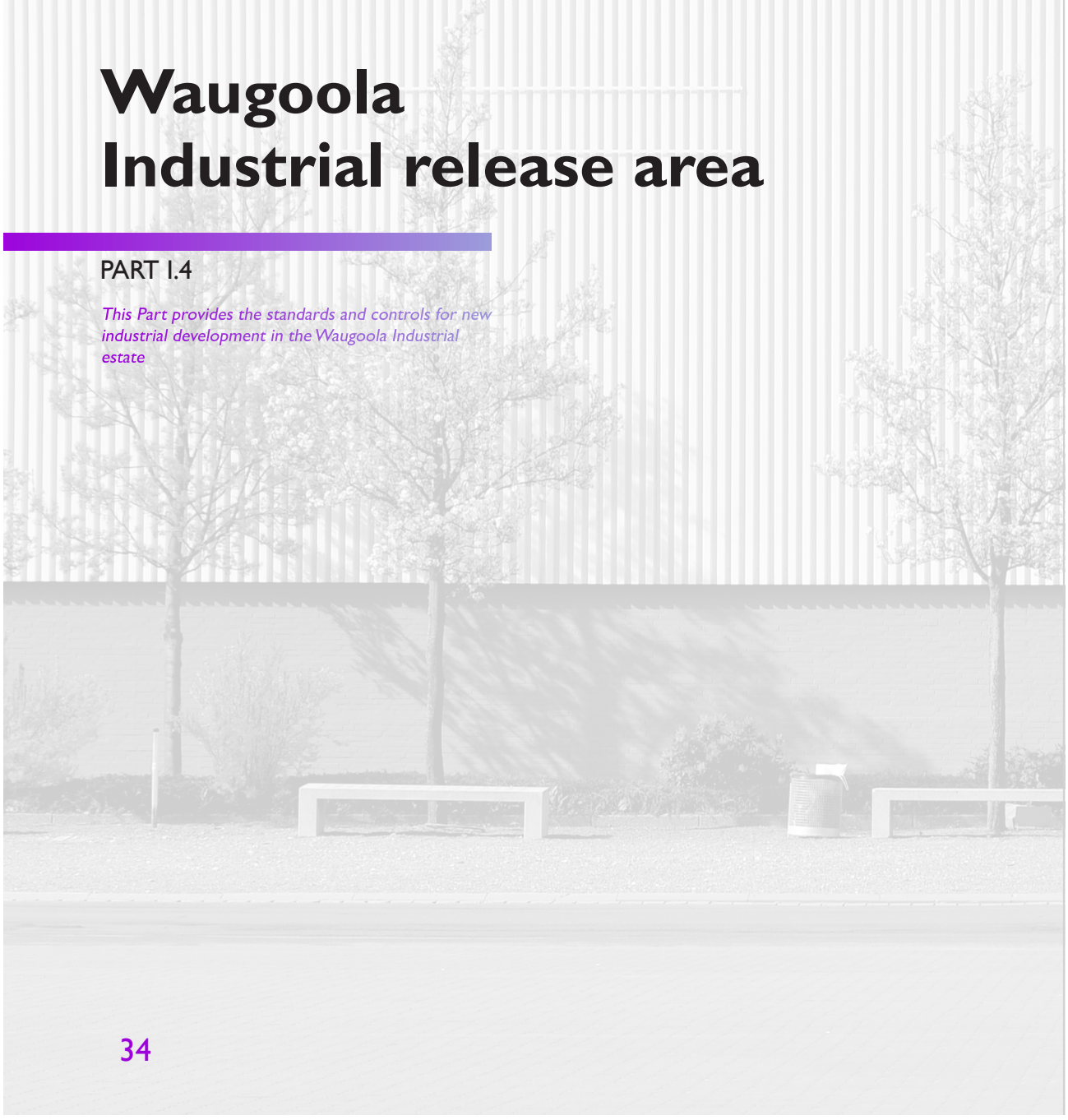
Waugoola Industrial release area

PART 1.4

This Part provides the standards and controls for new industrial development in the Waugoola Industrial estate



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I.4.1. Preliminary

The Waugoola Industrial Release Area (the Release Area) is comprised of approximately 9 hectares of land and accommodates an existing group of large sheds that have historically been used for a variety of industrial purposes over many years, including a wool scour facility, a film studio, a modular home construction company and several other industrial uses. The land-use options for the site were explored by Council as part of the Cowra Shire Land-use Strategy and the site was subsequently rezoned from rural to light industrial as part of Cowra Local Environmental Plan 2012. Because of the up-zoning, the site was also identified as an Urban Release Area in Cowra Local Environmental Plan 2012.

This part of the Cowra DCP has been prepared pursuant to the requirements of Clause 6.3 of the Cowra Local Environmental Plan 2012.

The Waugoola Industrial Release Area is an area that has existing built form and structure and does not require the same level of planning that would be warranted for a greenfield release area. For this reason, many of the matters specified in Clause 6.3(3) of Cowra Local Environmental Plan 2012 do not have specific relevance to this site. In particular, it is considered unnecessary to plan for the following matters:

a. Staging plan for timely release of urban land.

b. Transport movement hierarchy.

c. Landscape strategy for the protection and enhancement of riparian areas and remnant vegetation and detailed landscaping requirement for the public and private domain (note - the provisions of Part N of this DCP will continue to apply).

d. Network of active and passive recreation areas.

e. Urban design controls for significant development controls.

f. Measures to encourage higher density living around neighbourhood commercial and retail uses.

g. Suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.

I.4.2. Application of this Part

Part I.4 applies generally to land within the Release Area, the boundaries of which are shown on Map Sheet URA_002G of Cowra Local Environmental Plan 2012 and depicted also in Diagram 1.

The controls contained in Part I.4 apply to all new developments requiring the lodgement of a Development Application with Cowra Council, including:

a. Applications to subdivide land.

b. Applications to erect buildings, extend existing buildings, or the change of use of existing buildings.

c. Applications for the use of land, or for the change of use land.

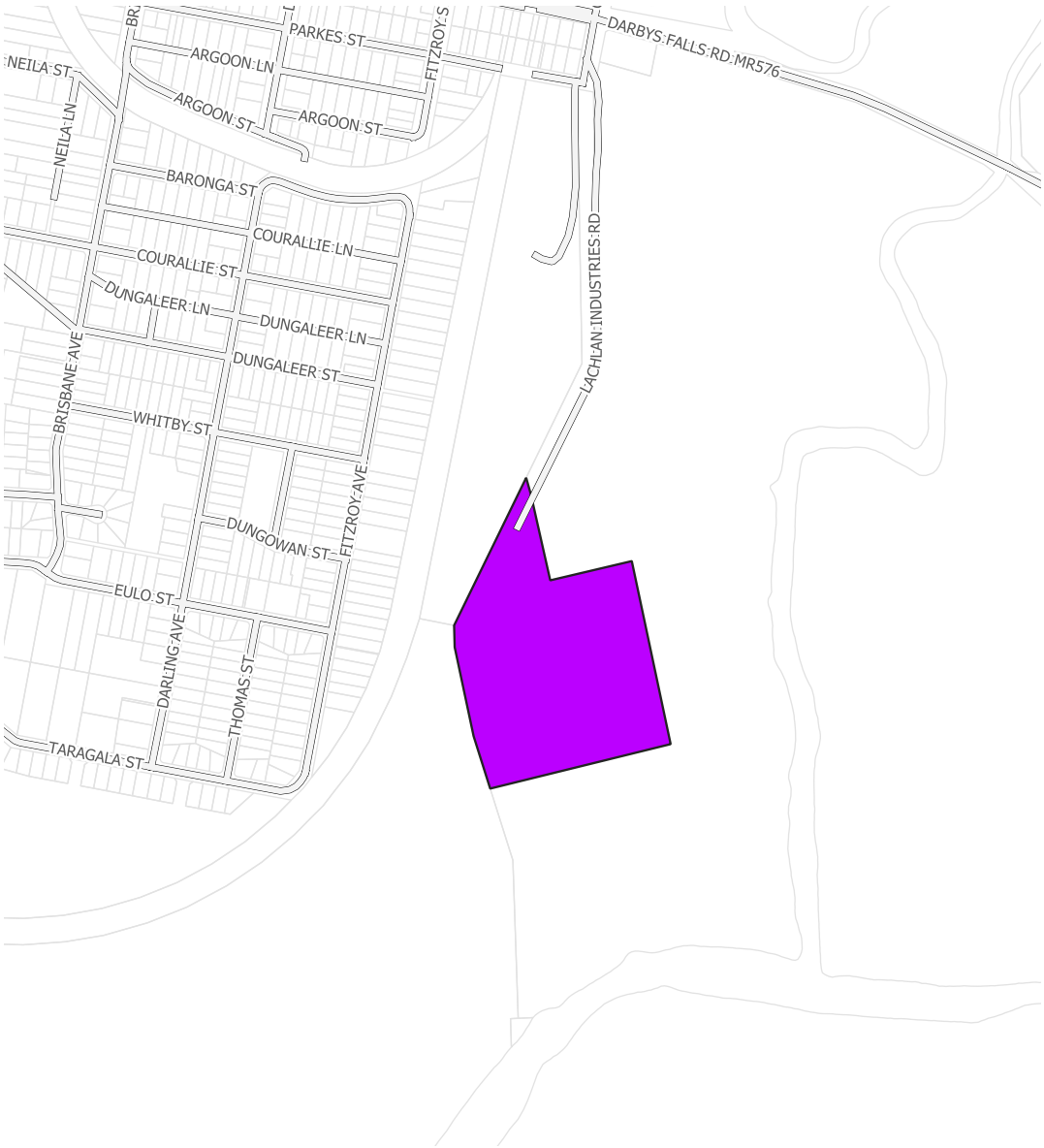

DIAGRAM NO. 1 - LAND APPLICATION MAP

LEGEND

Waugoola Industrial Release Area

1.4.3. Objectives

The objectives for the Release Area are:

a. To protect the amenity of adjacent land uses, where necessary, from the effects of industrial development.

b. To encourage a development layout, design and function that minimises impact on activities in other zones, including sensitive uses such as a residential use.

c. To ensure stormwater can be effectively and efficiently drained form the industrial land without affecting the water quality of any water resource.

d. To ensure that stormwater is managed appropriately and does not adversely impact the downstream environment.

e. To ensure that new developments are provided with adequate waste storage facilities in areas that are not visually prominent from the public domain.

f. To ensure that new development is connected to physical infrastructure and services that have capacity to accommodate the development.

g. To ensure that new development is designed to prevent the discharge of unacceptable levels of environmental pollution.

h. To encourage the development of well designed industrial areas serving the full range of general and light industrial needs throughout the Shire.

i. To provide for infrastructure and services in a cost effective and efficient manner, consistent with the operational needs of industrial users.

j. To encourage high quality, sustainable and innovative industrial design which enhance the quality of the streetscape and surrounding environment.

k. To encourage development that contributes to and / or improves the safety and security of industrial and surrounding areas.

l. To provide for the safe and efficient movement of traffic to and from new industrial allotments.

m. To ensure that new development is provided with adequate vehicle parking, circulation, loading and unloading areas.

n. To preserve and enhance the existing natural environmental character and ecology of Cowra Shire.

o. Ensure opportunities for the provision of landscaping to new industrial allotments.

I.4.4. Subdivision Development

Part D of the Cowra Council Development Control Plan 2021 contains objectives, standards and controls that apply generally to the subdivision development of industrial zoned land.

In particular, the following existing sections of Part D will also apply to development within the Waugoola Industrial Release Area.

I.4.4.1. Lot Design

The controls for lot design in respect of new subdivisions within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.4 of this Development Control Plan.

I.4.4.2. Street Design

The controls for street design in respect of new subdivisions within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.5 of this Development Control Plan.

The following additional controls apply to the Waugoola Industrial Release Area and prevail in the event of an in inconsistency:

a. Independent traffic and transport studies are required with Development Applications for subdivisions to determine the extent of roads works, intersection upgrades, and ancillary vehicular and pedestrian infrastructure requirements generated by the development.

I.4.4.3. Access Provision

The controls for access provision to new subdivisions within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.6 of this Development Control Plan.

I.4.4.4. Utility Provision

The controls for utility provision to new subdivision within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.7 of this Development Control Plan.

I.4.4.5. Stormwater, Drainage

The controls for the provision of stormwater drainage to new subdivisions within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.8 of this Development Control Plan.

I.4.4.6. Landscaping

The controls for landscaping as part of new subdivision within the Waugoola Industrial Release Area are the same controls that are contained within Part N of this Development Control Plan.

I.4.4.7. Natural Hazards

The controls for the natural hazard management within the Waugoola Industrial Release Area are the same controls that are contained within Part O of this Development Control Plan .

I.4.4.8. Environmental Hazards

The controls for environmental hazard management (contaminated land) are the same controls that are contained within Part O.3 of this Development Control Plan.

I.4.4.9. Soil Erosion and Sediment Control

The controls for soil erosion and sediment control within the Waugoola Industrial Release Area are the same controls that are contained within Part B of this Development Control Plan.

1.4.5. Built Development

Section 1.1 of this Part contains objectives, standards and controls that apply generally to the development of industrial zoned land.

In particular, the following existing sections of this Part will also apply to development within the Waugoola Industrial Release Area.

1.4.5.1. Building Setbacks

The controls for building line setbacks within the Waugoola Industrial Release Area are the same controls that are contained within Section 1.1.4

1.4.5.2. Building Design and Form

The controls for building design and form within the Waugoola Industrial Release Area are the same controls that are contained within Section 1.1.5.

1.4.5.3. Waste Management

The controls for open storage areas and waste management within the Waugoola Industrial Release Area are the same controls that are contained within Section 1.1.6

1.4.5.4. Fencing Controls

The controls for fencing within the Waugoola Industrial Release Area are the same controls that are contained within Section 1.1.7

1.4.5.5. Servicing

The controls for the servicing of new development within the Waugoola Industrial Release Area are the same controls that are contained within Section 1.1.8

1.4.5.6. Parking, Access and Mobility

The controls for the provision of on-site parking and access facilities for new development within the Waugoola Industrial Release Area are the same controls that are contained within Part M of this DCP.

1.4.5.7. Signage

The controls for the provision of signage as part of new development within the Waugoola Industrial Release Area are the same controls that are contained within Part L of this DCP.

1.4.5.8. Landscaping

The controls for landscaping as part of new development within the Waugoola Industrial Release Area are the same controls that are contained within Part N of this Development Control Plan.


PREPARED BY
COWRA SHIRE COUNCIL
116 KENDAL STREET
COWRA NSW 2794
2026
DEVELOPMENT Control Plan

Cowra Regional Airport

PART J



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

COWRA COUNCIL
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DEVELOPMENT

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Introduction

PART J.1

This Part provides introductory information relating to the development control framework that applies to the Cowra Airport.

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J.1.1. Introduction

The Cowra Airport Master Plan 2021 establishes a plan for the future development of the Cowra Airport over the next 20 years.

The Master Plan identifies a wide variety of businesses and industries that should be planned for at the Cowra Airport. They include large and small scale hangars, manufacturing and servicing industries, engineering services, spare parts sales and distribution, warehousing, aircraft charter services, aerial agriculture, tourism and their associated ancillary administrative services, pilot training facilities as well as emergency service facilities.

The Master Plan also sets a broad, but targeted strategic approach to guide the future growth and development of Cowra Airport.

Part J builds on the work that has been completed as part of the Cowra Airport Master Plan 2021. It provides more detailed planning controls to guide the development of the Airport.

J.1.2. Application of this Part

Part J applies to all developments within the E3 Productivity Support zone in accordance with Cowra Local Environmental Plan 2012.

The provision of this plan must be taken into consideration for all developments that require Development Consent from Council and may include:

a. Applications to subdivide land.

b. Applications to erect buildings, extend existing developments or for the change of use of buildings.

c. Applications for the use of land, or for the change of use of land.

This part of the Plan does not apply to any development that may be carried out on land at the Cowra Airport without consent in accordance with State Environmental Planning Policy (Infrastructure) 2007 or State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

J.1.3. Objectives

The objectives for development at the Cowra Airport are:

a. To ensure the orderly growth and development of the land in accordance with the strategic framework set by the Cowra Airport Master Plan.

b. To maintain a high standard of marketability for the Cowra Airport Business Park.

c. To promote a safe environment for the movement and passage of all users at the Cowra Airport.

d. To ensure that built form within the Cowra Airport Business Park does not detract from the amenity of surrounding areas.

e. To ensure that new development within the Cowra Airport Business Park does not interfere with the continued operation of the Cowra Airport.

f. To ensure that new development is carried out in a manner that minimises environmental impact.

g. To ensure the adequate provision is made for new infrastructure, utilities and stormwater drainage.

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Subdivision

PART J.2

This Part provides the standards and controls for new subdivision development at the Cowra Airport.

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The Cowra Airport site has a large amount of surplus land that is not directly required as part of ongoing operations of the airport facility. The Cowra Airport Master Plan has identified plans for the subdivision of this land. Initial stages of the subdivision have been completed, with remaining stages to be completed when needed to meet market demand.

J.2.1. Objectives

The objectives for subdivision are:

a. To establish a consistent and coordinated approach to the creation of new subdivision lots.

b. To ensure that new subdivision lots meet the needs of users of the Cowra Airport.

c. To ensure amenity for users of the Cowra Airport and adjoining land.

d. To ensure practical road access is provided to all new subdivisions lots.

e. To ensure infrastructure and servicing is provided to all new subdivision lots, according to their intended use.

f. To ensure provision is made for stormwater drainage.

g. To ensure that subdivision occurs in a logical, efficient and orderly manner that minimises environmental impact.

h. To ensure a safe environment for the movement and passage of all users at the Cowra Airport.

J.2.2. Land Title Controls

The Cowra Airport Master Plan has determined that a key to a successful Cowra Airport lies largely within the aviation sector, and is linked to the creation of freehold titles for lease or sale. Freehold title is sometimes referred to as Torrens title and is the traditional form of subdivision. It allows for individual lot ownership, but also provides options for leasing arrangements where this is desirable.

All new subdivision lots created within the Cowra Airport Business Park are to be comprised of Torrens Title.

Strata Title or Community Title subdivision lots are not permitted under this plan.

J.2.3. Cowra Airport Masterplan 2021

The Cowra Masterplan 2021 provides the strategic framework to guide new growth and development at the Cowra Airport.

The controls in Part J of this DCP relating to new subdivision have been prepared to ensure the vision created by the Cowra Airport Masterplan 2021 can be achieved.

The Cowra Airport Masterplan 2021 should be consulted for more detail information, however the masterplan is shown over page for ease of reference.

AIRSIDE INFRASTRUCTURE

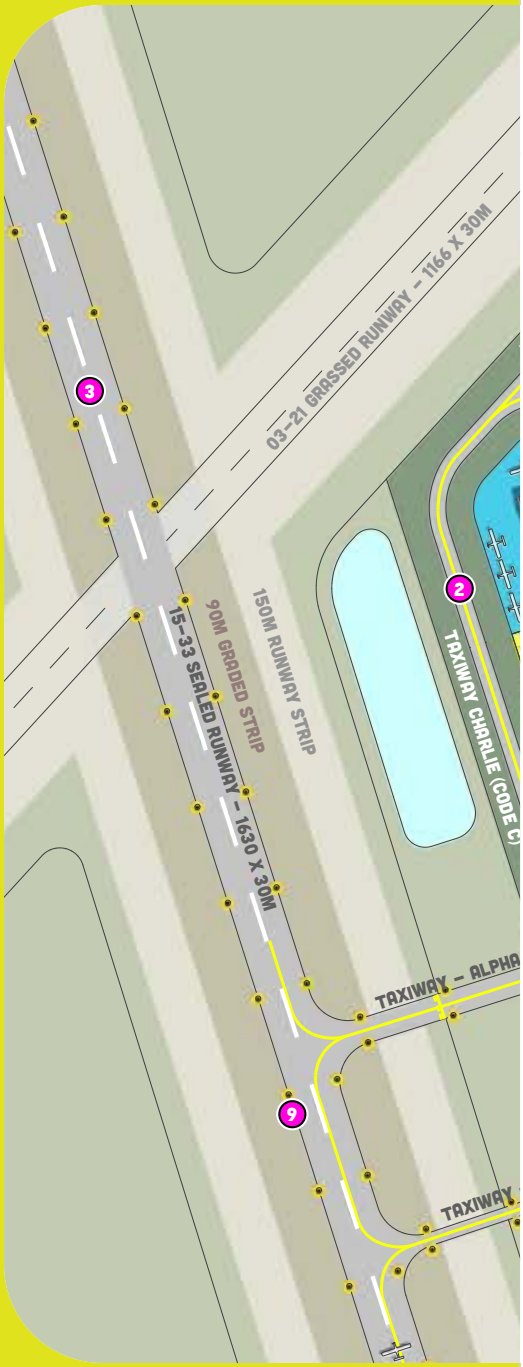
1. Taxiway Code B
2. Taxiway code C
3. 15-33 sealed runway - 1630 x 30m
4. 03-21 grassed runway - 1166 x 30m
5. Seal + linemark taxiways
6. Expanded aircraft parking area
7. Reserved area for new terminal building
8. NDB Buffer - 300m
9. Upgraded lighting
10. Signal Area & Windsock
11. RFS tank infrastructure
12. Potential Helicopter Landing Site

LANDSIDE INFRASTRUCTURE

13. Public car parking areas
14. Future public road
15. Vegetation Buffer - 30m
16. Airport entry feature
17. Landscape / site beautification

LAND-USE KEY

- Airport Business Park - Established Area
- Airport Business Park - Current Stage
- Airport Business Park - Future Stage
- Airside - Aircraft Moving Areas
- Landside - Vehicle Moving Areas
- Taxiway - Reservations
- Vegetation Buffer
- Stormwater Basin




WARATAH STREET
TAXIWAY GOLF (CODE B)
TAXIWAY ECHO (CODE B)
FUTURE PUBLIC ROAD
TAXIWAY FOXTROT (CODE B)
JOHNSTONE WAY
CALARE STREET
TAXIWAY DELTA (CODE B)
AIRPORT ROAD
RICHARDS DRIVE
BRAVO
BOUNDARY ROAD

J.2.4. Lot Design Controls

Cowra Local Environmental Plan 2012 does not set minimum lot size controls for the subdivision of land within the E3 Productivity Support zone. This provides flexibility to ensure that a range of subdivision lots can be created to accommodate the differing land area requirements of a wide variety of business and industrial uses. It also allows lots to be created at varying sizes for ancillary purposes such as car parking, or public amenities and infrastructure.

a. Development lots should, where possible, be regular in shape to maximise site useability.

b. Highly irregular shaped lots will only be considered where these are residual, or are intended to be created for ancillary or public purposes (e.g. car parking or utility installations).

c. Battle-axe lots are not permitted.

d. Development lots must contain at least one frontage with direct access to a designated taxi-way.

e. Development lots must contain at least one frontage with direct access to a designated road-way.

J.2.5. Taxiway Design Controls

A taxiway is a path on an airport connecting runways with ramps, hangars, terminals and other airport facilities.

Taxiways are designed to cater for aircraft that use them. Once the critical aircraft is determined, then the aerodrome facilities, including the taxiways are designed and built to meet those characteristics.

For the Cowra Airport, the taxiways must be designed around the characteristics of a Dash Q400 aircraft, and comply with the requirements of the Civil Aviation Safety Authority Manual of Standards Part 139 – Aerodromes. (as amended)

a. The taxiway running parallel to runway 15/33 must be designed to Code C requirements in accordance with Section 6.3 of the Manual of Standards Part 139 – Aerodromes.

b. All other taxiways must be designed to minimum Code B requirements in accordance with Section 6.3 of the Manual of Standards Part 139 – Aerodromes.

J.2.6. Stormwater Management Controls

Existing stormwater infrastructure at the Cowra Airport requires upgrading in order to accommodate the growth and development planned for the site. The proper management of stormwater from new subdivision lots is particularly important in preventing localised flooding.

The Cowra Airport Master Plan recommends the construction of an on-site detention basin on the eastern side of main runway 15/33 and the creation of easements over existing stormwater drainage lines on adjoining privately owned land.

a. Subdivision proposals are to be accompanied by a detailed Stormwater Management Plan.

b. Stormwater from new subdivisions lots, roads and taxiways must be directed to the on-site stormwater basin planned for construction on the eastern side of main runway 15/33.

c. Stormwater overflow must not be directed onto adjoining privately owned land, unless an appropriate easement has been secured.

d. Post-development peak flows must be equal to or less than pre-development peak flows leaving the Cowra Airport site.

J.2.7. Infrastructure & Servicing Controls

Most urban services are already available to the airport site, including reticulated water supply, electricity supply and telecommunications. Reticulated sewerage is planned to be augmented to the Cowra Airport site, and will be available to new subdivisions and developments.

a. All development lots are to be connected to a separate reticulated water supply.

b. All development lots are to be connected to a separate reticulated sewerage supply. On-site waste disposal is not be permitted.

c. All development lots must be connected to underground electricity and telecommunications infrastructure in accordance with the requirements of the relevant service provider. Aboveground services are not be permitted.

d. Easements must be provided over all new subdivision allotments where necessary to protect existing and proposed services.

e. Compatible public utility services should be co-ordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within the road reserve.

J.2.8. Access Controls

Public road access will be required for each new subdivision allotment at the Cowra Airport. Based on the Cowra Airport Master Plan, a series of new entrance roads are required.

a. All new public roads are to be constructed and sealed to comply with the controls in the table shown below.

b. Safe and convenient vehicle access must be provided to each allotment in accordance with Cowra Shire Council Engineering Standards. Combined accesses are to be provided where possible to maximise opportunities for landscaping within the road reserve.

c. All property accesses must be sealed from the road edge to the property boundary.

d. Proposed street names for the new roads shall be submitted with the Development Application for each stage of the subdivision to enable finalisation of the road naming process prior to the release of the final plan. Names must be in accordance with Council's Naming and Renaming of Bridges, Roads and Streets policy and with the State Government's Geographical Names Board requirements.

e. Development lots are not to have direct access onto Airport Road or the Mid Western Highway.

Reservation Width	Formation Width	Seal Width
30m	8m	7m

J.2.9. Carparking Controls

Traditionally, the responsibility for the provision of visitor car parking has rested with the developer of a new business or industry, who would be required to provide an adequate amount of spaces on-site, for exclusive use by the owner / occupiers or visitors of the business or industry that is placed on the land.

A different approach is to be adopted for new development at the Cowra Airport. The responsibility for the provision of visitor car parking will rest with the subdivider of the land.

The objective is for the subdivider to provide a number of communal and on-street car parking areas in central, easily accessible locations, that benefit all airport users. By removing the need for on-site visitor car parking, the site area available for building and other active uses is maximised, and the cost of development is minimised.

a. One (1) in every ten (10) subdivision lots created at the Cowra Airport must be dedicated to the public and developed as a communal car park.

b. The dedicated lot should be regular in shape (where possible), have a minimum area of 1250m2 and provide the maximum number of spaces designed in accordance with the relevant and current Australian Standard.

c. Development lots may provide additional car parking on site, provided they are designed in accordance with Part M of this DCP.

J.2.10. Landscaping Controls

Traditionally, the responsibility for the provision of landscaping has rested with the developer of a new business or industry, who would be required to install landscaping as part of the building phase of a new development.

A different approach is to be adopted for new development at the Cowra Airport. The responsibility for the provision of landscaping will rest with the subdivider of the land.

The objective is for the subdivider to provide low maintenance landscaping within the road reservation in accordance with the principles of Water Sensitive Urban Design. This will reduce the maintenance burden for lot owners, allow for a consistent approach to landscape design, and assist in managing stormwater generated from new development at the site.

a. Subdivision proposals should be accompanied by a detailed Landscape Plan, prepared in accordance with the requirements of Part N – Landscaping.

b. All landscaping should be installed within the road reservation.

c. All existing mature trees and vegetation must be retained where possible and incorporated into the landscape design.

d. All landscaping should be designed and installed in accordance with the principles of Water Sensitive Urban Design.

e. Landscaping and plantings should not include any fruiting or seeding tree, bush or plant which attracts birds or fruit bats.

f. Development lots must provide and maintain grassed turf between the road reserve and front of the building line.

g. Development lots may provide additional landscaping, provided they are designed in accordance with Part N – Landscaping.

J.2.11. Buffers

The Cowra Airport adjoins land zoned R5 Large Lot Residential to the east. Council's strategic planning has identified this land as a residential growth area for the Cowra Township. It is important to manage the interface between housing and airport operations to avoid amenity impacts, including noise, odour, visual and privacy impacts.

The creation of a landscaped buffer on the western side of Airport Road will provide an effective buffer between airport activities and residential land to the east.

a. The subdivider must dedicate to Council a strip of land not less than 30 metres wide running parallel to and adjoining Airport Road.

b. Within this strip, a minimum 20 metre wide vegetated buffer (see diagram to the right) comprised of suitable native species must be planted to form a landscaped buffer. A planting schedule must be submitted with the Development Application for approval.

c. The dedication of land and planting of trees and shrubs must occur as part of the first stage of subdivision at the Cowra Airport. This will allow for landscaping to become established before further stages of subdivision are advanced.

COWRA COUNCIL
DEVELOPMENT
Control Plan 2026

Built Form

PART J.2

This Part provides the standards and controls for built form development at the Cowra Airport.

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Built form is a general term that refers to all built elements of the environment, their characteristics, their relationship to other built elements and to the land on which they are placed.

Managing built form at the Cowra Airport is important to ensure high levels of amenity are maintained, to attract new businesses to the area, and to ensure that new growth and development does not interfere with the continued operation of the airport facility.

J.3.1. Objectives

The objectives for built form are:

a. To achieve an attractive environment through quality building design.

b. To ensure that development within the Cowra Airport Business Park does not detract from the amenity of surrounding rural and residential areas.

c. To ensure that new development within the Cowra Airport Business Park does not interfere with the continued operation of the Cowra Airport.

d. To allow reasonable advertisement of industrial or business activities.

J.3.2. Setback Controls

J.3.2.1. Front Setbacks

Lots at the Cowra Airport will typically have two active frontages – one that faces a public road and allows for vehicular access, and one that faces a taxi-way and allows for aircraft access.

For the purposes of this plan, the front setback is deemed to be the setback between any building elevation and the property boundary that adjoins a public road.

The objective is to minimise the front setback area as much as possible, allowing greater space for buildings and temporary aircraft parking at the rear of allotments.

a. A zero front setback is permissible for new buildings (or parts of) at the Cowra Airport, provided compliance with the Building Code of Australia can be achieved, and subject to control (b).

b. Site design should allow for owner / occupier car parking on-site, such that any vehicle is able to enter and leave the site in a forwards facing direction.

J.3.2.2. Side Setbacks

Side setbacks are designed to allow buildings to have minimum distances between the building and the side boundary. Side setbacks are measured at 90 degrees from the allotments side boundary to the outside edge of a building element.

The objective is to minimise side boundary setbacks to allow for a wide building frontage facing the taxiways, maximising aircraft access to hangars. Side setbacks must still however be sufficient for the placement of ancillary structures such as rainwater storage tanks or air conditioning systems for office components, for example.

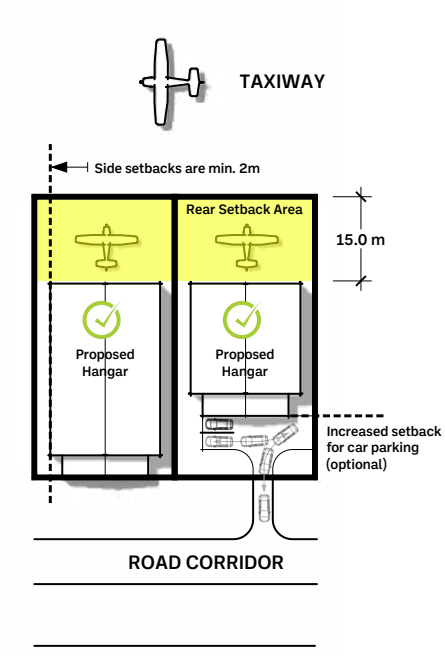
a. New buildings must be setback a minimum distance of 2 metres from a side boundary. This distance should be increased to the extent necessary to comply with the provisions of the Building Code of Australia.

J.3.2.3. Rear Setbacks

For the purposes of this plan, the rear setback is deemed to be the setback between any building elevation and the property boundary that adjoins a designated taxiway.

The objective is to ensure that buildings are setback a sufficient distance from the rear property boundary to enable temporary aircraft parking, without obstructing the taxiway.

a. New buildings must be setback a minimum distance of 15 metres from the rear property boundary.



J.3.3. Building Design Controls

Creative building design and appropriate facade treatments can positively influence the character of the area and create a more attractive environment for all users of the Cowra Airport.

a. Ancillary development (e.g. office components) should be located at the public street frontage of the building.

b. The use of reflective glass or large blocks of one material should be minimised.

c. Solid surfaces should be introduced with a mix of materials, incorporating horizontal and vertical modulation including windows in appropriate proportions and configurations.

d. Highly reflective materials such as zincalume or similar materials are not permitted.

e. Large openings should be placed at the rear of buildings, and avoided where possible at the front of buildings.

f. Any proposed residential or commercial accommodation use must support aviation-related services and facilities, as per the objectives of Cowra Local Environmental Plan 2012 - E3 zone, and should be located within the aviation-related building in order to preserve the aviation-related character of the precinct.

J.3.4. Stormwater Controls

Significant upgrades will be undertaken to the existing stormwater management system at the Cowra Airport to enable new growth and development to occur. This work will be undertaken at subdivision stage, however it is important for individual developments to contribute to stormwater management by controlling the rate of runoff from and directing flow to appropriate areas.

a. All Development Applications are to be accompanied by a Stormwater Management Plan.

b. Post-development peak flows should be equal to or less than pre-development peak flows leaving the individual allotment.

c. Stormwater should be captured on each allotment via rainwater storage tanks, sized according to calculations in the Stormwater Management Plan. taking into account roof surface area. Any overflow should be directed to the stormwater system along public roads.

d. Rainwater storage tanks should be located behind the front building line. Where this is not possible, they should be appropriately screened.

J.3.5. Car Parking Controls

Section 2.8 of this Part outlines the approach that is to be adopted for visitor car parking associated with new business and industry at the Cowra Airport. Centrally located communal car parking areas will be developed at subdivision stage to accommodate visitor car parking demand. The following controls relate to owner / occupier car parking on individual allotments at the Cowra Airport, which is to be permitted under this plan.

a. Where owner / occupier car parking is proposed, these should be incorporated into the front / side setback areas. No car parking should be provided towards the rear of the block or on airside land.

b. The site design should allow any vehicle to enter and leave in a forward direction.

c. Car parking spaces should be located wholly within the property boundary.

d. All car parking areas are to be hardstand. Permeable paving is encouraged to reduce stormwater runoff.

e. Large developments with potential to generate significant staff / visitor parking demand should consult with Council to determine car parking requirements.

J.3.6. Advertising & Signage Controls

Where advertising and signage is required as part of new development, it should be simple, aesthetic, proportionate to the scale of the building and sufficient to achieve its purpose, which should be to allow the proper identification of the development as you drive along the adjoining public road or taxiway. The objective is to allow reasonable advertising and signage without create adverse impacts on the character of the area.

a. A maximum of two advertising signs per development is permitted.

b. The advertising sign should be erected on the building in a safe and structurally sound manner, and should not be a freestanding sign.

c. The advertising sign should be proportionate to the size of the building.

d. The advertising sign should contain information sufficient to identify the business, and should not include any third party advertising.

e. Flashing, illuminated, moving, highly reflective signs are not permitted.

f. Freestanding Pole signs are not permitted.

J.3.7. Fencing & Security Controls

Appropriately designed and placed fencing at the Cowra Airport is important to ensure the safety and security of all users. Fencing must be placed in appropriate locations to prevent unauthorised and uncontrolled public access to airside land. Fencing controls can also assist in creating a more attractive environment for all users of the Cowra Airport.

The following controls apply to new developments on subdivision lots created at the Cowra Airport.

a. Front fences are not permitted for developments on new subdivision lots.

b. All fencing should be located behind the building line and must be adequate to prevent uncontrolled access to airside land.

c. Fencing materials should complement the design of the building and surrounding area. Highly reflective materials such as zincalume (or similar), or barbed wire mesh fencing is not permitted.

J.3.8. Non Directional Beacon Controls

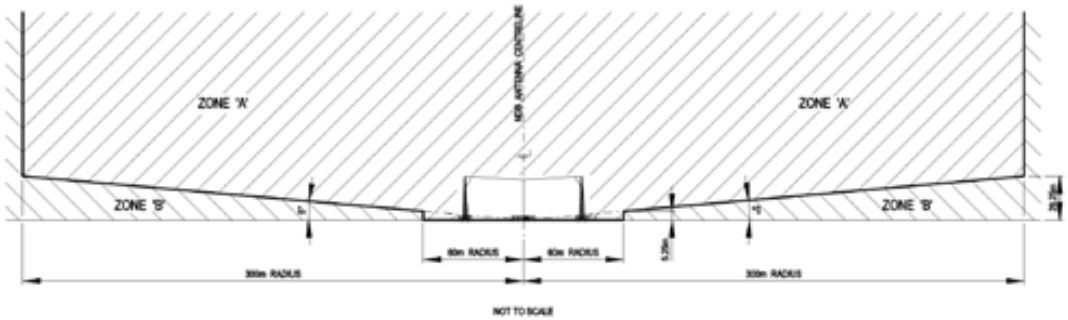
A Non-Directional Beacon (NDB) is a navigational aid that is situated adjacent to the main access road entering the airport. To ensure no interference with the NDB, a buffer from buildings is necessary. This buffer is shown diagrammatically in Airservices Australia Drawing No. HR31323, which is shown in Map 1.

Development controls are necessary to ensure that new development at the Cowra Airport does not impact on the operation of the NDB.

J.3.8.1. General Controls

a. This plan does not permit any development within a 60m radius of the centre of the NDB antenna.

b. For any new development that is within 60m and 300m of the NDB antenna, highly reflective building materials (such as zinculum) must be avoided.



Map No. 1 - Air Services Australian Drawing HR1323

J.3.8.2. Building Height Controls

The Cowra Airport Masterplan 2021 investigated the potential impacts of the NDB (and it's associated Building Restricted Area) has on new building development at the Cowra Airport. Using the NDB siting guidelines, an analysis was completed to determine the maximum heights that new buildings would need to be to ensure they are unrestricted by the NDB at the Cowra Airport.

Lots 1 to 9 (in the masterplan) were used as the benchmark for analysis as these lots are directly west of the NDB and the site levels (AHD) correspond generally to areas further north. The analysis is shown in Map No. 2.

The following controls apply to new building development at the Cowra Airport.

a. For the lots listed in Table 1, new buildings should comply with the corresponding height limits.

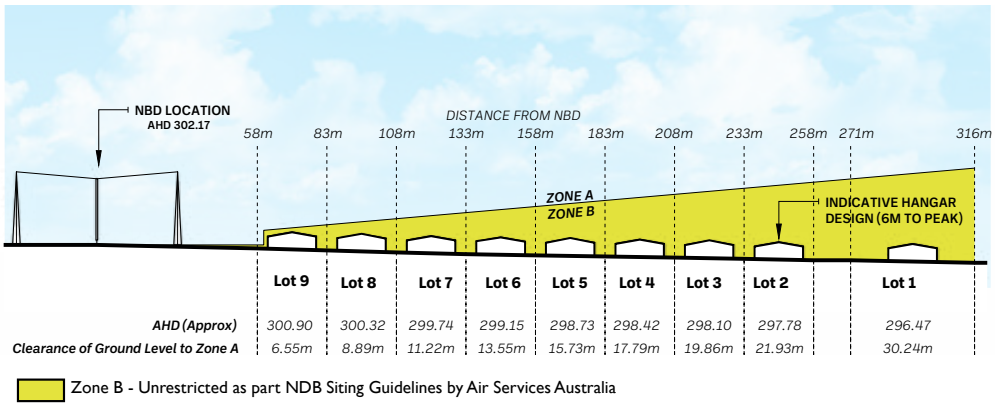
b. For the lots not listed in Table 1 that are within 300m of the NDB antenna, Development Applications for new buildings must demonstrate whether the structure(s) will be contained entirely within Zone B and / or whether the structure will protrude into Zone A of the Airservices Australia Drawing No. HR31323.

c. For structures that will protrude into Zone A of the Airservices Australia Drawing No. HR31323, referral of the Development Application to the appropriate NDB engineering authority will be required.

Table 1 - Building Height Limits

Lot No.	Building Height Limit
6	13.5 m
7	11.2 m
8	8.8 m
9	Site specific assessment required.
17	13.1m
18	11.2 m
19	9.3 m
20	7.3 m
21	Site specific assessment required.

Map No. 2 - NDB Siting Requirements - Lots 1 to 9 in Airport Business Park



J.3.9. Obstacle Limitation Surface and Procedures for Air Navigation Services - Operations (PANS-OPS) Controls

Obstacle Limitation Surface (OLS) refers to a series of surfaces that set the height limits of objects around an aerodrome. Objects that project through the OLS become obstacles. The objective of the OLS is to define the airspace around aerodromes that must be maintained free of obstacles that could prevent intended aerodrome operations from being conducted safely.

An extract of the OLS map relating to the Cowra Airport is included in Part K - Land Use Buffers. A full copy of the OLS Map including the inner and outer surfaces can be obtained from Cowra Council's offices.

PANS-OPS (Procedures for Air Navigation Services – Operations) is a set of internationally-recognised rules, published by the ICAO (International Civil Aviation Organisation), that define "protection surfaces" in the airspace around an airport. This is to ensure that aircraft flying under instrument flight rules (i.e. in low-visibility or poor weather) have a minimum obstacle clearance. The objective of PANS-OPS is to safeguard aircraft during approach, departure, and missed-approach phases, by establishing three-dimensional surfaces that must remain free of obstructions for safe instrument operations.

a. New development at the Cowra Airport must not be of a height that will project through the OLS or the PANS-OPS surface associated with Cowra Airport.

b. Council may require certification from a Registered Surveyor indicating the maximum height of a development in relation to the height shown on the OLS plan or to PANS-OPS.

c. Where compliance with control (a) cannot be achieved, the proposal must be referred to Civil Aviation Safety Authority Australia (CASAA) for an assessment of the effect of that obstacle to aircraft operations. Council must take into consideration any comment from received from CASAA before determining the application.

J.3.10. Windshear and turbulence

The Cowra Airport Masterplan 2021 investigated the potential impacts windshear and turbulence created by new building works on the operation of the Cowra Airport.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 22, 23, 24 and 25 (as shown on the Masterplan) are not located within an assessment trigger area. Regardless of the height of any future buildings on these lots, an assessment would not need to be carried out to determine the potential impact of the building on wind shear or turbulence for aircraft movement at the airport.

The remaining lots are located within an assessment trigger area. This means that an assessment of wind shear and turbulence may need to be completed in accordance with Guideline B of The National Airports Safeguarding Framework.

A copy of the Windshear and Turbulence Map is shown as Map No. 10 in the Cowra Airport Masterplan 2021, and is repeated in this DCP as Map No. 4 for ease of reference.

The following controls apply to new buildings within the assessment trigger area:

a. New buildings should not penetrate the 1:35 surface extending perpendicular from the runway centreline. Where this can be demonstrate a windshear assessment will not be required.

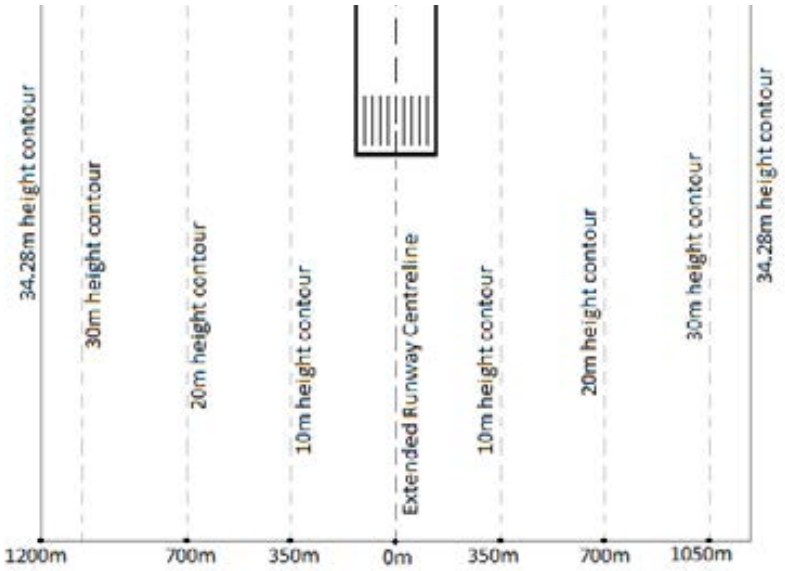
   Note 1: As the 1:35 surface extends from the runway centreline, when considering buildings against the 1:35 surface the building height should be measured above runway level.

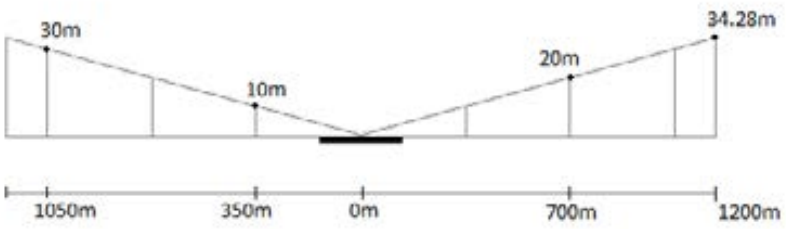
   Note 2: Plan and elevation views illustrating the concept of the 1:35 surface are provided in Map No. 3.

b. Council may require certification from an appropriately experienced surveyor indicating the maximum height of a development in relation to the 1:35 surface.

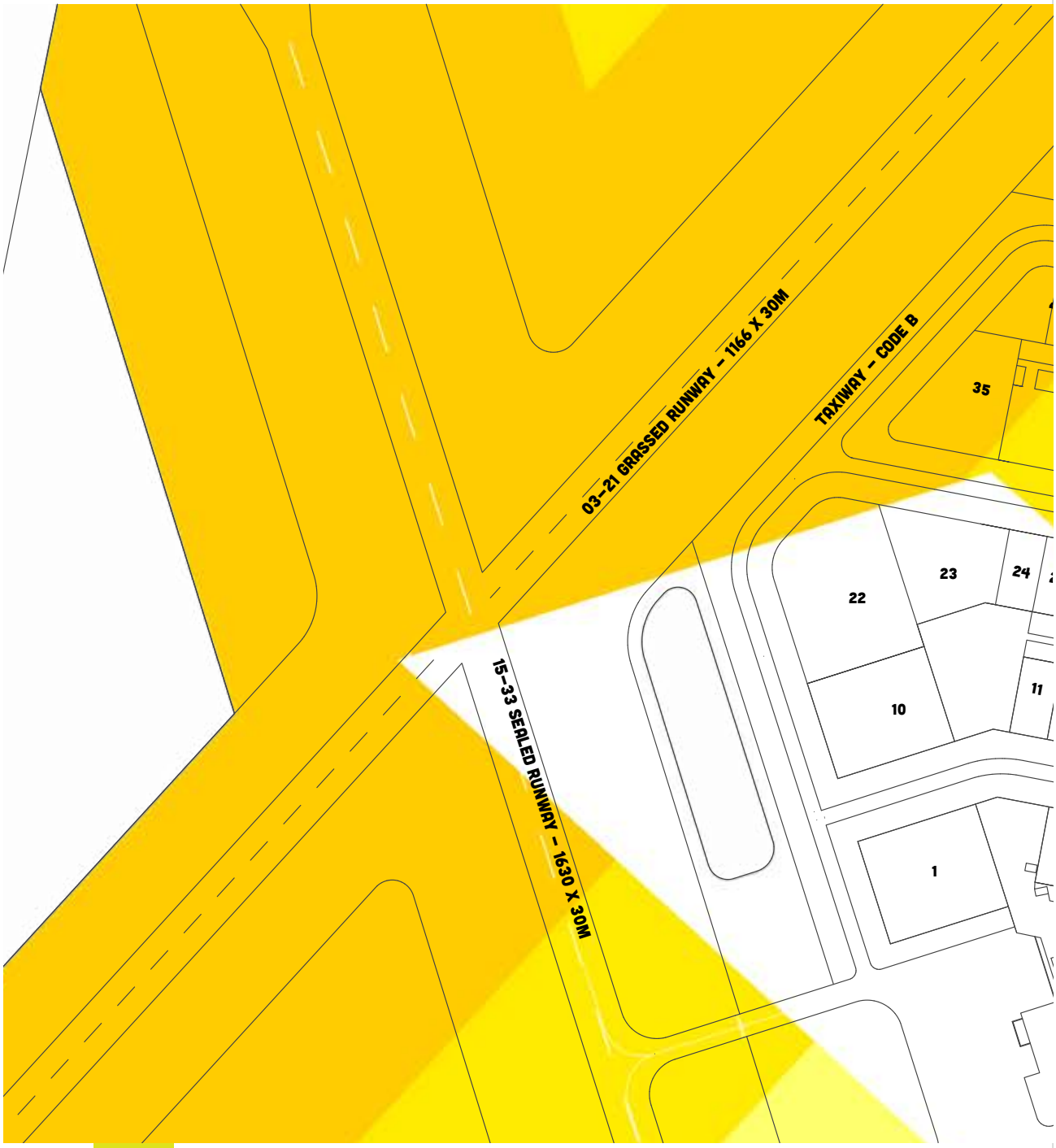
c. Where compliance with control (a) cannot be achieved, the proposal may be referred to Civil Aviation Safety Authority (CASA) for an assessment of the effect of that building on wind shear and turbulence for aircraft movement at Cowra Airport. Council will take into consideration any comment from received from CASA before determining the application.

Map No. 3 - Illustration of 1:35 Surface Concept.

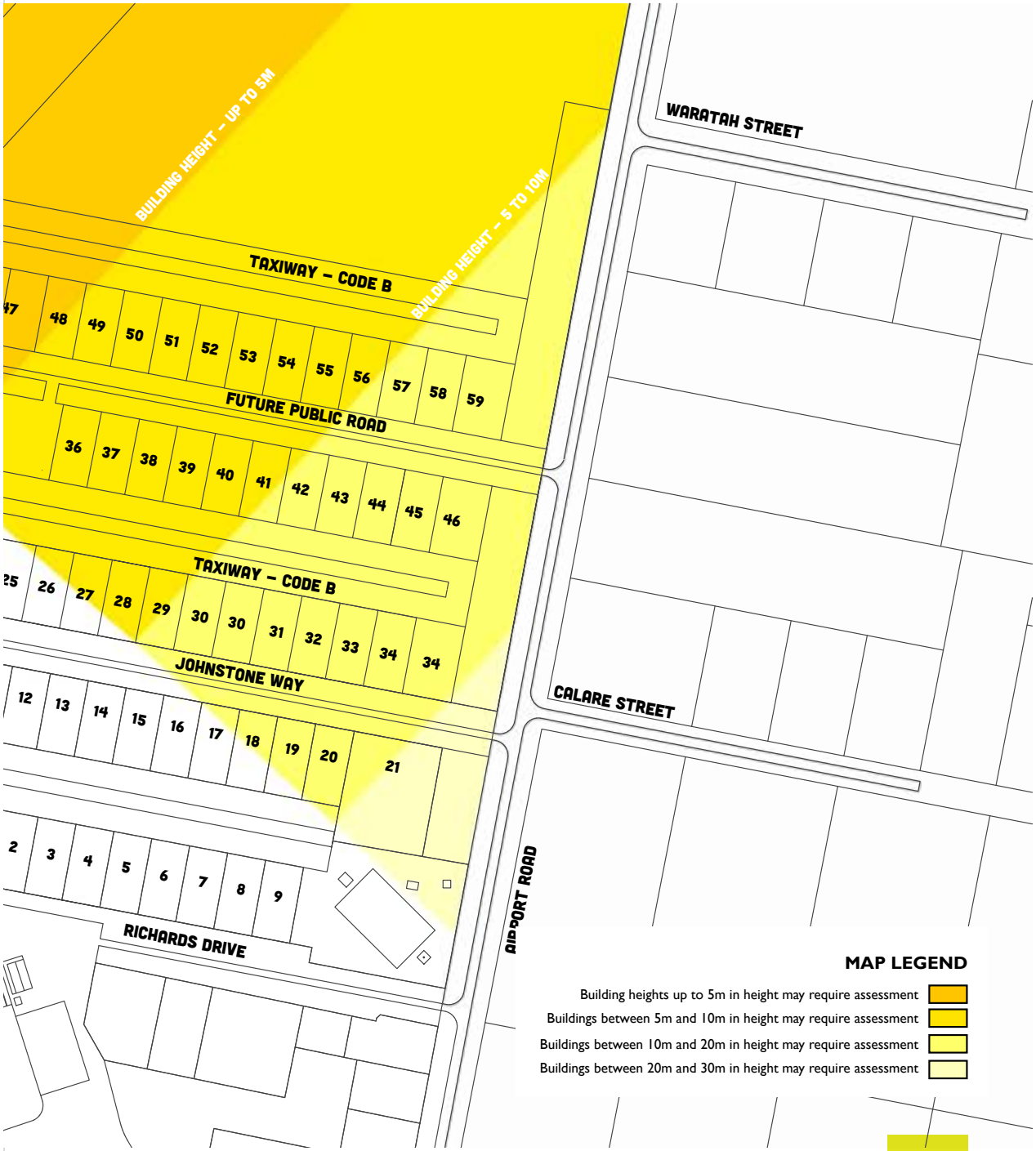




Map No. 4 - Wind Shear and Turbulence Map - Cowra Airport.



Map No. 4 - Continued



J.3.11. Light Controls

Pilots are reliant on the specific patterns of aeronautical ground light during inclement weather and outside daylight hours. They also enable the pilot to land the aircraft at the appropriate part of the runway. It is therefore important that lighting in the vicinity of airports is not configured or is of such a pattern that pilots could either be distracted or mistake such lighting as being ground lighting from the airport.

Using Guideline E of the National Airports Safeguarding Framework, the Cowra Airport Masterplan 2021 mapped the light control zone for the Cowra Airport. The light control areas relating to Cowra Airport is shown in Map No. 5 and the following controls apply to mapped areas:

a. New developments which involve (in the opinion of Council) significant lighting and which are to be located on a property affected by the light control map, should demonstrate that all lighting components comply with the requirements in the following table:

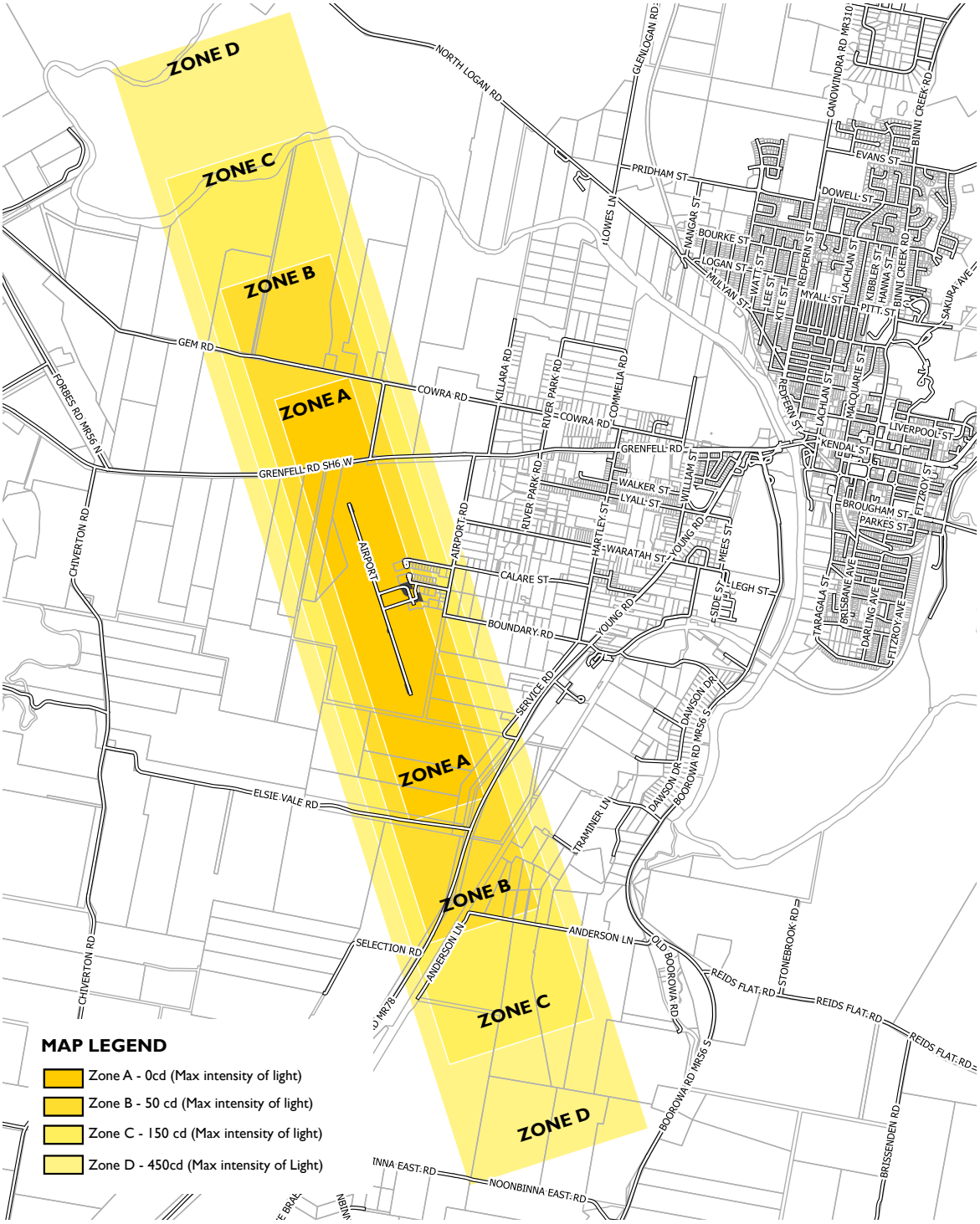
Zone	Maximum Intensity of Light Sources
A	0 cd
B	50 cd
C	150 cd
D	450 cd

Note 1: The maximum intensity of the light source is to be measured at 3 degrees above the horizontal.

b. Coloured lights are likely to cause conflict irrespective of their intensity and should not be used without consultation and advice from CASA.

c. Where compliance with control (a) cannot be achieved, or properly demonstrated to Council, the proposal may be referred to Civil Aviation Safety Authority (CASA) for an assessment. Council will take into consideration any comment from received from CASA before determining the application.

Map No. 5 - Light Control Map for Cowra Airport




PREPARED BY
COWRA SHIRE COUNCIL
116 KENDAL STREET
COWRA NSW 2794
2026
DEVELOPMENT Control Plan

Land-use Buffers

PART K



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

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Introduction

PART K.1

This part provides introductory information for proponents of new development within the Cowra Shire Local Government Area that is located within an identified buffer area.

K.1.1. Introduction

Land-use conflicts arise when external effects such as noise, dust, vibration, odour and the like affect nearby neighbours. Conflict can also arise because of visual intrusion. There are known land-uses, that by the nature of their operations, have potential to lead to land-use conflict.

The most appropriate means for reducing potential land-use conflicts is to provide a physical separation (buffer) between incompatible land-uses.

The purpose of a buffer area is to provide a sufficient setback requirement, such that impacts are reduced to the extent that they do not adversely affect the adjoining land-use.

K.1.2. Objectives

The objectives of Park K (generally) are:

a. To identify existing developments and development sites in Cowra that require separation from incompatible land-use activities, and

b. To implement buffers that will prevent the encroachment of incompatible land-use activities within a distance of those identified developments or development sites that could result in the occurrence of land-use conflict.

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Cowra Meat Processors

PART K.2

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Meat Processors facility.

6

K.2.1. Background

The Cowra Meat Processors (formerly known as the Cowra Abattoir) occupies a site of approximately 25 hectares on the southern outskirts of the Cowra Township. Due to the potentially odorous nature of operations at the facility, there is a chance of land-use conflict to occur if residential development, or other sensitive uses are allowed to encroach too close.

The zoning framework implemented under Cowra in Cowra Local Environmental Plan 2012 ensures that land-use surrounding the Cowra Meat Processors will be predominantly for agricultural purposes.

The implementation of a buffer around the Cowra Meat Processors will minimise land-use conflict by not permitting new residential development to encroach within the buffer area. This will ensure the continued operation of the facility.

K.2.2. Objectives

The objective of this Section is to prevent residential development, or other sensitive uses, within 500 metres of the Cowra Meat Processors that could result in odour based land-use conflict.

K.2.3. Land to which this section applies

This Section of the plan applies to land shown on Map No. 1, being land that is within the 500 metres of the Cowra Meat Processors.

K.2.4. Controls

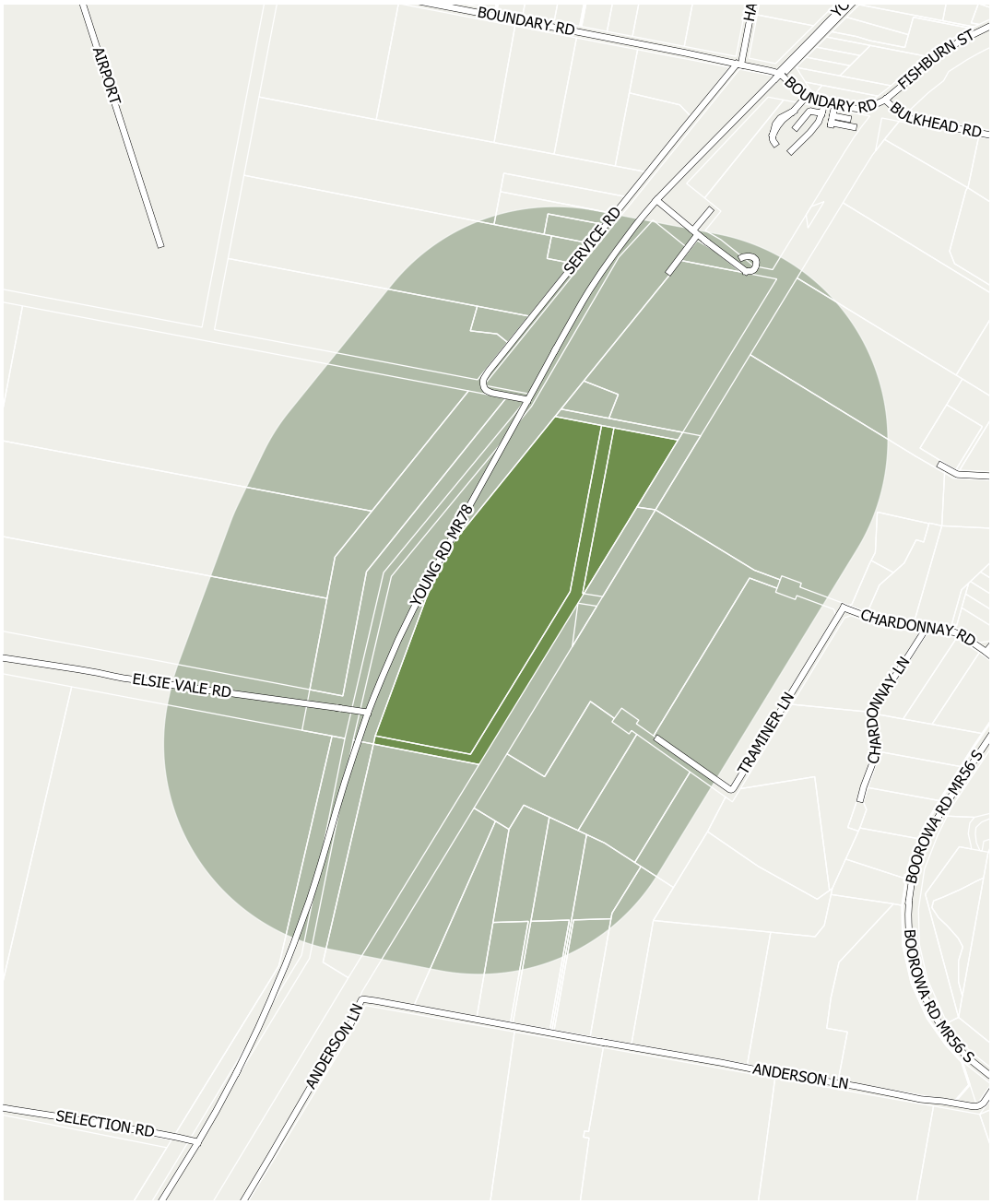
The buffer controls for the Cowra Meat Processors site are listed below:

a. The use of land and construction of buildings for non-habitable purposes within the buffer area is generally permitted.

b. The construction of any new dwelling (or other sensitive use) within the identified buffer area is not permitted.

c. Despite b), existing dwellings located within the buffer area may be altered or added onto, but only where the alterations or additions are designed to minimise the possibility of odours entering through new openings.

Map No. 1 - Cowra Meat Processors Buffer Area



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Cowra Sewage Treatment Plant

PART K.3

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Sewage Treatment Plant.

10

K.3.1. Background

In 2012, Cowra Council finished the construction of a new Sewage Treatment Plant (STP) on the North Logan Road, which is located immediately east of the old STP. The implementation of a buffer around the STP will complement the zoning implemented in Cowra Local Environmental Plan 2012 for surrounding land, and strengthen the Council's ability to protect the new facility from the encroachment of inappropriate land-use activities that could give rise to otherwise avoidable land-use conflict issues.

K.3.2. Objectives

The objective of this Section is to prevent residential development, or other sensitive uses, within 400 metres of the Sewage Treatment Plant that could result in (noise or odour based) land-use conflict.

K.3.3. Land to which this Section applies

This Section of the plan applies to land shown on Map No. 2, being land that is within the 400 metres of the Cowra Sewage Treatment Plant.

Note: The buffer distance of 400 metres is based on the environmental assessment work carried out and documented in the Review of the Environmental Factors (REF) developed for the new STP, and prepared by Cowra Council and the (former) NSW Department of Energy, Utilities and Sustainability.

K.3.4. Controls

The buffer controls for the Cowra Sewage Treatment Plant are listed below:

a. The use of land and construction of buildings for non-habitable purposes within the buffer area is generally permitted.

b. The construction of any new dwelling (or other sensitive use) within the identified buffer area is not permitted.

c. Despite b), existing dwellings located within the buffer area may be altered or added onto, but only where the alterations or additions are designed to minimise the possibility of odours entering through new openings.


NORTH LOGAN RD
GLENLOGAN RD
PRIDHAM ST
LOWES LN
NANGAR ST
LACHLAN AVE
ILLARA RD
ARK RD
RD
Cowra Sewage Treatment Plant
400m Buffer Area

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Cowra Materials Recycling Facility

PART K.4

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Materials Recycling Facility.

14

K.4.1. Background

The Cowra Materials Recycling Facility is located two kilometres north-east of the Cowra Township on the Glen Logan Road. The facility has been constructed in an area that is relatively constraint free and well distanced from nearby sensitive land-uses, including residential development.

Due to the nature of operations at the facility, noise, odour and windblown debris present the greatest risk of causing land-use conflict with surrounding land-use. The following methods are currently used at the facility to reduce land-use conflict potential:

- Noisy operations are generally contained within an enclosed environment, and only carried out within reasonable operating hours.

- Odour is controlled through the proper management of landfill cells to ensure that only minimal waste is exposed at any one time.

- Odour is controlled through the proper management of the leachate dam to ensure that the water is recycled and reused to prevent the water from becoming stagnant.

- The installation and maintenance of a healthy buffer of trees and fences around the perimeter of the site significantly reduces the potential for prevailing winds to carry litter and other debris onto neighbouring lands. Council also carries out routine inspection of neighbouring lands to collect any litter that has escaped.

The continued operation of a buffer will further strengthen the Council's ability to protect the facility from the encroachment of inappropriate land-use activities that could give rise to otherwise avoidable land-use conflict issues.

K.4.2. Objectives

The objective of this Section is to prevent residential development, or other sensitive uses, within 250 metres of the Cowra Materials Recycling Facility that could result in land-use conflict.

K.4.3. Land to which this Section applies

This Section of the plan applies to land shown on Map No. 3, being land that is within the 250 metres of the Cowra Materials Recycling Facility.

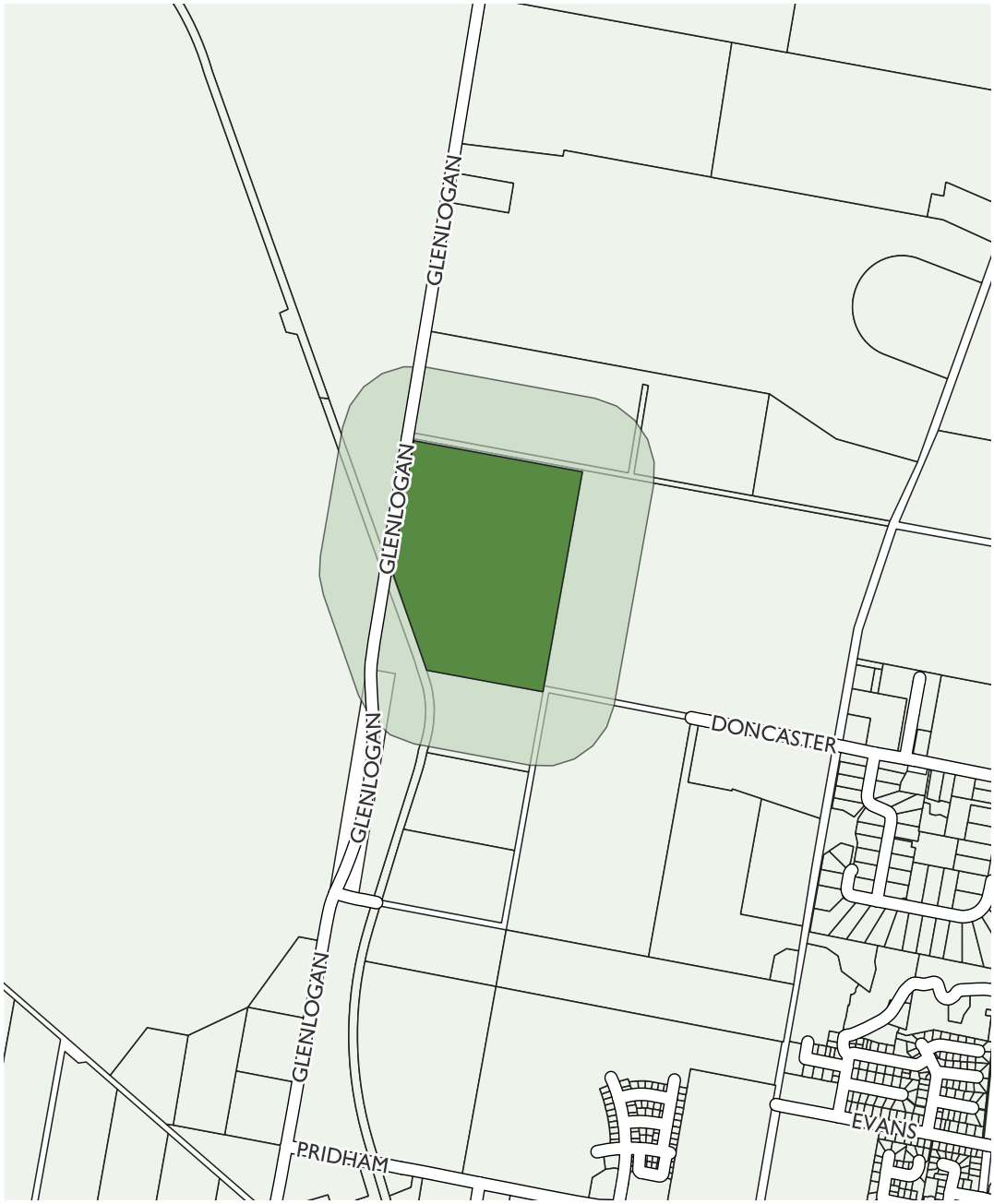
K.4.4. Controls

The buffer controls for the Cowra Materials Recycling Facility are listed below:

a. The use of land and construction of buildings for non-habitable purposes within the buffer area is generally permitted.

b. The construction of any new dwelling (or other sensitive use) within the identified buffer area is not permitted.

Map No. 3 - Cowra Materials Recycling Facility Buffer Area



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Glenlogan Industrial Estate

PART K.5

This part provides information for proponents of new developments that are located within the buffer area relating to the Glen Logan Road Industrial Estate

18

K.5.1. Background

The land-use planning and review process that resulted in the completion of Cowra Local Environmental Plan 2012 identified a shortage of useable industrial land within the Cowra Township area, particularly for large scale manufacturing, storage or transportation uses. To address this land shortage, land was rezoned to create the GlenLogan Road Industrial Estate.

As part of the rezoning process, it was confirmed that industrial activities within the GlenLogan Road Industrial Estate could operate without causing unacceptable noise impacts on existing dwellings located on adjoining and nearby property holdings. This conclusion was able to be drawn from the acoustic investigations carried out by Noise & Sound Service Pty Ltd and documented in their Report No. nss21437 Rev A, dated March 2010.

Noise & Sound Services Pty Ltd also provided recommendations on the buffers requirements between industrial activities within the Glen Logan Road Industrial Estate and new residential development in the area.

The implementation of appropriate buffers is important to ensure that new residential development does not encroach too close to the Industrial Estate, preventing future industrial activity from being able to meet the relevant noise goals for residential amenity.

The buffer distances and controls contained in this Section are based on the recommendations by Noise & Sound Services Pty Ltd documented in their Report No. nss21437 Rev A dated March 2010. The buffer distances also assume a worst case scenario and do not account for any additional noise mitigation strategies that may be implemented as part of new development at the Industrial Estate (i.e. noise barriers / building insulation).

K.5.2. Objectives

The objective of this Section is to prevent residential development, or other sensitive uses, within a distance of the GlenLogan Road Industrial Estate that could result in noise land-use conflict.

K.5.3. Land to which this Section applies

This Section of the plan applies to land shown on Map No. 4.

K.5.4. Controls

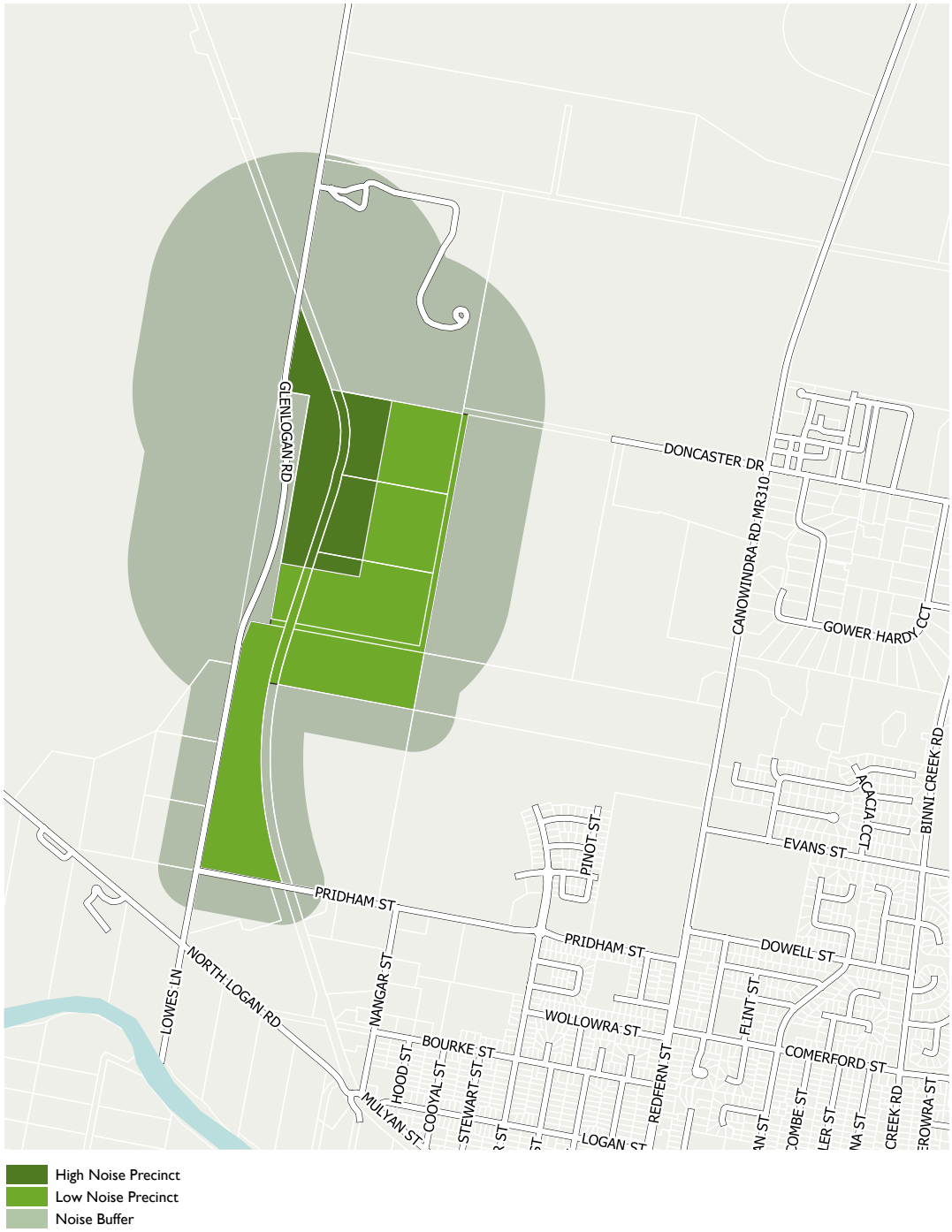
The buffer controls for the GlenLogan Road Industrial Estate are listed below:

a. The use of land and construction of buildings for non-habitable purposes within the buffer area is generally permitted.

b. The construction of any new dwelling (or other sensitive use) within the identified buffer area is not permitted.

c. Despite b), existing dwellings located within the buffer area may be altered or added onto, but only where the alterations or additions are designed to minimise the possibility of odours entering through new openings.

Map No. 4 - Glen Logan Road Industrial Estate Buffer Area



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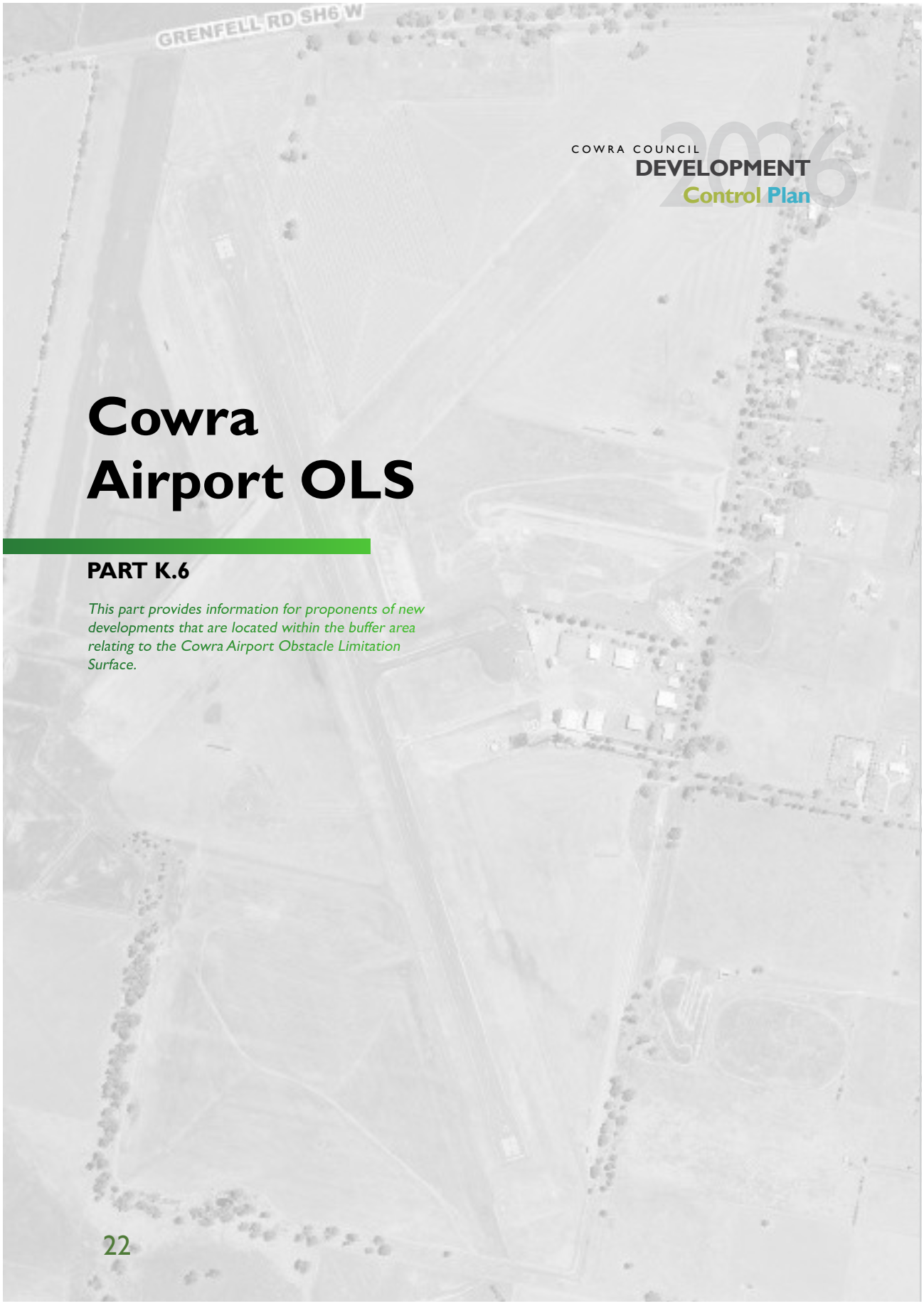

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Cowra Airport OLS

PART K.6

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Airport Obstacle Limitation Surface.

22

K.6.1. Background

The Obstacle Limitation Surface (OLS) is a series of conceptual (imaginary) surfaces associated with a runway, which identify the lower limits of the aerodrome airspace above which objects become obstacles to aircraft operations.

The term OLS is used to refer to each of the imaginary surfaces which together define the lower boundary of aerodrome airspace, as well as to refer to the complex imaginary surface formed by combining all the individual surface.

K.6.2. Objectives

a. To define the airspace around the Cowra Aerodrome to be maintained free of obstacles so as to permit intended aeroplane operations to be conducted safely and to prevent the aerodrome from becoming unusable.

b. The objective of this Section is to control development in relation to the height of the Obstacle Limitation Surface for the Cowra Aerodrome.

K.6.3. Land to which this Section applies

This Section of the plan applies to land within the area of the OLS Plan for Cowra Aerodrome, as amended from time to time to meet the requirements of the Civil Aviation Safety Authority. An extract of OLS map from Council's GIS system is shown in Map 5 (for illustrative purposes only). Applicants should consult with Council to determine if the Cowra Airport OLS applies to a particular property.

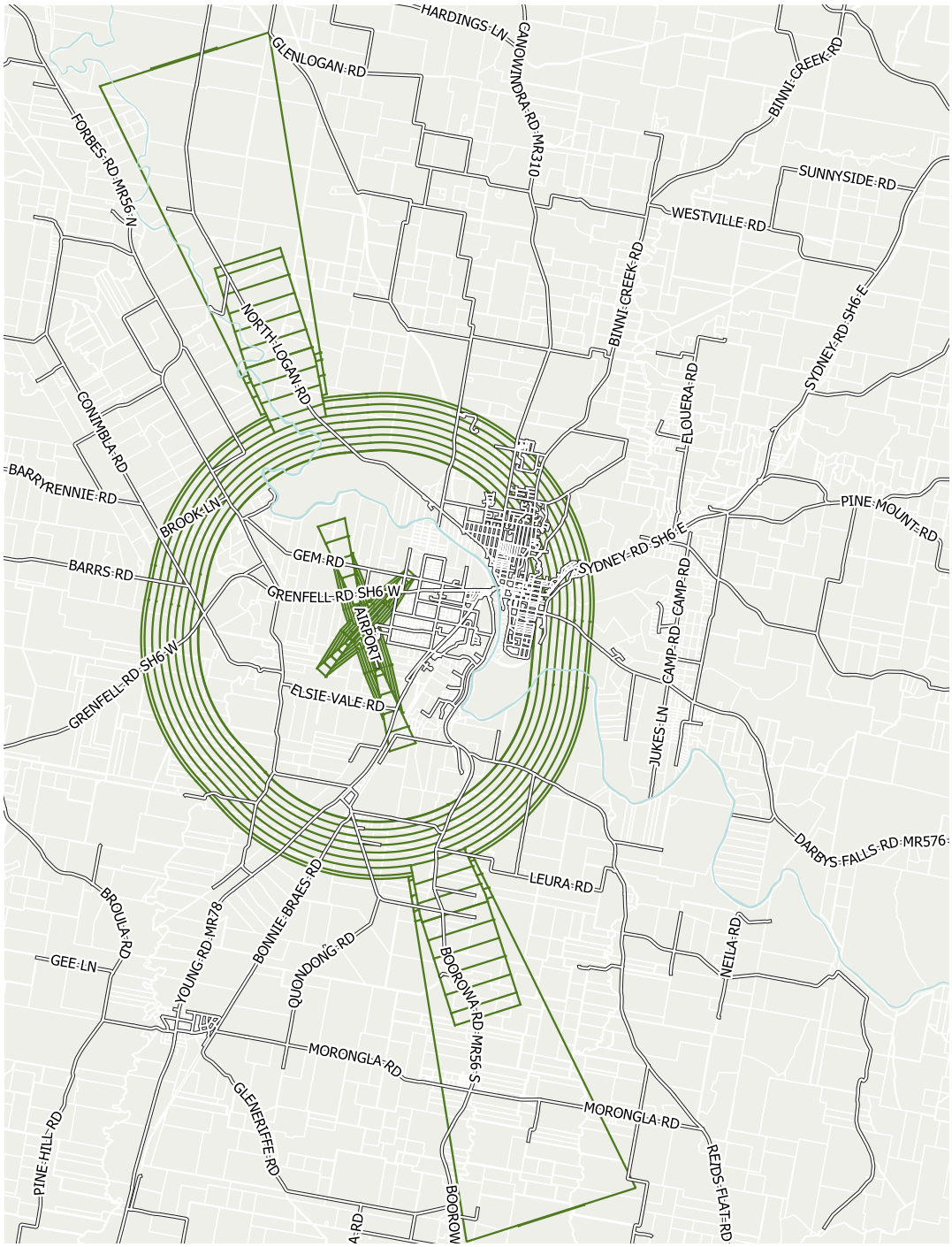
K.6.4. Controls

The controls relating to the Cowra OLS are listed below:

a. Council may request for a Development Application for any development within the area of the OLS to be accompanied by a Certificate from a Registered Surveyor indicating the maximum height of the development in relation to the height shown on the OLS Map.

b. Any Development which exceeds the height of the OLS will be referred by the Council to the Civil Aviation Safety Authority for comment. The Council must take into consideration any comments received from CASA before determining the Development Application.

Map No. 5 - Cowra Airport OLS Map



Cowra OLS - illustrative map.

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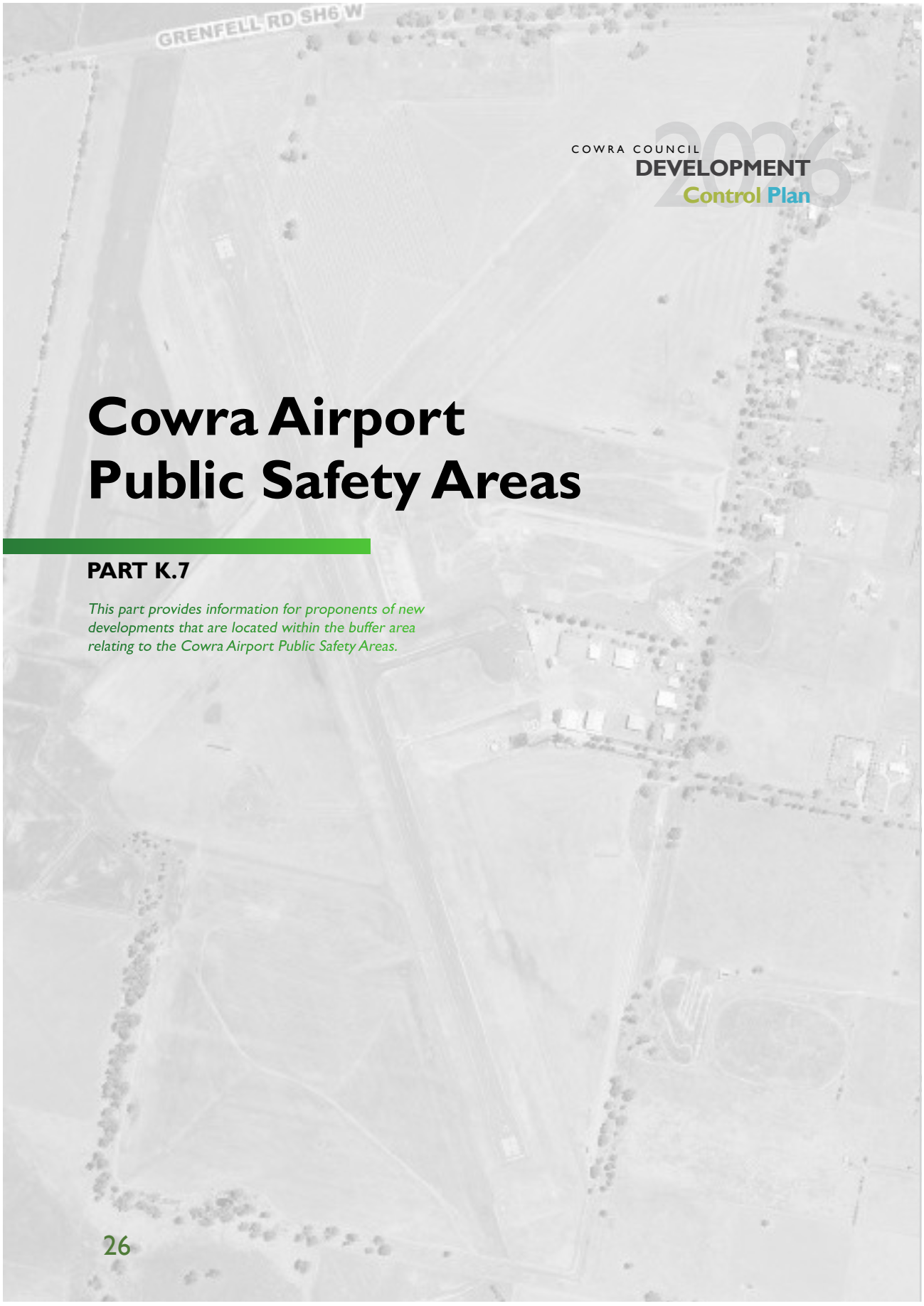

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Cowra Airport Public Safety Areas

PART K.7

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Airport Public Safety Areas.

26

K.7.1. Background

A Public Safety Area (PSA) or Public Safety Zone (PSZ) is a defined area at the end of an airport's runway where there is potentially an increased risk of an aircraft accident occurring. PSZs define the area in which developments may be restricted in order to protect the safety of both aircraft and passengers, property, and people on the ground in the event of an aircraft accident during landing or taking off.

The requirement to map a Public Safety Area and implement appropriate development controls was a key recommendation of the Cowra Airport Masterplan 2021.

K.7.1. Objectives

a. To define the land within and adjoining the Cowra Aerodrome to be maintained as a Public Safety Area.

b. The objective of this Section is to control development in relation to the Public Safety Area in order to protect the safety of both aircraft and passengers, property and people on the ground in the event of an aircraft accident during landing or taking off.

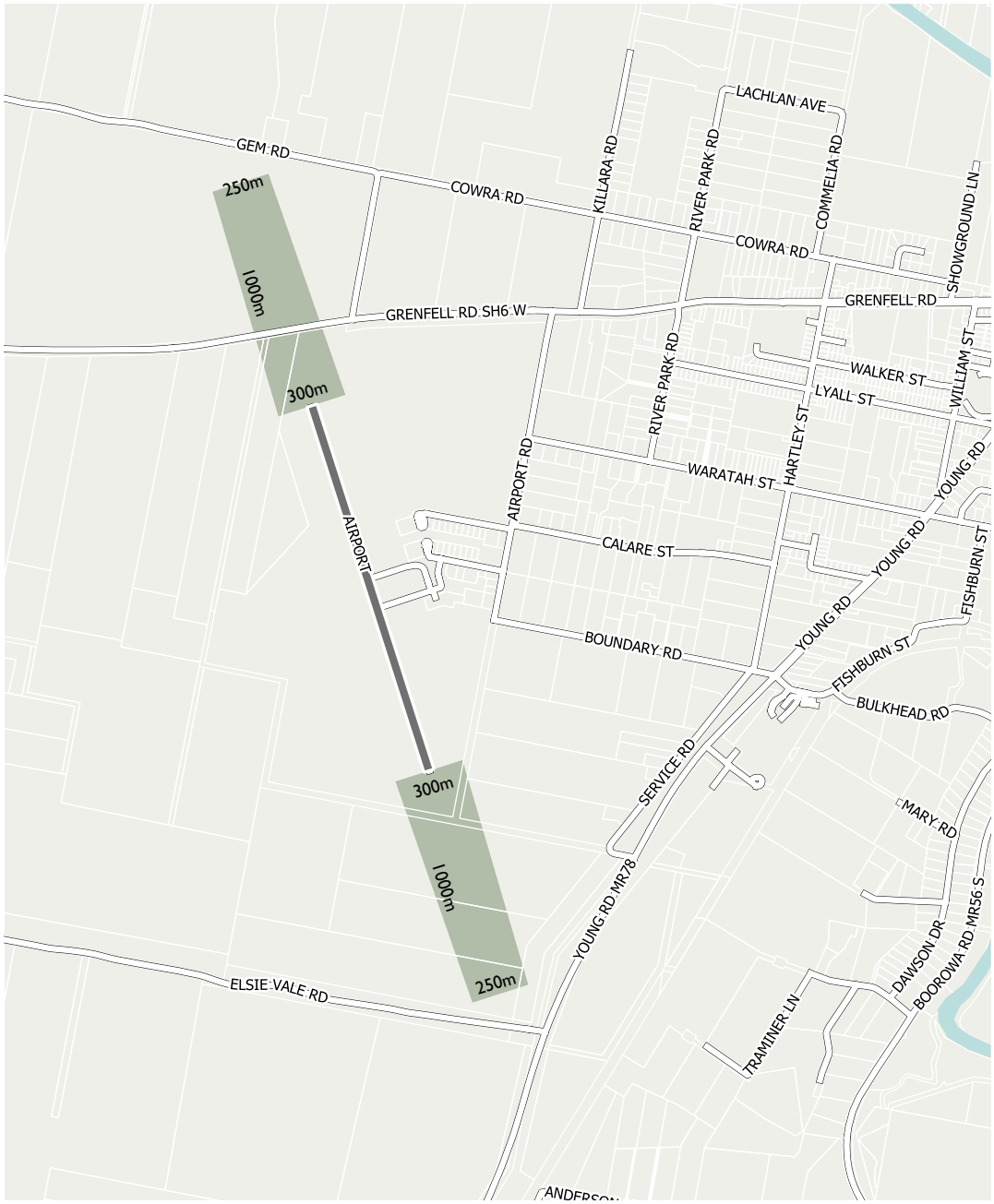
K.7.2. Land to which this Section applies

This Section of the plan applies to land shown on Map No. 6.

K.7.3. Controls

The construction of new buildings for any purpose within the identified buffer area is not permitted.

Map No. 6 - Cowra Aerodrome Public Safety Area Map



Public Safety Zone
Cowra Aerodrome Runway 15-33

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Drinking Water Bores

PART K.8

This part provides information for proponents of new developments that are located within the buffer area relating to the drinking water bores owned by Central Tablelands Water.

K.8.1. Background

Central Tablelands Water owns and operates two drinking bores in the Cowra Shire, known as the Bangaroo Bore and the Gooloogong Bore.

Central Tablelands Water considers that new development involving on-site effluent management within 500m of a bore location poses a contamination risk that must be managed as part of the development control process.

K.8.2. Objectives

The objective of this Section is to protect the Gooloogong and Bangaroo drinking water bores from sources of potential contamination.

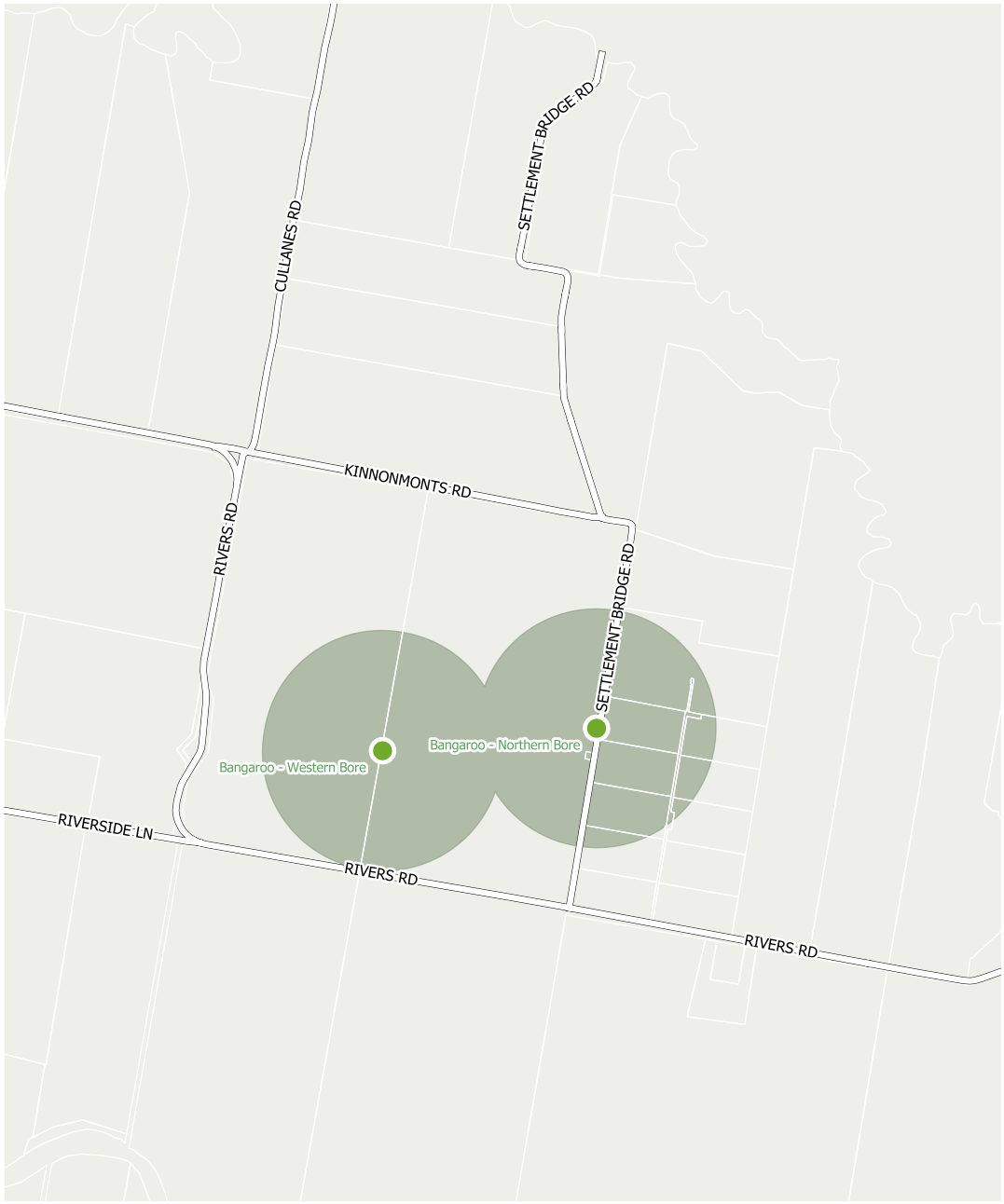
K.8.3. Land to which this Section applies

This Section of the plan applies to land shown on Map No. 7 and Map No. 8.

K.8.4. Controls

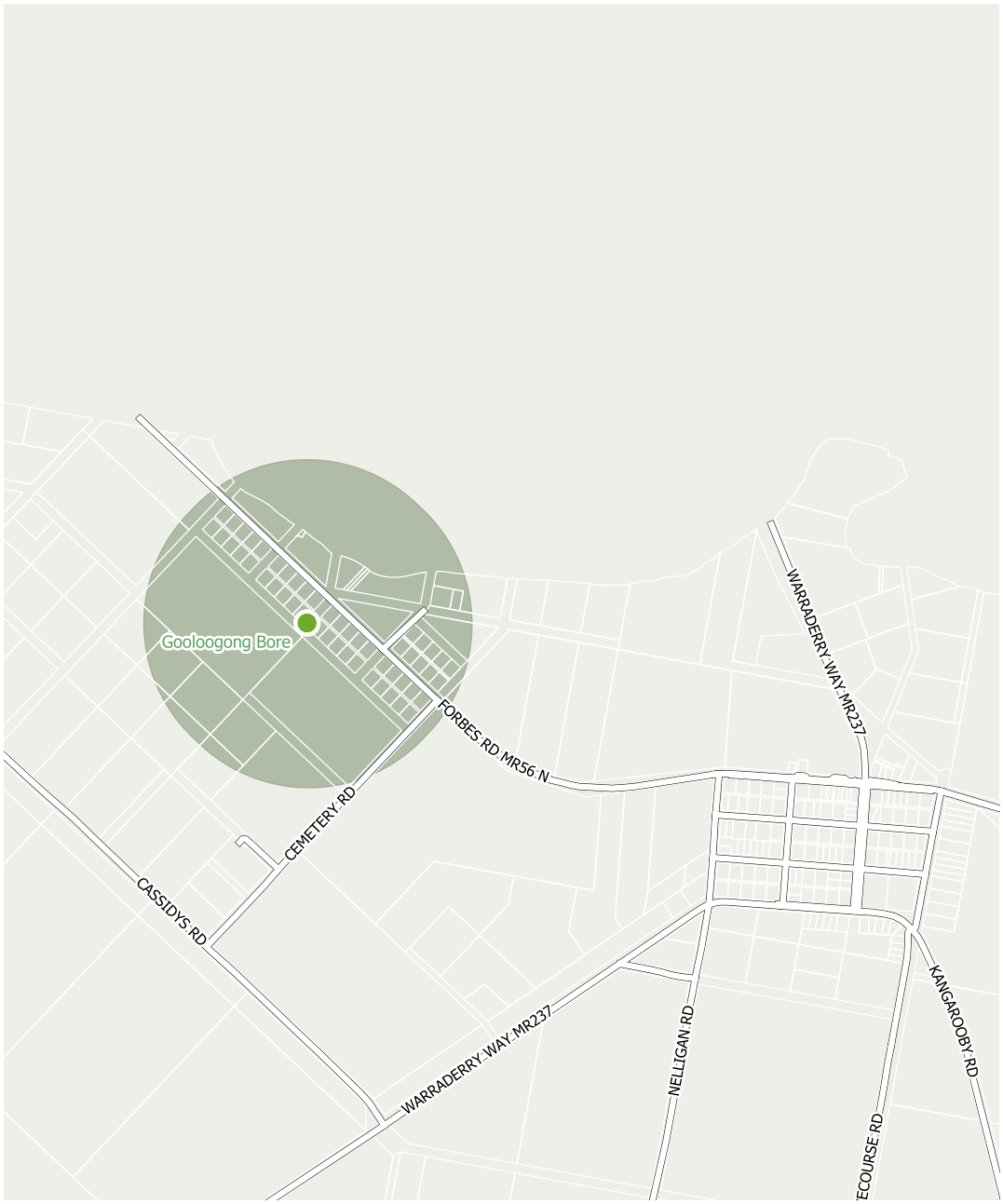
Council must not determine a Development Application relating to land within 500m of a drinking water bore and which involves the installation of a new on-site effluent management system without first consulting with Central Tablelands Water and considering any consultation response.

Map No. 7 - Central Tablelands Water Bore - Bangaroo



500m Buffer - Central Tablelands Water Bore - Bangaroo

Map No. 8 - Central Tablelands Water Bore - Gooloogong



500m Buffer - Central Tablelands Water Bore - Gooloogong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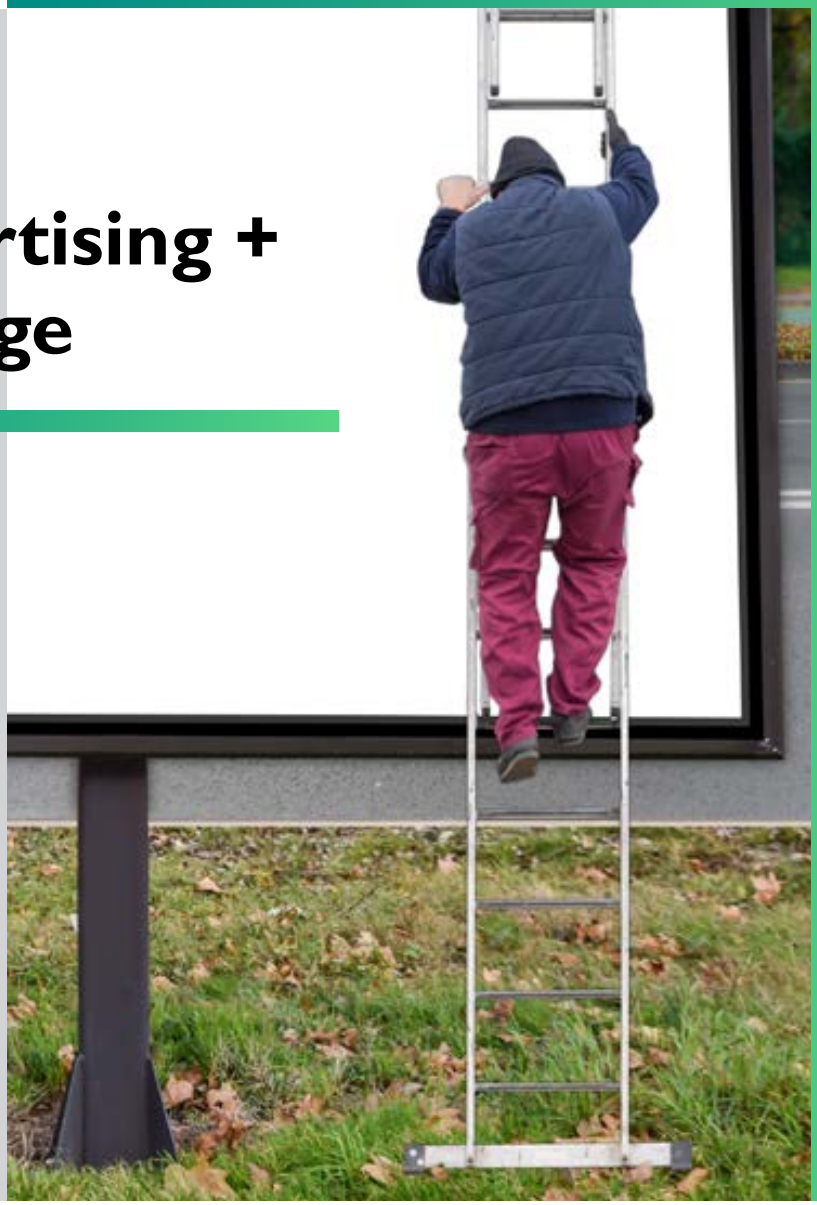
Advertising + Signage

PART L



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PART L | ADVERTISING + SIGNAGE
COWRA DCP 2026
3

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General Controls

PART L.1

This part provides the standards and controls relating to advertising and signage generally in the Cowra Local Government Area.

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Outdoor advertising signage is important for successfully business marketing in the Cowra Shire. Poorly located and designed outdoor advertising signs can cause detrimental impacts. This Part encourages outdoor advertisements that are appropriate for the land and for the surrounding locality.

L.1.1. Application of this Section

Part L applies to all land within the Cowra Shire where the erection or placement of an advertising sign or structure is permissible under the provisions of Cowra Local Environmental Plan 2012.

L.1.2. Objectives

The objectives for advertising and signage are:

a. To ensure that all signage and advertising achieves a high level of design quality and does not detract from the visual quality of the public domain of the Cowra Township.

b. To ensure that signs are structurally safe and well maintained.

c. To minimise visual clutter and the unnecessary proliferation of signage and advertising.

d. To ensure temporary signage does not adversely affect public safety or access to public land and roads.

e. To retain the heritage significance of items within the Cowra Shire.

f. To encourage relevant and appropriate signage which contributes to the streetscape.

L.1.3. Information requirements

Council's Development Application Guide explains how to prepare a Development Application. It provides a simple, step-by-step guide to all the things you will need to do before submitting an application to Council. You can use the Development Application Guide as a checklist for completing your plans and other supporting documentation.

In addition to the minimum requirements detailed in the Development Application Guide, Council will require additional information to be provided in support of a DA for certain types of development.

The following information should be provided in support of Development Applications for Advertising signage:

a. A written overview of the proposal.

b. Details of proposed sign location –

   i. zone under Cowra LEP 2012;

   ii. permissibility and planning controls related to the specific site;

   iii. location of existing buildings, structures and vegetation in proximity to the sign;

   iv. surrounding land use including any trends in changing land uses.

c. Description of the proposed sign – Information on the size of the sign, whether it is static, illuminated or non-illuminated, and other relevant detail.

d. Colour photographs and photo-montages – current panoramic colour photographs of the location of the proposed site should be provided where possible and where these will assist Council in understanding and assessing the signage proposal.

e. Assessment of the relevant provisions in State Environmental Planning Policy (Industry and Employment) 2021 Chapter 3, including the road safety provisions, and public benefit test where the proposal is for an advertisement on a bridge or requires the concurrence of the Transport for New South Wales;

f. Assessment of the context of advertising within the site identifying the character, quality and features of an area;

g. Assessment of road safety considerations.

L.1.4. Guiding Principles

The following guiding principles apply to advertising and signage structures in Cowra:

a. Advertising and signage should:

   i. Be compatible with the character of the surrounding area.

   ii. Be compatible with the theme for outdoor advertising, where this exists.

   iii. Not detract from the amenity or visual quality of any heritage areas, open space areas or residential areas.

   iv. Not compromise important views, or dominate the skyline.

   v. Have a scale, proportion and form that is appropriate for streetscape, setting or landscape within which it is proposed to be placed.

   vi. Have a scale, proportion and form that is appropriate for the site or building on which it is proposed to be placed.

   vii. Reduce clutter by rationalising and simplifying existing advertising.

   viii. Screen unsightliness.

   ix. Not contain illumination that will result in unacceptable glare for pedestrians, motor vehicles or aircraft.

   x. Not contain illumination that will detract from the amenity of any nearby residence or other form of accommodation.

L.1.5. General Signage Controls

The following controls apply to advertising and signage proposals in the Cowra Shire:

a. Where multiple tenancies are located within a building, a co-ordinated signage strategy should be prepared and submitted with a DA.

b. Flag signage should be avoided in the Central Business District.

c. Advertising and signage should not project lights or images onto a pedestrian footpath or public space.

d. Any moveable signage proposed for the footpath area by a business must comply with Council's Footpath Trading Policy.

e. Temporary signage is permitted to be erected (without consent) in all zones under Cowra Local Environmental Plan 2012, provided:

   i. It is a real estate sign, or relates to a local event of a religious, educational, cultural, political, social, sporting or recreational nature.

   ii. It is not displayed for more than 28 days before or after the event.

   iii. There is only one sign per frontage of the property or site.

   iv. It does not include advertising of a commercial nature (except for the name of a sponsor etc).

f. The content of advertising and signage should be reflective of the approved use on the premises and not relate to activities or uses on a different site.

L.1.6. Signage involving heritage items

Advertising and signage proposals involving heritage items require careful planning and design to ensure that the advertisement can achieve its purposes without adversely impacting on the positive characteristics or significant elements of the heritage item. A heritage item means a building, place or item listed in Schedule 5 of Cowra Local Environmental Plan 2012, as well as any other building, place or item identified as having heritage significance.

In addition to the controls contained in further sections of this Part, the following controls apply to advertising and signage proposals involving heritage items:

a. Advertising proposed for heritage items should have regard to its heritage significance and must complement the item. The architectural characteristics of a building should always dominate.

b. Signage should be sympathetic to the architectural design of the heritage item and should be of a scale which is appropriate for the articulation and modulation of the building on which it is located.

c. Historic signs may have their own significance and must not be obscured or diminished by later signage.

L.1.7. Window signage controls

Window signage means advertising that is displayed within a shopfront window. Window signage is useful to efficiently communicate the location and type of business within a site. Overuse of window signage can lead to visual clutter and can fail to achieve the original intended purpose of the signage, which is to gain the attention of users and promote the business, due to the vast amount of advertising and signage a user must view. Council does not wish to over-regulate window signage, however the minimum controls contained in this section of the plan must be complied.

For premises with active street frontages onto Kendal Street, window signage should:

a. Have a maximum coverage of 40% of the area of the shop window that is visible from a public area.

b. Be primarily for the purpose of business identification signage and may also include the hours of operation of the business and a minimum of second party signage.

c. Avoid third party signage.

Note- Goods sold within the premises which are displayed in the shopfront window do not count towards the window coverage calculation.

L.1.8. Above Awning Signage Controls

Above awning signage is a general term used to describe the following types of signs:

~ *Flush wall sign (attached to the wall of a building above awning level and not projecting more than 0.3 metres from the wall).*

~ *Projecting wall sign (attached to the wall of a building above awning level and projecting horizontally from the wall)*

~ *Roof sign (erected on or above the roof, parapet or eaves of a building).*

The following controls apply to above awning signage:

L.1.8.1. E1 Local Centre Zone

a. Roof signage should be avoided.

b. Above awning signage should, where possible, be flush wall signage, and should be:

   i. located at first floor level where the building is more than one level, and

   ii. located a minimum 1m from the top of the awning level to maintain consistency.

c. Projected wall signage above awning level may only be considered if:

   i. it is consistent with the bulk and scale of the building, and

   ii. it does not involve flashing signage, and

   iii. it does not adversely impact on a heritage listed building.

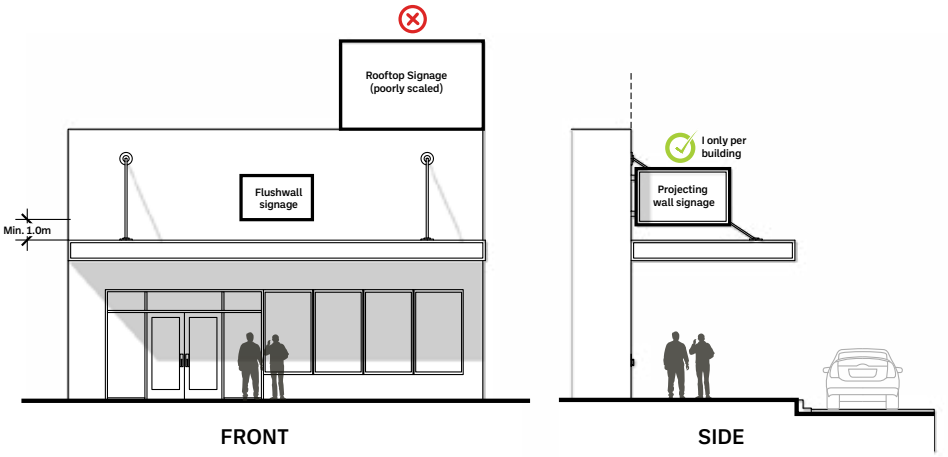
   iv. there are no other projected wall signs attached to the building.

d. Where shop top housing is located, above awning illuminated signage is not appropriate.

L.1.8.2. E3 Productivity Support Zone

a. Above awning advertising and signage should be of a size that is consistent with the bulk and scale of the building and character of the streetscape.

The following diagram conceptually illustrates appropriate use of above awning signage in the E3 zone:



L.1.9. Under awning signage controls

Under awning signage means a sign attached to the underside of an awning.

Signage below awning level can be useful for conveying information about a business. Where a window frontage is not available or is of limited size, alternative signs may be appropriate for first and second party signage.

Under awning signage is permitted in all areas where there are awnings.

The following controls apply to under awning signage:

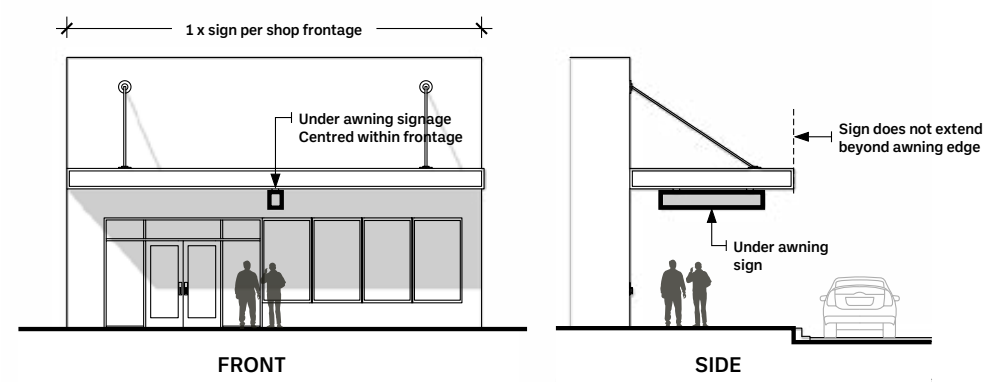
a. Be a similar size to the predominant type of under awning sign in the area, and located so as not to affect pedestrian safety or road users.

b. Be located in the middle of the frontage where a business premises has more than one street frontage.

c. Be located a minimum of 3 metres apart to ensure visibility for pedestrians.

d. Not extend beyond the edge of the awning.

e. Be limited to one sign per property street frontage.



L.1.10. Top Hamper Signage Controls

Top hamper signage means a sign attached to the transom of a doorway or display window of a building. Top hamper signs are a common and effective form of signage used to identify a business.

Top hamper signs are appropriate in all business and industrial areas.

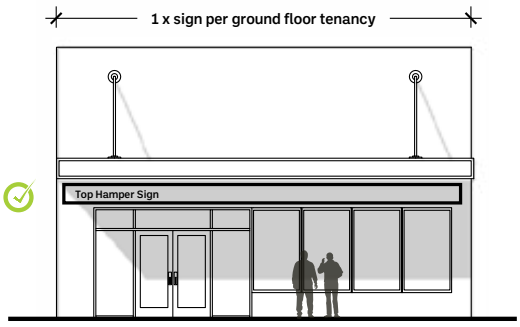
The following controls apply to top hamper signage:

a. Top hamper signs should include predominantly first party signage, with only a minor amount of second party content.

b. Third party signage should not form part of top hamper signage proposals.

c. One top hamper sign is permitted per property street frontage.

d. The maximum dimensions of top hamper signage should not exceed beyond any wall / boundary and below top of door / window head.



FRONT

L.1.11. Fascia Signage Controls

Awning signage is also referred to as fascia signage and means an advertisement that is attached to the fascia or return of an awning.

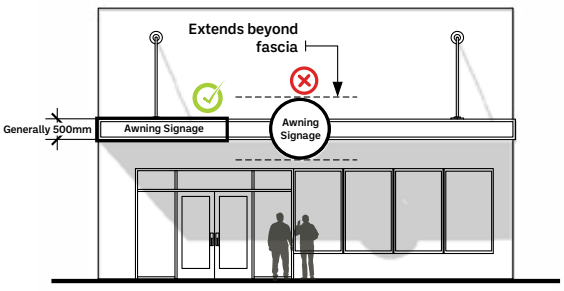
Awning signage is effective in relating the location of a business type for users on the opposite side of the street, or further up the road, from the business.

The following controls apply to all areas where there are awnings:

a. Awning signage should be contained entirely within the dimensions of the awning and tenancy on which it is located.

b. Awning signage should generally not exceed a vertical dimensions that is 500mm high.

c. Awning signage should not extend beyond the vertical projection of the kerb line where the awning width matches the width of the footpath.



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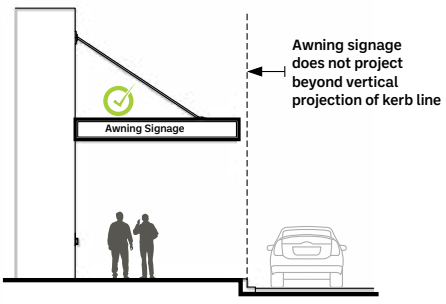

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L.1.12. Pylon and pole signage controls

Pylon and pole signage means an advertising structure erected on a pylon of pole which is independent of any building or other structure.

Pylon and pole signage is appropriate in commercial and industrial areas with wide street verges and where buildings are more widely separated from one another.

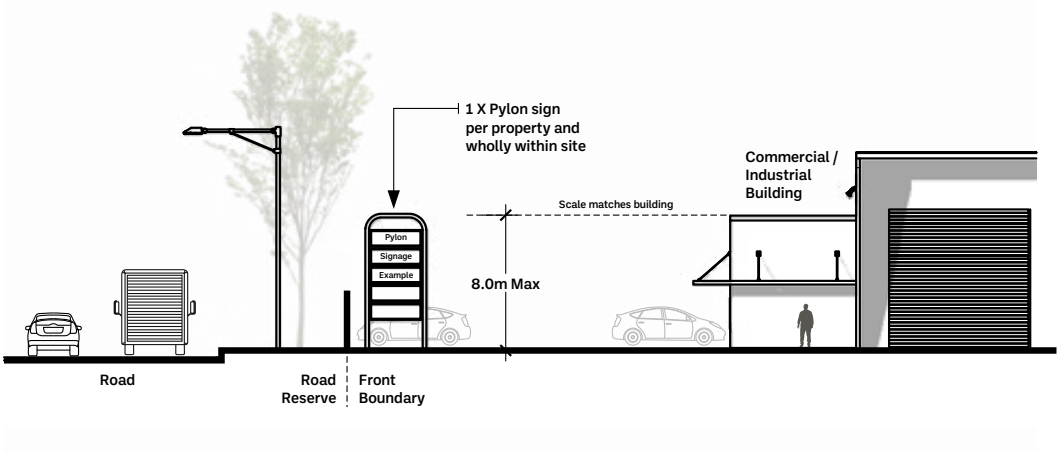
The following controls apply to pylon and pole signage:

a. Pylon and pole signage should be designed to reflect the scale of the building to which it relates and surrounding buildings, and the streetscape characteristics of the area.

b. Pylon and pole signage should be contained wholly within the site and must not overhang any public space or land.

c. Pylon and pole signage should be limited to one sign per property street frontage.

d. Pylon and pole signage is to be in accordance with the relevant Australian Standards and should be structurally sound and able to withstand the relevant wind loads.

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Parking Access + Mobility

PART M



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Car Parking Code

PART M.1

This part provides introductory information for car parking, access and mobility associated with new development within the Cowra Shire Local Government Area.

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M.1.1. Application of section

Section M.1 applies to:

a. New floor space or buildings.

b. Alterations or additions to any existing building that requires development consent, whether or not such additions or alterations involve a change in building use.

c. A change of use for which development consent is required, and that would require the provision of a greater number of on-site parking spaces than the previous use.

Off street parking provided to existing developments shall be retained. Additional parking spaces required for any new development, redevelopment or change of use shall be provided in accordance with the provisions of this part of the Plan. Certain types of development may qualify for car parking exemptions.

A development comprising a combination of two or more uses, such as combined motor sales and repairs, will be assessed as if the two uses exist independently.

More detailed examination of how car parking rates apply to development is contained in Section 1.4 of this Part.

M.1.2. Objectives

The objectives for parking are to:

a. Ensure that adequate provision is made for off-street parking consistent with the parking demand generated by the development.

b. Provide convenient and adequate parking for staff, clients, visitors and servicing groups.

c. To provide parking areas which promote ease of access as well as suitable internal circulation patterns.

d. Ensure quality of parking areas in terms of safety, amenity and integration with surrounding areas.

e. Ensure the adequate provision of suitably located parking for people with disabilities.

f. Provide landscaping and quality materials in the construction of parking areas to improve the amenity of those parking areas.

g. Provide parking areas which promote ease of access as well as suitable internal circulation patterns.

h. Ensure that all traffic generating developments are in accordance with the Roads and Traffic Authority's "Guide to Traffic Generating Developments" and relevant Australian Standards.

i. Ensure that each development proposal is assessed consistently and equitably with respect to parking.

M.1.3. Application of Standards and Guidelines

For the purposes of this chapter of the DCP, the following standards and guidelines must also be considered and complied with as necessary:

- The current Australian Standards relative to parking for all vehicles on and off street (AS 2890).
- AUSTROADS Guide to Traffic Management.
- Building Code of Australia (BCA)

The following documents may also be used as best practice guidelines where specific development controls are not contained in this DCP.

- RTA "Guide to Traffic Generating Developments version 2.2, October 2002".
- AUSTROADS "Guide to Road Design".

M.1.4. Definitions

Gross floor area (GFA) means the overall area of a building as measured from the outer face of external walls, but excludes:

a. columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall.

b. lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts.

c. car parking needed to meet any requirements of Council and any internal access to such spaces.

d. space for the loading and unloading of goods.

Gross leasable floor area (GLFA) means the overall area of a building as measured from the internal face of the walls, but excludes:

a. stair cases and fire escapes.

b. staff and/or public amenities, toilets.

c. lift towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts.

d. space for the loading/unloading of goods.

e. any other area, which in Council's opinion, does not contribute to parking.

M.1.5. Off street parking calculations

Car parking will generally be required to be provided on the site of the development. Council may be prepared to consider the provision of other appropriately zoned land for parking purposes, provided the alternate location is convenient to the subject development, safe to both pedestrians and motorists using and travelling on part of the facility and will satisfy the requirement.

Off-street car parking should be provided for both customers and staff of the subject development and not exclusively for private purposes. Free and uninterrupted access to car parking areas should be maintained at all times during the hours of operation of the development.

Council will require developers to provide on site car parking at the rate set out in the following sections.

Note 1: In the case of a number of different land uses comprising the development, the parking requirements for each separate use shall be calculated and then added together to provide the total parking requirement.

Variation to this requirement will only be considered by Council where the applicant can demonstrate that the peak demand for each land use component of the development is staggered or that development as whole generates less parking than separable parts.

Note 2: Car parking requirement calculations shall be rounded up to the nearest whole number.

M.1.5.1. Residential Land-use Types

LEP Definition	Parking Requirements
Attached dwellings	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling, behind the building line + 1 space per 3 units (visitor parking)
Boarding houses	1 space per 4 beds + 1 space per 2 staff
Dual Occupancies	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling, behind the building line. Visitor car parking not required.
Dwellings	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling, behind the building line. Visitor car parking not required.
Exhibition Home	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling, behind the building line + 2 spaces per dwelling (visitor parking).
Group homes	1 space per 4 beds + 1 space per 2 staff
Multi-dwelling housing	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling, behind the building line + 1 space per 3 units (visitor parking). Where the development involves subdivision, visitor parking is only required for those lots/dwellings that do not have a minimum 18 m of public road frontage.
Residential care facilities,	Self-contained units: 2 spaces per 3 units + 1 space per 5 units (visitor parking). Other: 1 space per 10 beds (visitor parking) + 1 space per 2 staff + 1 ambulance space.
Residential Flat Buildings	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling + 1 space per 3 units (visitor parking)
Secondary Dwellings	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling, behind the building line. Visitor car parking not required.
Semi-detached dwelling	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling, behind the building line. Visitor car parking not required.
Seniors Housing	Self-contained units: 2 spaces per 3 units + 1 space per 5 units (visitor parking). Other: 1 space per 10 beds (visitor parking) + 1 space per 2 staff + 1 ambulance space.
Shoptop housing	1 space per 1-2 bedroom* dwelling, 2 spaces per 3 or more bedroom* dwelling, behind the building line Visitor car parking not required.

Note: Rooms with a window and a closable door which are easily converted into a bedroom without the need for structural modification are to be included in this calculation e.g. studies, sewing rooms and other rooms of a similar size and location to a typical bedroom.

M.1.5.2. Tourist and Visitor Accommodation Types

LEP Definition	Parking Requirements
Backpackers accommodation	1 space per 5 beds + 1 space per 2 staff
Bed & breakfast accommodation	1 space for dwelling + 1 space per room available for accommodation purposes.
Camping Ground	1 space per van / mobile home / campsite + 1 space per 2 employees + 1 visitor space per 10 sites.
Caravan Parks	1 space for manager + bus parking + 1 space per site + 1 space per 5 sites (visitor parking).
Eco-tourist facility	Rate determined by Traffic Assessment Report from suitably qualified person.
Farm stay accommodation	1 space for dwelling + 1 space per farm stay dwelling.
Hostels	1 space per 5 beds + 1 space per 2 staff
Motels	1 space per unit + 1 space per 2 staff. If Restaurant included, then add 1 space per 6.5 m2 of GLFA of Restaurant. If Function Room included, then 1 space per 3 seats.

M.1.5.3. Commercial Land-use Types

LEP Definition	Parking Requirements
Amusement centres	Whichever is the greater of: 1 space per 10m2 or1 space per 10 seats.
Artisan Food and Drink Industry	1 space per 3 seats (internal and external)
Business Premises	1 space per 45m2 of GFA.
Cellar Door	Rate determined by Traffic Assessment Report from suitably qualified person.
Entertainment facilities	Whichever is the greater of: 1 space per 10m2 or 1 space per 10 seats.
Function centres	1 space per 5m2 of bar, lounge, beer garden, auditorium, games room, restaurant + 1 space per 3 staff (maximum staff level at peak time) + one space per bedroom or unit.
Garden Centre	10 car parking spaces or 0.5 spaces per 100m2 of site area (whichever is the greater)
Hardware and building supplies	1 space per 50m2 of GFA.
Hotels	1 space per 5m2 of bar, lounge, beer garden, auditorium, games room, restaurant + 1 space per 3 staff (maximum staff level at peak time) + one space per bedroom or unit.
Neighbourhood Shop	1 space per 30m2 of GFA.
Office premises	1 space per 40m2 of GFA.
Plant nursery	10 car parking spaces or 0.5 spaces per 100m2 of site area (whichever is the greater)
Registered Clubs	1 space per 5m2 of bar, lounge, beer garden, auditorium, games room, restaurant + 1 space per 3 staff (maximum staff level at peak time) + one space per bedroom or unit.
Restaurants & Cafes	1 space per 6.5m2 of GLFA.
Service Stations	Adequate space adjoining each fuel bowser + queuing area for 3 to 5 cars + 5 spaces for any convenience store. If Restaurant included, then add 1 space per 6.5m2 of GLFA.
Shops (includes supermarkets)	1 space per 35m2 of GLFA.
Specialised Retail Premises	1 space per 55m2 of GFA.
Takeaway food and drink premises	Developments with no on-site seating – 10 spaces per 100m2 GFA. Developments with on-site seating and drive-through facilities – 1 space per 3 seats (internal and external), plus queuing area for 5 to 12 cars.
Vehicle Sales or Hire Premises	1 space per 100m2 site area + 2 spaces per work bay (for vehicle servicing facilities).

M.1.5.4. Industrial Land-use Types

LEP Definition	Parking Requirements
Depot	Rate determined by Traffic Assessment Report from suitably qualified person.
Freight transport facilities	Rate determined by Traffic Assessment Report from suitably qualified person.
General Industries	Rate determined by Traffic Assessment Report from suitably qualified person.
Hazardous storage establishment	Rate determined by Traffic Assessment Report from suitably qualified person.
Heavy Industries	Rate determined by Traffic Assessment Report from suitably qualified person.
Heavy industrial storage establishment	Rate determined by Traffic Assessment Report from suitably qualified person.
High technology industry	Rate determined by Traffic Assessment Report from suitably qualified person.
Industrial Retail Outlet	Rate determined by Traffic Assessment Report from suitably qualified person.
Industrial training facility	Rate determined by Traffic Assessment Report from suitably qualified person.
Landscaping material supplies	Rate determined by Traffic Assessment Report from suitably qualified person..
Light Industries	Rate determined by Traffic Assessment Report from suitably qualified person.
Liquid Fuel Depot	Rate determined by Traffic Assessment Report from suitably qualified person.
Local distribution premises	Rate determined by Traffic Assessment Report from suitably qualified person.
Passenger transport facilities	Surveys should be undertaken of similar developments.
Rural supplies	Rate determined by Traffic Assessment Report from suitably qualified person.
Storage premises	1 space per 10 storage units.
Transport depots	Rate determined by Traffic Assessment Report from suitably qualified person..
Truck depots	Rate determined by Traffic Assessment Report from suitably qualified person.
Vehicle body repair workshops	1 space per 55m2 of GFA + 2 spaces per work bay (for vehicles servicing facilities).
Vehicle repair stations	1 space per 55m2 of GFA.
Warehouse or distribution centre	1 space per 300m2 of GFA.

M.1.5.5. Community Land-use Types

LEP Definition	Parking Requirements
Child Care Centres	1 space per 4 children + 1 space per 2 employees.
Community Facility	Rate determined by Traffic Assessment Report from suitably qualified person.
Educational Establishment	Infants and Primary Schools: 1 space per staff member + adequate student set down/pick up areas, bus turning areas + parking for auditoriums and sports grounds.
	Secondary Schools: 1 space per staff member + 1 space per 10 students 17 years of age or older + adequate student set down/pick up areas, bus turning areas + parking for auditoriums and sports grounds.
	Tertiary Schools and Colleges: 1 space per staff member + 1 space per 5 students + 1 space per five live-in students + adequate parking and turning areas for auditoriums and sports grounds.
Funeral Home	Whichever is the greater of: 1 space per 10m2 or 1 space per 10 seats.
Health Consulting Rooms	1 space per 65m2 of GFA or a minimum of 1 space per consulting room + 1 space per staff member, whichever is the greater.
Hospitals	1 space per 10 beds (visitors) + 1 space per resident or staff doctor + 1 space per staff member on duty at any one time + ambulance parking.
Market	2.5 spaces per stall for customers
Medical Centres	3 spaces per surgery room + one space per staff member.
Places of Public Worship	Whichever is the greater of: 1 space per 10m2 or 1 space per 10 seats.
Respite day care centre	Rate determined by Traffic Assessment Report from suitably qualified person.
Veterinary hospital	Rate determined by Traffic Assessment Report from suitably qualified person.

M.1.5.6. Recreation Land-use Types

LEP Definition	Parking Requirements
Recreation facilities (indoor)	Squash Courts - 3 spaces per court Bowling Alleys – 3 spaces per alley Gymnasium – 1 space per 35m2 of GFA
Recreation facilities (outdoor)	Bowling Greens – 30 spaces per first green + 15 spaces for each additional green. Golf Course – 3 spaces per hole. Note – provision of a clubhouse for any sporting use will require provision of additional parking at the rate for clubs.
Recreation facilities (major)	Sports grounds – 1 space per 10 seats (where provided), with a minimum of 30 spaces.

M.1.5.7. Miscellaneous Land-use Types

LEP Definition	Parking Requirements
Animal boarding or training establishment	
Home Business	1 space per dwelling + 1 space per 2 staff.
Home Industry	
Home Occupation & Home Occupation (sex services)	1 space per dwelling + 1 space (visitor).

Other development not specified
To establish the parking rate for any development or land-use type not specified in this table, comparisons should be drawn from similar development and outlined in a Traffic and Parking Impact Assessment Report submitted together with the Development Application. Such comparisons should include a minimum of three case studies drawn from the Cowra Local Government Area, or a similar Local Government Area.

M.1.6. Parking Credits

When assessing Development Applications involving change of use or alterations and additions to existing buildings, Council will subtract any parking credits from the overall parking requirements for the development in accordance with the Table in Section 1.5 (note – Parking Credits are not provided for any parking available on the street in front of existing premises).

The following methodology will be used to determine the parking requirements for new development, taking into consideration parking credits:

a. Determine the number of parking spaces already provided on the site through preparation of a parking plan.

b. Determine the number of parking spaces that should have been provided to service the existing development in accordance with the Table in Section 1.5.

c. Determine the number of parking credits by subtracting (a) from (b).

d. Determine the number of parking spaces that are required to service the proposed new development in accordance with the Table in Section 1.5.

e. Determine the final number of parking spaces that are required to service the proposed new development by subtracting (c) from (d).

An example of how the parking credit methodology should be applied is provided in the table as follows.

Note 1 Parking credits are not provided for parking available on the street in front of an existing premises.

Note 2 For proposals that relate to the expansion of an existing commercial / industrial development, Council will calculate the car parking credits having regard to the development in totality and not just the part of the building which is subject to alterations or additions.

Development Detail	
Existing Use	Business Premises (Hairdresser)
GFA	135m2
Proposed Use	Retail Premises (Restaurant)

Parking Credit Assessment	
Item A	1 space current provided
Item B	3 spaces required for Hairdressers (see Table in Section 1.5)
Item C	2 Parking Credits (Item b – Item a)
Item D	20 spaces required for Restaurant (see Table in Section 1.5)
Item E	18 spaces required (Item d – Item c)

M.1.7. Car Parking Exemptions

The requirement to provide off-street car parking over and above what is currently provided for any one particular site (if any), may be exempted by Council under the following circumstances:

a. The proposed development is able to be carried out as 'exempt development' in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

b. The proposed development involves the restoration, conservation and / or adaptive re-use of an item of environmental heritage that is listed in Schedule 5 of Cowra Local Environmental Plan 2012. This is known as a heritage incentive and will only be applied where the applicant can demonstrate that the conservation of the item depends upon the use of this clause.

c. The proposed development involves alterations and additions to an existing building, and the alterations and additions have a gross floor area of less than 25m2 and do not encroach on existing off-street parking areas.

d. Development Applications for 'change of use' involving sites that have a GFA of less than 150m2.

e. Development Applications for 'change of use' that meet the following criteria:

   i. The property is located in a traditional retail area that is shown in Map 1.

   ii. The proposal does not involve the conversion of new floor space.

   iii. Any existing car parking arrangements are retained.

Map 1 - Traditional retail areas - Cowra



M.1.8. Variation to parking requirements

It may not be possible in all situations for new development to comply with the car parking requirements of this plan, even when the parking credits have been taken into account. This is particularly the case for the shopping strip focused along Kendal Street, where it is physically impossible for some premises to provide on-site parking. In these areas, parking demand is serviced by a combination of on-street and off-street public parking facilities.

Development Applications for proposals which are not able to comply with the on-site parking requirements in Section 1.4 (as discounted by relevant parking credits) should be accompanied by a Traffic & Parking Report that addresses the following matters:

a. A description of the business proposal, including the nature, intensity, and operational aspects of the business activity.

b. A description of the expected hours of operation, including whether the development will operate or carry out its business in peak (9.00am to 5.00pm) or off-peak periods.

c. An assessment of expected traffic generation (customer, staff, service deliveries etc).

d. An assessment of expected vehicle parking demand (customer and staff).

e. An assessment of the location and availability of publicly accessible parking within a convenient walking distance of the development site.

f. An assessment of the likelihood of overspill car parking creating adverse impacts on the public road system.

g. An assessment of the relevance and capacity of the proposed development to be serviced by the public transport system.

h. As assessment of compliance with the requirements of this Part, including justifications for proposed variations.

All proposed variations will be assessed on the merits of each particular case and will be judged on the findings of the Traffic and Parking Report. Development Applications involving a variation of 5 or more car parking spaces will be reported to Council's monthly committee meetings for determination.

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Parking + Access Design Residential Uses

PART M.2

Section M.2 provides controls for all aspects of parking and access design for residential types of development within the Cowra Local Government Area.

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M.2.1. Site access design and location

The following controls apply to new vehicle accesses for residential development:

a. Access should be located no closer than 1.5 metres from the boundary of the site and no closer than 6 metres to a corner boundary.

b. Accesses should not be located within 12 metres on the approaches to a "stop" or "give way" sign.

c. Accesses should be located so that any vehicles entering or leaving the site can be readily seen by the driver of an approaching vehicle in the street.

d. Accesses should be clear of obstructions, which may prevent drivers having a timely view of pedestrians.

e. Accesses should be readily visible and accessible from the road frontage. Accesses should also be located where they will cause least interference with vehicular and pedestrian movement on public roads and shall provide adequate visibility.

f. Accesses avoid direct connection to existing or proposed high volume and/or high speed roads wherever an alternative access can be provided.

g. Accesses achieve adequate sight distance in both directions.

h. Access is limited to one ingress and one egress from any one street frontage, except for larger developments.

i. Accesses cross the footpath or footway at right angles to the centreline of the road.

M.2.2. Driveway widths

a. For residential use where the number of off-street car parking spaces required to be provided is less than 5 spaces, the minimum width of a new driveway should be:

   i. 3.0 metres for each entry and exit where these are not combined.

   ii. 5.5 metres where the entry and exit are combined.

b. For residential use where the number of off-street car parking spaces required to be provided is 5 or more spaces, the minimum width of a new driveway should be:

   i. 3.0 metres for each entry and exit where these are not combined.

   ii. 6.0 metres where the entry and exit are combined.

M.2.3. Car parking design

a. The layout and dimensions of car parking areas are to be in accordance with the design standards as set out in the relevant Australian Standard.

b. Where off-street visitor car parking is required (other than for single dwelling proposals), the parking area should:

   i. Not be located within the front setback area,

   ii. Not obstruct vehicle manoeuvring areas.

   iii. Be screened by landscaping or other suitable means where they are highly visible from the public domain.

   iv. Paved, sealed or concreted and lined marked with adequate signage and / or other approved means to indicate the layout and circulation pattern of traffic.

   v. Be located and designed to ensure that vehicles can manoeuvre in and out of the spaces in not more than 2 movements. Vehicle swept paths, prepared by a suitable experienced designer, are to be submitted with the Development Application / Construction Certification to Council.

   vi. Be directly accessible from a road or internal driveway. No account will be taken of spaces which do not have direct access to a driveway or which are double banked or obstructed in any way when assessing the car parking spaces provided.

M.2.4. Internal road design

a. Where internal roads and / or driveways are proposed as part of the design of new residential development, the following controls apply:

   i. The development should be serviced by vehicle manoeuvring areas that allow all vehicles (including larger vehicles, such as emergency service vehicles) to safely enter and exit the site in a forwards facing direction. Vehicle swept paths, prepared by a suitable experienced designer, are to be submitted with the Development Application / Construction Certification to Council.

   ii. The development should be designed for low speed environments. Generally, vehicular speeds should range between 10-30 km/h, depending on the expected amount of pedestrian use.

b. For residential use where the number of off-street car parking spaces required to be provided is less than 5 spaces, the minimum width of internal roads is to be:

   i. 3.0 metres for one way traffic operation.

   ii. 5.5 metre for two way traffic operation.

c. For residential use where the number of off-street car parking spaces required to be provided is 5 or more spaces, the minimum width of a new road is to be:

   i. 3.0 metres for one way traffic operation.

   ii. 6.0 metre for two way traffic operation.

d. Despite controls (b) and (c) , complex developments (particularly where shared use of roads by cars and service vehicles is anticipated) the design of internal roads is to be determined from a study of the site traffic generation and vehicle characteristics.

M.2.5. Car parking surfaces

a. All new car parking areas and their associated site accesses, vehicle manoeuvring areas and loading / unloading areas must be constructed with a surface finish in accordance with Table 1 below.

Table 1 - Car Parking Surfaces

Component	Acceptable surface finish
Site Access (to property boundary)	concrete
Vehicle Manoeuvring Areas	concrete / bitumen seal
Car Parking Spaces	concrete / bitumen seal
Accessible path of travel (where required)	concrete / bitumen seal

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Parking + Access Design Non Residential Uses

PART M.3

Section M.3 provides controls for all aspects of parking and access design for non residential types of development within the Cowra Local Government Area.

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M.3.1. Parking area locations

The following controls apply to new developments requiring the construction of new off-street car parking areas:

a. parking locations should be accessible to principal staff and/ or customer entrances.

b. parking locations should enable adequate connections to existing and proposed road and pedestrian network.

c. parking locations should avoid areas that are constrained by slope and drainage.

d. parking locations should not result in adverse visual and acoustic amenity impacts for adjoining sites, particularly those which are used for residential purposes.

M.3.2. Site access design

The following controls apply to new developments requiring the construction of new off-street car parking areas:

a. Site access to off-street car parking areas should:

   i. Be located no closer than 1.5 metres from the boundary of the site and no closer than 6 metres to a corner boundary.

   ii. Not be located within 12 metres on the approaches to a "stop" or "give way" sign.

   iii. Cross the footpath or footway at right angles to the centreline of the road.

   iv. Be located so that any vehicles entering or leaving the site can be readily seen by the driver of an approaching vehicle in the street.

   v. Be clear of obstructions, which may prevent drivers having a timely view of pedestrians.

   vi. Be properly signposted by the use of "in" or "entrance" and "out" or "exit" signs, where appropriate.

   vii. Be designed and constructed to suit design traffic loads.

   viii. Allow vehicles to enter and leave the site in a forwards facing direction.

   ix. Visible and accessible from the road frontage.

   x. Be located where it will cause least interference with vehicle and pedestrian movement on public roads.

   xi. Not be placed directly onto existing or proposed high volume and / or high speed roads where an alternative access can be provided.

   xii. Not be permitted in close proximity to traffic signals, intersections or where sight distance is insufficient.

b. NSW Roads and Maritime Services has adopted seven

types of access driveways – Type 1 to 5 for cars/light vehicles and Types 6 and 7 for heavy vehicles. Table 2 below shows entry and exit driveway widths and separation between the two where applicable.

Table 2 - Entry and exit driveway widths

Type	Entry Width	Exit Width	Min. Separation of driveways	Splay at kerb line	Kerb return turnout radius
1	6 m	Combined *	N/A	0.5	-
2	6 - 9 m	Combined *	N/A	1 m	-
3	6 m	4 - 6 m	1 - 3 m	1 m	2 - 9 m
4	6 - 8 m	6 - 8 m	1 - 3 m	1	2 - 9 m
5			Direct feed from a controlled intersection via a dedicated public roadway via an intersection controlled by STOP and GIVEWAY signs, traffic signals or a roundabout.		
6	8 - 10 m	8 - 10 m	3 m	1 m	2 - 9 m
7	10 - 12 m	10 - 12 m	3 m	1 m	2 - 9 m

* Driveways are normally combined, but if separate, both entry and exit widths should be 2.9 metres minimum.

Source: New South Wales Roads and Traffic Authority, "Guide to Traffic Generating Developments". Australia Standard 2890.1 – 1993 – Off-Street Car Parking.

Table 3 - Selection of driveway types

	Number of car parking spaces served by the driveway					
Road frontage	<25	25-100	101-300	301-600	>600	Heavy Vehicles
Major	1-2	2-3	3-4	4	5	7
Minor	1	1-2	2-3	3-4	4	6

Source: New South Wales Roads and Traffic Authority, "Guide to Traffic Generating Developments". Australia Standard 2890.1 – 2004 – Off-Street Car Parking.

M.3.3. Parking area design

a. The layout and dimensions of car parking areas shall be provided in accordance with the relevant Australian Standard.

b. All parking areas should incorporate a rational circulation pattern. Dead-end parking aisles will not be permitted except in small parking areas or areas reserved for a specific low turnover (eg staff parking areas).

c. No account will be taken of spaces which do not have direct access to a driveway or which are double banked or obstructed in any way when assessing the car parking spaces provided.

d. Parking areas should be suitably marked by lines or other approved means to indicate the layout and circulation pattern of traffic.

e. Where necessary, adequate space shall be made for the manoeuvring of rigid and articulated heavy vehicles in accordance with Section 1.7.5 and Section 1.7.6

M.3.4. Disabled parking

Both Council and developers have a responsibility to provide readily accessible parking for people with disabilities in accordance with the Disability Discrimination Act. The following controls apply:

a. Parking for people with disabilities is to be provided and signposted in accordance with the requirements of Australian / New Zealand Standard 2890.6:2009 Parking Facilities – Off Street Parking for People with Disabilities.

b. Disabled parking spaces are to be provided at the rate of 1 space for parking areas comprising up to 20 spaces and thereafter at a rate of 2% of designated spaces.

c. Car parks comprising 20 spaces or more are to be provided with tactile surfaces to assist people with impaired vision to access the premises in accordance with the requirements of Australian / New Zealand Standard 1428.4:2009 Design for Access and Mobility Part 4: Tactile Indicators.

d. A continuous accessible path of travel must be provided between designated car parking spaces for people with a disability and lift, lobby or access points servicing the development, and this access should not have a gradient that is steeper than 1:14.

M.3.5. Internal road design

This Section applies to all types of developments requiring the provision of off-street car parking including commercial / industrial and residential proposals.

a. All internal roads and driveways shall be designed for low speed environments. Generally, vehicular speeds should range between 10-30 km/h, depending on the expected amount of pedestrian use.

b. For internal roads between the driveway and the parking area, the recommended minimum carriageway width depends on the number of parking spaces and service bays. These minimum widths are provided in Table 4 below.

c. Despite control (b), complex developments (particularly where shared use of roads by cars and service vehicles is anticipated) the design of internal roads is to be determined from a study of the site traffic generation and vehicle characteristics.

Table 4 - Internal road widths

Recommended minimum circulation roadway width - two way traffic	
Number of parking spaces / service bays	Circulation width
1 – 24 spaces and length not exceeding 40 metres	6.0m
1-24 spaces plus service bay(s)	6.0m
>24 spaces plus service bay(s)	6.5m
1-50 spaces	6.0m
> 50 spaces	6.5m

Note: This table assumes that no parking is provided on either side of the carriageway. Widths need to be increased by 2.4m or 4.8m if parallel parking is to be allowed on both sides of the carriageway.

M.3.6. Loading / unloading facilities

Where there are no adequate public loading and unloading facilities in close proximity to a commercial, retail or industrial development, adequate provision is to be made on-site for the loading, unloading and manoeuvring of delivery vehicles.

The number and dimensions of a loading bay required in any particular case will be assessed by Council having regarding to the nature and scale of the proposed development, the estimated frequency of deliveries and the type of delivery vehicle likely to be involved. Details regarding the estimated size and frequency of goods delivery vehicles visiting the premises should be submitted with the development application.

The loading/unloading areas should be designed to ensure that vehicles stand entirely within the site during loading and unloading operations.

On-site loading/unloading bays should be designed to ensure that vehicles can manoeuvre into and out of all loading/unloading areas without conflicting with the movement of traffic on site or in the adjacent streets.

The design requirements for service vehicles are listed in Table 5 below.

Table 5 - Design requirements for service vehicles

Vehicle type	Length	Width	Maximum height	Turning circle (kerb to kerb)
Station Wagon	4.7	1.9	1.4	11.0
Utility	4.7	1.9	1.4	11.0
Van	5.4	2.1	2.5	13.5
Small Rigid Truck	6.6	2.1	4.3	14.4
Large Rigid Truck	11.0	2.5	4.3	21.7
Large Articulated Truck	17.5	2.5	4.3	16.2

Note: For courier vehicles, standard car parking dimensions are usually satisfactory.

Source: New South Wales Roads and Traffic Authority, "Guide to Traffic Generating Developments".

In general the turning paths and general manoeuvring requirements for trucks and semi-trailers shall be designed with reference to the RTA Guide to Traffic Generating Developments and the Australian Standard AS 2890.2 – Off-Street Parking Part 2: Commercial Vehicles Facilities. All internal roads and driveways shall be designed for low speed environments.

M.3.7. Signage

a. Parking areas should be well sign posted to indicate the availability of off-street parking, with exit and entry points clearly visible from both the street and the site.

b. Pavement arrows should clearly indicate the direction of traffic circulation. Parking areas shall be clearly delineated as well as spaces for specific uses (eg disabled, staff, visitors).

c. Where car parking areas are not visible from the entrance to the development, directional sign posting will be required.

d. Parking areas that are subject to frequent night time use by the public should utilise reflective materials for signs and line marking.

M.3.8. Pedestrian travel

a. Pedestrian footpaths should be designed to optimise access to and within the development.

b. Footpath gradients should be minimised taking into account the possible shopping trolley, pram and gopher traffic and the need to maximise ease of use.

c. Safety lighting should be provided within the car park to ensure that pedestrian pathways have observable paths of travel.

d. Provision of parking and access aisles should not compromise the equity and amenity of pedestrian access. Pathways should be wide enough to accommodate disabled access.

M.3.9. Safety & Security

a. Development proposals involving large car parking areas, or night-time parking areas will be assessed against Part P of this plan - Crime Prevention Through Environmental Design (CPTED).

b. The use of lighting should be considered where night use of parking areas is involved and where existing street lighting is inadequate.

c. Where parking areas utilised at night are located within residential areas, consideration should be given to the positioning of lighting and location of driveways to minimise head light glare and traffic noise. In such cases fencing and/ or landscaping may be necessary to avoid loss of amenity to residential areas.

M.3.10. Landscaping

a. Parking areas should be landscaped to provide shade, improve the visual amenity of large all weather surfaces and to provide a buffer from neighbouring areas.

b. Landscaping should be provided to enhance user amenity through sun control and have regard to Council's Landscape Code.

c. Existing trees on site should be retained where possible. Care should be taken in the selection of new plant species not to block signs and to allow ingress and egress points to be clearly visible.

d. Details of species selection of shade trees, species condition, size of beds, under storey and ground cover planting, irrigation provision should be provided with the landscape plan submitted to Council for approval.

e. Landscaping provision for sun control (shading) should be provided at the rate of 1 shade tree for every 6 car parking spaces. Planting of shade trees within parking areas should be protected from damage from vehicles (eg tree guards/ wheel stops).

M.3.11. Bicycle parking

In most situations bicycle parking facilities will be provided by Council on public land chosen for its convenience, security and safety.

Priority areas for bicycle parking facilities are the Cowra CBD, Cowra Pool, Cowra Library and some sporting facilities. Institutions such as TAFE and schools are also significant bicycle destinations.

There will be some high employment generating developments that will need to provide bicycle parking facilities. The level of parking provision for these developments will be determined using the following:

a. developments generating less than 20 car parking spaces - N/A.

b. developments generating more than 20 car parking spaces - 1 bicycle parking bay per 10 car parking spaces.

Where bicycle parking is required, safe and convenient locations should be chosen with facilities being designed in accordance with relevant Australian Standards.

The security and protection of bicycles is critical in parking design. Bicycle parking facilities should allow cyclists to secure the frame and two wheels of a bicycle to a fixed, secure stand, preferably with the cyclist's own lock and chain.

M.3.12. Car Park Construction

a. The standard of construction will depend on the type of vehicles that will use the parking facility as well as the level of vehicular activity associated with the development. Developers should consult with Council Engineering staff to determine the appropriate standard of construction.

b. Drainage of paved surfaces is to be provided to the satisfaction of Council. All trafficable surfaces should be bound with a suitable kerb to assist in stormwater management and prevent the movement of vehicles on non-trafficable areas.

c. Parking areas are to be barricaded from non traffic areas by kerbs, barriers or landscaping.

d. Parking spaces are to be defined by painted lines or other approved means.

M.3.13. Surface materials

a. All new car parking areas and their associated site accesses, vehicle manoeuvring areas and loading / unloading areas should be constructed with a surface finish in accordance with Table 6 below.

Table 6 - Car Parking Surfaces

Commercial Development	Acceptable surface finish
Site Access (to property boundary)	concrete
Vehicle Manoeuvring Areas	concrete / bitumen seal. Crushed blue metal (or similar) is a suitable alternative where the manoeuvring areas service < 6 car parking spaces.
Car Parking Spaces	concrete / bitumen seal
Loading / unloading areas	concrete / bitumen seal
Accessible path of travel	concrete / bitumen seal
Industrial Development	**Acceptable surface finish**
Site Access (to property boundary)	concrete
Vehicle Manoeuvring Areas	concrete / bitumen seal / crushed blue metal (or similar)
Car Parking Spaces	concrete / bitumen seal
Loading / unloading areas	concrete / bitumen seal / crushed blue metal (or similar)
Accessible path of travel	concrete / bitumen seal

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Access + Mobility Code

PART M.4

Section M.4 provides controls relating to the provision of access and mobility to all new development within the Cowra Local Government Area.

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Access and mobility provisions respond to fundamental human rights and social justice. Traditionally, access and mobility issues have revolved around the inequities faced by people with physical disabilities. However, as our population ages and people with disabilities are becoming less restricted due to advances in medical technology, the need to provide increased physical access to all sections of the community has become even greater.

Put simply, physical access benefits everyone at some stage of their life. Whether someone has permanent mobility problem, is vision impaired, is a parent of a young child, is aged or is incapacitated for health reasons, many groups in our society rely, or require, equitable physical access.

This Part of the Plan aims to widen the focus of accessibility by promoting an acceptance of people as individuals and their right to fair access and the opportunity to fully engage in community life.

M.4.1. Application of this section

Section M.2 applies to all developments that require development consent of Council and may include:

a. Applications to erect buildings, extend existing developments or for the change of use of buildings.

b. Applications for the use of land, or for the change of use of land.

This section of the Plan will be applied to the extension of an existing building as if it were an independent structure. It will be applied to applications for the change of use of a building.

M.4.2. Objectives

The objectives for access and mobility code are:

a. To provide information, awareness and understanding of access and mobility issues.

b. To create appropriate levels of access and mobility for new developments, alterations and additions to existing buildings, public buildings and open space.

c. To ensure compliance with relevant State and Federal legislation and Australian standards.

M.4.3. Relevant legislation and standards

M.4.8.1. Disability Discrimination Act 1992

The Commonwealth Disability Discrimination Act 1992 (the DDA) aims to eliminate, as far as possible, discrimination against people on the grounds of disability in areas of:

a. Work, accommodation, education, access to premises, clubs and sport.

b. The provision of goods, facilities, services and land.

c. Existing laws.

d. The administration of Commonwealth laws and programs.

Under the DDA, any area, legally accessible to the public must also be accessible to people with a disability. The DDA covers both new and existing buildings as well as places under construction. Applicants proposing to undertake a development should be aware of the requirements of the DDA, the EPA Act and BCA.

M.4.8.2. Building Code of Australia

The BCA and the Australian Standards are the basic tools used in respect of access. Both prescribe minimum standards that must be achieved in new development in order to provide equitable access for people with disabilities. However, where substantial alterations are proposed, the consent authority has the discretion to enforce the provisions of the BCA on existing developments.

The BCA operates on a performance-based basis which allows for a broader range of solutions making it easier to deal with the specialised needs of particular buildings, such as heritage buildings. Within the BCA are 'deemed to satisfy' provisions which provide one possible building solution that is considered to satisfy the performance based provisions. Alternative solutions, proposed by an applicant, to the deemed-to-satisfy provisions in the BCA may be considered if the applicant can show that the alternative satisfies all applicable performance requirements identified in the BCA.

M.4.8.3. Australian Standards

The BCA makes reference to some of the Australian Standards applicable to the design of equitable access. However it is suggested that designers and planners consider the relevant and most up to date provisions of both the referenced Australian Standards and relevant non-referenced Australian Standards in respect to any development. The most up to date Australian Standards will be referenced during the assessment of any development proposal.

M.4.8.4. Disability Inclusion Act 2014

The Disability Inclusion Act 2014 (the DIA) has two main roles:

1. committing the NSW Government to making communities more inclusive and accessible for people with disability now and into the future.
2. Regulating specialist disability supports and services to people with disability in NSW and introducing better safeguards for these services even with the change over to the NDIS.

The General Principles of the Disability Inclusion Act 2014 are listed as follows:

- People with disability have an inherent right to respect for their worth and dignity as individuals.
- People with disability have the right to participate in and contribute to social and economic life and should be supported to develop and enhance their skills and experience.
- People with disability have the right to realise their physical, social, sexual, reproductive, emotional and intellectual capacities.
- People with disability have the same rights as other members of the community to make decisions that affect their lives (including decisions involving risk) to the full extent of their capacity to do so and to be supported in making those decisions if they want or require support.
- People with disability have the right to respect for their cultural or linguistic diversity, age, gender, sexual orientation and religious beliefs.
- The right to privacy and confidentiality for people with disability is to be respected.
- People with disability have the right to live free from neglect, abuse and exploitation.
- People with disability have the right to access information in a way that is appropriate for their disability and cultural background, and enables them to make informed choices.
- People with disability have the same right as other members of the community to pursue complaints.
- The crucial role of families, carers and other significant persons in the lives of people with disability, and the importance of preserving relationships with families, carers and other significant persons, is to be acknowledged and respected.

Consistent with the Disability Inclusion Act 2014, Council has prepared the Cowra Disability Action Plan 2017(DIAP). The Cowra Council is committed to promoting a community where people can feel welcome and included, with dignified and equal access to places, events, information and opportunities.

Applicants proposing to undertake a development should be aware of the requirements of the Act and the DIAP.

M.4.4. Assessment Criteria

Table 7 outlines the requirements for various types of development covered under this section. It specifies which developments are subject to the section, what are the adaptable housing and general access standards, and also provides information about accessible parking requirements.

Table 7 - Adaptable Housing, Accessibility and Parking Standards

1. Type of development	2. Adaptable housing
Places of shared accommodation (such as shared hotels, boarding houses, backpackers, bed and breakfasts, and farm stays), having a total floor area exceeding 300m2 or more than 12 persons (Class 3 of the BCA)	Adaptable design in accordance with AS 4299 at the following rates: 2 rooms for accommodation <49 persons 4 rooms for accommodation between 49-99 persons 6 rooms. for accommodation >49 persons
Residential flat building	1 adaptable dwelling for developments containing more than 8 dwellings, designed in accordance with AS 4299. 1 adaptable dwelling per 10 dwellings thereafter.
Commercial / Business Premises (including commercial premises, shops, remodelling / refurbishment of shops / shopfronts) and industrial developments	Nil.
Places of public assembly (including cinemas, churches). Public Buildings (including Council and Government offices). Health Care Buildings Educational Establishments Child Care Centres	Nil
Ancillary non-habitable buildings associated with Class 2 to 9 buildings (such as private garages, sheds, laundries, shower and sanitary facilities) where the main building is required to be accessible and / or adaptable. Class 10a of the BCA.	Nil
Public Open Space and Facilities (including new footpaths, road works, toilets, pavilions, board walks and the like) where a Development Application is required.	Nil

	3. Access Requirements	4. Parking Requirements
	Access to specified rooms of adaptable design in accordance with AS 1428.2 (including access to laundry, kitchen, sanitary and common facilities)	In developments requiring 10 or more car parking spaces, 1 parking space per 10 beds shall be provided in accordance with AS 2890.
	Access to required adaptable dwellings and relevant parking spaces in accordance with AS 1428.2 Appropriate access for all persons through the principle entrance of the building.	1 space per 20 spaces or part thereof in accordance with AS 2890.
	Access in accordance with AS 1428.2 and AS1735 (Lifts, escalators, and moving walkways where required under the BCA). Access in accordance with AS 1428.2 is required to a principal entrance and to public areas in existing buildings or developments if it is proposed to carry out a substantial intensification of use or substantial alterations. In no case shall alterations result in a decrease to access.	1 space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2% of parking spaces where 50 or more parking spaces provided in accordance with AS 2890.
	Access in accordance with the BCA and AS 1428.2. Access in accordance with AS 1428.2 is required to a principal entrance and to public areas in existing buildings or developments if it is proposed to carry out a substantial intensification or use or substantial alterations. In no case shall alterations result in a decrease to access. circumstances.	1 space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2% of all parking spaces are to be set aside for accessible parking where 50 or more parking spaces are provided, to be designed in accordance with AS 2890.
	Access in accordance with AS 1428.2.	Provide parking in accordance with the development type associated with the Class 10a buildings.
	Access in accordance with AS 1428.2 where appropriate and reasonable.	1 space per 20 spaces or part thereof, where parking areas have more than 20 spaces but less than 50 spaces. 2% of all parking spaces are to be set aside for accessible parking where 50 or more parking spaces are provided, to be designed in accordance with AS 2890.

M.4.5. Alternative access solutions and unjustifiable hardship

In some cases compliance with access provisions may not be possible and an alternative solution may be desirable. This section of the plan outlines where alternative solutions may be considered and how these proposals will be assessed. It also contains information as to where a variation to an access provision may be accepted and what information must be submitted to justify the variation.

Section 23 of the DDA outlines where access to a premises must be provided in order to avoid discrimination. However, section 23 of the DDA also recognises that it may not be possible or fair to enforce the requirement of access to premises in all situations. Accordingly the DDA provides for claims of Unjustifiable Hardship. In determining what constitutes unjustifiable hardship all relevant circumstances of the particular case are to be taken into account. These may include:

a. Technical limits

b. Topographical restrictions

c. Financial circumstances

d. Heritage issues

Should it be the case that provision of access for people with disabilities is not possible, a 'statement requesting variation' should be submitted with the development application. The statement requesting variation should address the following issues as a minimum:

e. All design options explored

f. The costs of each design option, including the percentage of the total development cost required for providing access

g. The physical design constraints of each option

h. Any reasoning for non-compliance with an Australian Standard or the BCA

Included with the statement requesting variation should be other supporting documents relevant to the case such as a topographical survey of the site, carried out by a registered surveyor, a structural certificate completed by a qualified structural engineer or a cost summary report carried out by a qualified quantity surveyor.

Applicants should also be aware that a variation accepted in one situation may not necessarily be accepted in another. It may also be the case that a partial solution may be preferred rather than a total exception. Access should be provided to the maximum level possible without causing unjustifiable hardship.

Applicants should be aware that Council does not have sole discretion in this matter and any proposed variation may also need to be considered in context with the relevant legislation, such as the Building and Development Certifiers Act 2018.

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DEVELOPMENT Control Plan 2026

Landscaping

PART N



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Introduction

PART N.1

This part provides introductory information related to the landscaping requirements for new development within the Cowra Shire Local Government Area.

N.1.1. Application of section 5
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The purpose of this Part is to provide a common set of landscape design, construction and management principles which ensure a high standard of landscape design and implementation for new development within the Cowra Shire Local Government Area where landscaping is required.

N.1.1. Application of section

Part N applies to the following development types that are defined in Cowra Local Environmental Plan 2012.

Residential Developments

Attached dwelling

Dual occupancy (attached)

Dual occupancy (detached)

Exhibition Home or Village

Group Home

Multi-dwelling housing

Residential flat building

Semi-detached dwelling

Seniors housing

Industrial Developments

General Industry

Heavy industrial storage establishment

Heavy industry

Industrial activity

Industry

Light industry

Offensive storage establishment

Resource recovery facility

Storage premises

Transport or Truck Depot.

Commercial & Community Developments

Bulky Goods Premises

Business Premises

Caravan Park

Child care centre

Commercial Premises

Eco-tourist facility

Function Centre

Garden Centre.

Hardware and building supplies

Highway service centre

Hotel or motel accommodation

Marina

Mixed use development

Neighbourhood shop

Plant nursery

Pub / small bar

Respite day care centre

Service station

Serviced apartment

Vehicle body repair workshop or station

Vehicle sales or hire premises

Veterinary hospital

Community facility

Educational establishment

Health services facility

Information and education facility

Medical Centre

Recreation area.

Recreation facility (indoor)

Recreation facility (major)

Recreation facility (outdoor)

Subdivisions

Part N will also apply to residential and industrial subdivisions, where relevant and as described throughout the plan.

N.1.2. Objectives

The objectives for landscaping are:

a. To ensure that landscape design, construction and maintenance practices are appropriate for each specific site.

b. To ensure that landscaping is maintained to a high standard for the life of the development.

c. To provide aesthetically and functionally suitable landscape design solutions to enhance the street, urban and natural landscapes.

d. To preserve and enhance the existing natural environmental character and ecology of Cowra Shire.

e. To improve the relationship between the built and natural environments.

f. To ensure that landscape submissions and landscape construction works for development sites are of an acceptable standard.

N.1.3. Guiding principles

The following guiding principles should be taken into consideration as part of the preparation of a landscape design for all developments to which Part N applies.

a. Landscape designs should be simple, environmentally sound, yet effective and easy to maintain.

b. Water efficiency in the landscape should be paramount.

c. Where appropriate, trees should be the major element in any landscape submission, followed by shrubs and supplemented by ground cover plants and grasses.

d. The selection of tree species should be in scale with the size of the proposed development.

e. The details of "hard" elements such as paving, walls and fencing should be considered in conjunction with and not as substitutes for "soft" elements such as trees, shrubs, ground covers and grasses.

f. Existing trees and shrubs should be retained where possible and incorporated into the landscape design.

g. Massed groups of a few species are more effective than large numbers of different species.

h. The physical separation of landscaped areas from other areas such as driveways and car parks is highly desirable. Concrete kerbs, timber or brick edging should be adopted in achieving this.

i. Plantings should be located sufficiently distant from buildings and services to minimise disturbance in future maintenance.

j. Vehicle and pedestrian access must include measures that ensure reasonable precautions to prevent personal injury and possible damage to property.

k. The use of advanced and super advanced trees and shrubs, as well as the use of turf, rather than grass seed should be used where possible.

l. Tree and lawn species that are hardy to variations in soil, climate and insect attack will reduce the level of maintenance.

m. The provision of drip, trickle or spray irrigation systems and the placement of adequate water outlets will benefit greatly in reducing maintenance and safeguarding the investment made in trees, shrubs and grasses. It also maximises water efficiencies and labour costs.

n. Landscape design should consider potential impacts on adjoining land such as overshadowing and loss of amenity.

o. Landscape design should conserve soil where possible by minimising cut and fill.

p. Deciduous trees are best planted on northern and western aspects, which will allow sun in during winter and provide shelter from sun in summer and eastern sun year round.

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Landscape plan requirements

PART N.2

This part provides an overview of the detail required to be shown on Landscape Plans submitted with Development Applications.

A Landscape plan must be prepared and submitted with the Development Application for all of the development types identified in Section 1.1. The following checklist should be used by landscape designers when preparing a Landscape Plan for submission to Council. The same checklist will be used by Council to assess whether the Landscape Plan contains sufficient information.

Category	Detail	Must have	If relevant
Site analysis information	Site location, orientation and north point	•	
	Property boundaries and dimensions	•	
	Street frontage features (light poles, kerbs, footpaths etc)		•
	Differences in ground levels between site and adjoining land		•
	Site constrains (overshadowing, privacy, views, building bulk)	•	
Elements of the Natural Environment	Existing trees to be retained or removed		•
	Natural elements (wildlife habitats, rock outcrops etc)		•
	Extent and location of environmental sensitive areas including erosion areas, watercourses, bushfire interfaces		•
Built Structures	Existing and proposed buildings and other structures	•	
	Roadways, footways, driveways, car parks & loading bays etc	•	
	Existing and proposed walls, fences and retaining walls	•	
Site Layout	Special treatment areas (e.g. weed eradication, creek banks)		•
	Location of utility areas and screening details (e.g. garbage storage areas, clothes drying areas, letter boxes, play areas, common open space, staff recreation areas)	•	
	Location and details of lighting and other outdoor fixtures.		•
	Location, material and height of all fencing, including details of front boundary fencing	•	
	Location of stormwater pipes and pits, including on-site detention		•

Category	Detail	Must have	If relevant
Plant selection	Planting layout showing the location of species and size at maturity, including street trees, trees on site, shrubs, ground covers, grasses and turf etc	•	
	Planting schedule with botanical and common names, container size quantities, mature height and staking requirements	•	
Construction detail	Standard construction and detailed drawings (e.g. tree planting and mulching details, paths, steps, retaining walls)	•	
	Detailing and location of all edge treatments (e.g. concrete, brick and timber)	•	
	Irrigation details	•	


PART N.2 | LANDSCAPE PLAN REQUIREMENTS
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Landscaping Controls

PART N.3

Section N.3 contains landscaping controls for the range of developments types identified in Section 1.1. The controls are performance based. This allows flexibility in landscape design as long as it can be demonstrated that the key performance criteria can be met.

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N.3.1. General Landscape controls

N.3.1.1. Planting requirements

a. All high-risk weeds (as listed in the Central Tablelands Regional Strategic Weed Management Plan 2023-2027) are to be eradicated from the development site prior to the commencement of landscaping works.

b. All garden areas are to be prepared to a minimum depth of 300mm and free of weed species. This may comprise important planting mix or a mixture of site soil and soil conditioner.

c. Plants shall be healthy, of good form and be true to species and size. They must be free from pests and disease, and shall not be root bound.

d. All trees (excluding street trees) are to be at least 1 metre height and are to be advanced specimens, free of disease.

e. All shrubs are to be in 5 litre containers and at least 500mm in height. These are to be advanced specimens and free of disease.

f. All ground covers are to be advanced specimens and free of disease.

g. Double staking of trees is permitted and trees are to be loosely tied where required.

h. Advanced trees and shrubs are to be planted into good quality soil and humus. The planting hole shall be twice the width and the same depth as the plant container.

i. In lawns, tree pits are required to be backfilled with good quality soil (or site soil if good quality), mixed for a suitable soil conditioner.

j. Trees should be planted well clear of underground services or overhead electricity wires.

k. Appropriate action is to be carried out to protect and avoid damage to existing trees during construction periods, by preventing:

    i. The compaction of roots by vehicles;

    ii. The stockpiling of building materials within the drip line of the tree;

    iii. Permanent change of water table level;

    iv. Mechanical damage to trunk or limbs.

l. Any sites adjoining any natural areas or creek lines with native vegetation must use locally indigenous species in the landscape plan. (Examples of recommended plant species for the Cowra Shire Local Government Area are included in Appendix A of this Part.

m. Trees should be planted in areas that are capable of supporting the expected size of the mature tree.

N.3.1.2. Retention of Existing Trees

The following criteria is to be used by applicants and Council to determine whether trees should be retained:

a. Is it reasonable to retain a tree in respect to the proposed development?

b. Is the tree sound in structure and stability – i.e. structural defects, limb damage, rot etc?

c. Is the tree healthy?

d. Is the species invasive?

e. Is the tree significant for aesthetic, cultural or historical reasons and thus an asset to more than its immediate surrounding site?

f. Is the tree part of an Endangered Ecological Community listed in the Threatened Species Conservation Act?

Where an existing site or street tree is proposed to be removed as part of a proposed development to which this part of the plan applies, then the Development Application must be accompanied by a statement which addresses items (a) to (f) above.

Broadly, if the tree is sound in health and structure and can be incorporated into the landscape design, it should be retained. The means to successful tree retention include:

a. Redesign; a redesign of the proposal may be required to enable a tree to be retained.

b. Footing design; pier and beam (bridge) footings may be required to minimise the impact of the development on the tree.

c. Installation of services; by coordinating landscaping and hydraulic conditions and approved plans, conflict between trees and services can be eliminated.

d. Protection during construction; the existing ground levels around the base of the tree must always be maintained and a protection barrier installed.

N.3.1.3. Street Trees

Street trees play an important function in the urban environment, helping to provide shade, reduce glare, enhance the streetscape and dissipate the noise and pollution emanating from vehicles.

Street Tree Policy

Cowra Council has the following existing policy documents in relation to street trees and their management within the Township:

~ Council Policy 2.29 – Street Trees. This policy details various Council resolutions that have been made relating to street trees.

~ Council Policy 2.39 – Street Tree Management Plan. This policy identifies appropriate species of street trees according to the role and character and streets within the Cowra Township.

A copy of these policies can be obtained by contacting Council's Infrastructure & Operations Department on (02) 6340 2070.

Pursuant to Council Policy 2.39 – Street Tree Management Plan, applicants are advised the following in relation to the provision of street trees:

~ The planting of new trees and replacement of existing trees is the responsibility of Cowra Council's qualified horticultural staff and tree operations team.

~ Council will use street tree contributions to install, replace and maintain street trees within the Cowra Township.

~ Street tree contributions are not necessarily directed towards the installation of new street trees in front of a particular development site.

Greenfield Subdivisions

Street trees should be physically installed as part of the construction stage of new greenfield residential and industrial subdivisions. This will allow the street trees time to establish and mature before new development takes place on the lots.

For the purposes of this plan a "greenfield" subdivision means the subdivision of vacant residential or industrial zoned land involving the creation of 3 or more Torrens Title lots (whether

or not the proposal involves the opening or extension of a public road).

The following controls apply to new "greenfield" subdivisions:

a. The Landscape Plan submitted to Council with the Development Application should include detail of the proposed location and species of street tree to be planted for the development in accordance with Council Policy - 2.39 - Street Tree Management Plan and / or consultation with Cowra Council. All costs associated with the provision of street trees must be borne by the applicant.

Infill Subdivisions

The physical provision of street trees is often not appropriate as part of infill subdivision developments. Street trees may already be established along the relevant section of the street, or there may be limited opportunities for new trees due to existing street infrastructure. The following controls apply to new infill subdivisions:

b. For infill residential or industrial subdivisions creating new vacant Torrens Title allotments, Council will require a street tree financial contribution to be paid to Council. A contribution will be levied at a rate of one (1) tree every eight (8) metres of road frontage with a minimum of two (2) trees per new residential allotment.

Note - At the time of preparation of this Part of the Plan, the street tree financial contribution rate is currently set at $140, and will increase annually in accordance with the Consumer Price Index.

Non Subdivision Developments

c. For new residential or industrial developments to which Part N applies, Council will require a street tree financial contribution to be paid to Council. A contribution will be levied at a rate of one (1) tree every (8) metres of road frontage with a minimum of two (2) trees per property frontage.

N.3.2. Residential landscape controls

This Section applies to Development Applications received by Council for the different types of residential development described in Section 1.1 of this Part.

Landscape treatments for new residential developments will be assessed against the following performance criteria:

The landscape design:

a. Integrates and enhances the existing streetscape character by recognising and continuing dominant positive streetscape elements.

b. Softens the impact of built form and provides visual interest between the street and the development.

c. Retains existing mature trees where possible.

d. Ensures privacy and minimises overlooking of adjoining dwellings.

e. Promotes the safety of the community through the maximisation of natural surveillance and appropriate lighting.

f. Maximises site accessibility and mobility.

g. Includes an appropriate low usage automatic water system such as a drip, trickle or spray irrigation system.

h. Includes tree species that are in scale with the size of the proposed development.

i. Includes tree species that are appropriate for site conditions such as soil, aspect, drainage and micro-climate.

j. Includes native species where possible. Examples of native plant species suitable for the Cowra Shire Local Government Area are included in Appendix A of this Part.

k. Includes exotic or introduced species only where they will complement a site's or locality's existing landscape character and there is a low chance of the species spreading into native bushland.

l. Avoid species which have been declared to be high-risk weeds (as listed in the Central Tablelands Strategic Weed Management Plan 2023-2027).

m. Includes appropriate treatment of areas left exposed by development works including cut and fill.

n. Incorporates appropriate edging techniques to prevent lawn encroaching onto garden planting.

o. Screens bin enclosures (where proposed) from the public domain.

p. Ensures that mature plantings will not conflict with structures and services.

q. Provides communal space / recreational facilities that are located and designed to avoid nuisance or danger to neighbours, residents and visitors.

r. Demonstrates compliance with all landscape commitments shown on the BASIX Certificate submitted with the Development Applications.

N.3.3. Commercial landscape controls

This section applies to Development Applications received by Council for the commercial and community based types of development described in Section 1.1 of this Part.

Landscape treatments for new commercial developments will be assessed against the following performance criteria:

The landscape design:

a. Reduces the visual impact of vehicle parking and manoeuvring areas, particularly where these areas are visible from the public domain.

b. Reduces the visual impact of large building masses.

c. Retains existing mature trees within development sites where possible.

d. Promotes public safety.

e. Maximises site accessibility and mobility.

f. Includes an appropriate drip, trickle or spray irrigation system.

g. Includes tree species that are in scale with the size of the proposed development.

h. Includes tree species that are appropriate for site conditions such as soil, aspect, drainage and micro-climate.

i. Includes native species where possible. Examples of native plant species suitable for the Cowra Shire Local Government Area are included in Appendix A of this Part.

j. Includes exotic or introduced species only where they will complement a site's or locality's existing landscape character and there is a low chance of the species spreading into native bushland.

k. Avoid species which have been declared to be high-risk weeds (as listed in the Central Tablelands Strategic Weed Management Plan 2023-2027).

l. Includes appropriate treatment of areas left exposed by development works including cut and fill.

m. Incorporates appropriate edging techniques to separate hardstand areas (i.e. car parking and manoeuvring areas) from landscaped areas.

n. Incorporate vegetation and landscaping (or other appropriate measures) to screen less desirable aspects of commercial development including loading / unloading areas and waste disposal.

o. Integrates all cut scars, fill batters and retaining walls into the landscape with shrubs, trees or ground covers plantings, or combinations thereof.

p. Integrates signage and lighting with landscaped areas.

q. Ensures equal access for people with disabilities is provided into and throughout the development site in accordance with relevant legislation and Australian Standards.

r. Is sympathetic to and retains any natural, cultural or architectural features of identified heritage items and places.

s. Makes provision for adequate drainage including collection or dispersal of stormwater runoff, prevention of pounding of water on pavements, or discharge of runoff onto adjoining properties or public areas.

N.3.4. Industrial landscape controls

This section applies to Development Applications received by Council for the industrial types of development described in Section 1.1 of this Part.

Landscape treatments for new industrial developments will be assessed against the following performance criteria:

The landscape design:

a. Incorporates a landscape strip in accordance with Section 1.4 of Part I of this Plan.

b. Incorporates techniques where relevant to act as a barrier or buffer to reduce dust, noise and vibration levels from industrial activities.

c. Reduces the visual impact of vehicle parking, loading, unloading and manoeuvring areas, particularly where these areas are visible from the public domain.

d. Visually promotes the site and provides a pleasant work environment and recreation space for employees and users of the site.

e. Reduces the visual impact of large building masses.

f. Retains existing mature trees within development sites where possible.

g. Promotes public safety.

h. Maximises site accessibility and mobility.

i. Includes an appropriate drip, trickle or spray irrigation system.

j. Includes tree species that are in scale with the size of the proposed development.

k. Includes tree species that are appropriate for site conditions such as soil, aspect, drainage and micro-climate.

l. Includes native species where possible. Examples of native plant species suitable for the Cowra Shire Local Government Area are included in Appendix A of this Part.

m. Includes exotic or introduced species only where they will complement a site's or locality's existing landscape character and there is a low chance of the species spreading into native bushland.

n. Avoid species which have been declared to be high-risk weeds (as listed in the Central Tablelands Strategic Weed Management Plan 2023-2027).

o. Includes appropriate treatment of areas left exposed by development works including cut and fill.

p. Incorporates appropriate edging techniques to separate hardstand areas (i.e. car parking and manoeuvring areas) from landscaped areas.

q. Incorporates vegetation and landscaping (and other appropriate measures) to screen less desirable aspects of industrial development including loading / unloading areas and waste disposal.

r. Integrates security fencing (where this is proposed) within or behind landscaped areas.

s. Integrates all cut scars, fill batters and retaining walls into the landscape with shrubs, trees or ground covers plantings, or combinations thereof.

t. Makes provision for adequate drainage including collection or dispersal of stormwater runoff, prevention of pounding of water on pavements, or discharge of runoff onto adjoining properties or public areas.

u. Ensures equal access for people with disabilities is provided into and throughout the development site in accordance with relevant legislation and Australian Standards.

v. Integrates signage and lighting with landscaped areas.

N.3.5. Residential subdivision controls

This Section applies to Development Applications received by Council for greenfield residential subdivisions.

For the purposes of this plan, a greenfield subdivision means a subdivision where the ultimate lot yield (all stages) will be more than 25 lots, and where the urban pattern (street and open space network, neighbourhood structure) is not determined by existing development and street / neighbourhood development pattern.

Landscape treatments for new residential subdivisions will be assessed against the following performance criteria:

The landscape design should:

a. Provide residents with opportunities for passive and active recreation.

b. Enhance the streetscape and surrounding neighbourhood.

c. Provide a safe playing environment for children and family gatherings.

d. Encourage native flora and fauna to flourish.

e. Provide safe access to public areas and facilities.

f. Retain existing mature trees where possible.

g. Promote resident safety.

h. Maximise accessibility and mobility throughout the subdivision area.

i. Include an appropriate automatic water system such as a drip, trickle or spray irrigation system.

j. Provides street trees in accordance with Section 4.3 of this Part of the plan.

N.3.6. Industrial subdivision controls

This Section applies to Development Applications received by Council for greenfield industrial subdivisions.

For the purposes of this plan, a greenfield subdivision means a subdivision where the ultimate lot yield (all stages) will be more than 25 lots, and where the urban pattern (street and open space network, neighbourhood structure) is not determined by existing development and street / neighbourhood development pattern.

Landscape treatments for new industrial subdivisions will be assessed against the following performance criteria:

The landscape design should:

a. Enhance the streetscape and surrounding neighbourhood.

b. Encourage native flora and fauna to flourish.

c. Provide safe access to public areas and facilities.

d. Retain existing mature trees where possible.

e. Maximise accessibility and mobility throughout the subdivision area.

f. Include an appropriate automatic water system such as a drip, trickle or spray irrigation system.

g. Provides street trees in accordance with Section 4.3 of this Part of the plan.

h. Visually promote the site and provides a pleasant work environment and recreation space for employees and other users of the site.

i. Reduce the visual impact of large building masses.

j. Include appropriate treatment of areas left exposed by development works including cut and fill.

k. Integrate all cut scars, fill batters and retaining walls into the landscape with shrubs, trees or ground covers plantings, or combinations thereof.

l. Integrate signage and lighting with landscaped areas

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Appendix A

RECOMMENDED NATIVE SPECIES LIST - COWRA SHIRE

Botanical name	Common name	Height
Acacia cardiophylla	Wyalong Wattle	1 - 3 m
Acacia deanei	Green or Deans Wattle	1.5 – 7 m
Acacia dealbata	Silver Wattle	30 m
Acacia decora	Showy Wattle	1.- 4 m
Acacia doratoxylon	Currawang	3 – 8 m
Acacia floridbuna	Gossamer Wattle	3m
Acacia genistifolia	Spreading Wattle	1 – 3 m
Acacia Kaeoides	Hakea Wattle	4m
Acacia implexia	Hickory Wattle	5 – 12 m
Acacia pendula	Boree	5 – 13 m
Acacia pycnantha	Golden Wattle	3 – 8 m
Acacia Spectabilis	Mudgee Wattle	2.5m
Acacia vestita	Hairy Wattle	3m
Agonia flexuosa	Willow Myrtle	5m
Anigonzanthos spp	Kangaroo Paw	1m
Allocasuarina dimunta	Small Sheoak	2m
Allocasuarina verticillata	Dropping Sheoak	6m
Banksia integrifolia	Coast Banksia	4m
Bauera rubiodess	Spreading Dog Rose	0.5m
Callistemon salignus	Willow Leaf Bottlebrush	3 – 10 m

Botanical name	Common name	Height
Callistemon pheoniceus	Fiery Bottle Brush	2 – 3 m
Callistemon citrinus	Crimson Bottlebrush	1 – 3 m
Callistemon dawson	Dawson Riverbush	2m
Callistemon kings park	Kings Park Callistemon	4
Callistemon sieberi	River Bottlebrush	2m
Callistemon salignus	Willow Bottlebrush	5m
Callistemon viminalis	Weeping Bottlebrush	5m
Callistemon virgata	Heath Myrtle	1.5m
Callitris glaucophylla	White Cypress	Up to 20 m
Callitris endlicheri	Black Cypress Pine	Up to 20 m
Calytrix tetragona	Common Fringe Myrtle	1m
Casuarina cunninghamiana	River Sheoak	15 – 35 metres
Correa decumbens	Prostrate Correa	0.2m
Correa reflexa x	Decumbens	Up to 1 m
Correa	Tucker Time	40 – 60 cm
Corymbia citriodora	Lemon Scented Gum	20m
Corymbia ficifolia	Red Flowered Gum	8m
Crowea exalata rubra	Ruby Crowea	0.5m
Cryptandra amara	Pretty Cryptandra	1m
Dampiera diversifolia	Violet Dampiera	0.2m

Botanical name	Common name	Height
Damperia linearis	Blue Dampiera	0.3m
Daviesia latifolia	Hop Bitter Pea	1.5m
Daviesia virgata	Slender Bitter Pea	1m
Dianella revoluta	Spreading Flax Lily	0.5m
Dichopogon strictus	Chocolate Lily	0.3m
Dodonaea heteromorpha	Maple Fruited Hop Bush	Up to 3 m
Dodonaea viscosa	Sticky Hop Bush	Up to 8 m
Eremophilia maculata	Spotted Emu Bush	50cm – 2 m
Eucalyptus albens	White Box	Up to 25 m
Eucalyptus caesia	Silver Princess	4m
Eucalyptus camaldulensis	River Red Gum	30 m
Eucalyptus conica	Fuzzy Box	20 m
Eucalyptus lehmannii	Bushy Yate	6m
Eucalyptus melliodora	Yellow Box	Up to 30 m
Eucalyptus microcarpa	Grey Box	Up to 25 m
Eucalyptus preissiana	Bell Mallee	2.5m
Eucalyptus polyanthemos	Red Box	Up to 20 m
Eucalyptus pyriformis	Pear Fruit Mallee	2.5m
Eucalyptus sideroxylon	Mugga Ironbark	Up to 20 m
Grevillea gordon	Robyn Gordon Grevillea	2m

Botanical name	Common name	Height
Grevillea lanigera	Wooly Grevillea	0.2 – 1.5 m
Grevillea Floribunda	Rusty Spider Flower	1.5m
Grevillea juniperina	Pros Yellow Grevillea	0.5m
Grevillea lanigera	Wooly Grevillea	1m
Gompholobium	Giant Wedge Pea	1.5m
Hakea laurina	Pincusion Hakea	2.5m
Hakea sericea	Pink Silky Hakea	2.5m
Hakea microcarpa	Small Fruited Hakea	Up to 2 m
Hardenbergia violacea	False sarsaparilla	Up to 2 m
Helichrysum ramosissimum	Yellow Buttons	0.2m
Hibberta glauca	Hoary Guinea Flower	0.5m
Hibberta sericea	Silky Guinea Flower	0.5m
Hymenosporum flavum	Native Frangipani	8m
Indigofera australis	Australian Indigo	2.5 m
Kennedia rubicunda	Dusky Coral Pea	0.4m
Kunzea parvifolia	Violet Kunzea	1.5m
Leptospermum juniperinum	Prickly Tea Tree	1.5m
Lomandra glauca	Pale Mat-rush	0.5m
Melaleuca armillaris	Bracelet Honey Myrtle	3m
Melaleuca erubescens	Pink Honey Myrtle	2m

Botanical name	Common name	Height
Melaleuca linarifolia	Snow in Summer	7m
Micromyrtus ciliata	Heath Myrtle	1m
Myoporum parvifolia fine	Creeping Boobialla Fine	0.3m
Pittosporum phillyreoides	Weeping Pittosporum	4m
Prostanthera aspalathoides	Crimson Mintbush	0.6m
Senna artemissoides	Silver Cassia	2m
Scaevola aemula	Fan Flower	0.2m
Themeda australis	Kangaroo grass	0.6m
Westringia brevifolia	Wyanbbie Gem	1.2m
Westringia fruticosa	Native Rosemary	1.2m

PREPARED BY
COWRA SHIRE COUNCIL
116 KENDAL STREET
COWRA NSW 2794

DEVELOPMENT Control Plan 2026

Environmental Hazard Management

PART O



COWRA COUNCIL
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Flood risk management

PART O.1

This Part of Plan outlines Council's development requirements for land that is identified as being located within the flood planning area.

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O.1.1. Application of this Section

Section O.1 applies to all land within the Cowra local government area which is identified on the Flood Planning Maps within the Cowra Local Environmental Plan 2012 and other land at or below the flood planning level.

O.1.2. Objectives for Flood Risk Management

The objectives for flood risk management are to:

a. To minimise the potential impact of development and other activity upon the aesthetic, recreational and ecological value of waterway corridors.

b. To inform the community of Council's policy for the use and development of flood prone land.

c. To reduce the risk to human life and damage to property caused by flooding through controlling development on land affected by potential floods.

d. To manage flood risk through appropriate development controls for uses at or below the relevant Flood Planning Level.

e. To promote awareness of potential flood risks associated with the use and development of land.

f. To prevent inappropriate uses in flood areas.

g. To reduce risk by preventing intensification of development.

h. To avoid unduly sterilising land where flood compatible uses are appropriate.

O.1.3. Definitions

This Plan adopts the definitions under Standard Instrument – Principal Local Environmental Plan and the following definitions (taken from the Cowra Floodplain Risk Management Plan) as outlined in the table below:

Annual Exceedance Probability (AEP)

The chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage. For example, a 1% AEP flood has a 1% (1 in 100) chance of occurring in any one year.

Australian Height Datum (AHD)

A common national surface level datum approximately corresponding to mean sea level.

Average Recurrence Interval (ARI)

The long-term average number of years between the occurrence of a flood as big as or larger than the selected event. For example, floods with a discharge as great or greater than the 20 year ARI flood event will occur on average once every 20 years. ARI is another way of expressing the likelihood of occurrence of a flood event.

Discharge

The rate of flow or water measures in terms of volume per unit time, for example cubic metres per second (m3/s).

Effective warning time

The time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken. The effective warning time is typically used to move farm equipment, move stock, raise furniture and evacuate people.

Extreme event

An extreme flood is one which has a very low probability of occurrence and can be used to consider flood damages and emergency management within a floodplain. In the Cowra Floodplain Risk Management and Study, this event has been defined as one having three times the flow rate of the 1% AEP event, and an estimated probability of occurrence of 1 in 10000.

Flood awareness

An appreciation of the likely effects of flooding and knowledge of the relevant flood warning, response and evacuation procedures.

Flood compatible materials

Building materials that are resistant to damage when inundated by floodwaters.

Flood fringe

The remaining area of flood prone land after floodway and flood storage areas have been defined.

Flood hazard

The potential risk to life and property resulting from flooding. The level of hazard varies across the floodplain due to different flood conditions (such as depth, velocity etc).

Flood prone land

Land susceptible to flooding by a Probable Maximum Flood event. For the purposes of this Plan, flood prone land is defined as the area affected by the extreme flood estimated in the Flood Study (Lyall & Macoun, 1999).

Floodplain

The area of land subject to inundation by floods up to and including the PMF event.

Flood Planning Area - (FPA)

The area of land at or below the Flood Planning Level and thus subject to flood related development controls.

Flood Planning Level (FPL)

Flood Planning Level determines the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard). The Flood Planning Level determined Flood Planning Area. In Cowra and Gooloogong, the FPL has been set as the 1% AEP flood event plus 0.5m for residential and commercial development and the extreme flood for specified developments, including essential services.

Flood proofing

A combination of measures incorporated in the design, construction and alteration of individual building and structures subject to flooding, to reduce or eliminate flood damages.

Flood storage area

Those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood.

Floodway area

Those areas of the floodplain where a significant discharge of water occurs during floods. They are often aligned with naturally defined channels. Floodways are areas which, even if only partially blocked, would cause a significant redistribution of flood flow, or a significant increase in flood levels. Floodways are often, but not always, areas of deeper flow or areas where higher velocities occur.

Freeboard

A factor of safety typically used in relation to the setting of floor levels, levee crest levels, etc. It is usually expressed as a height above a flood planning level and/or the adopted flood mitigation standard. Freeboard provides a factor of safety to compensate for wave action, localised hydraulic behaviour, settlement and other effects such as "greenhouse" and climate change.

Habitable Floor Area

In a residential situation, a living or working area, such as a lounge room, dining room, rumpus room, kitchen, bedroom, workroom or home office. In a industrial or commercial situation, an area used to store valuable possessions susceptible to flood damage in the event of a flood.

Peak discharge

The maximum discharge occurring during a flood event.

Probable Maximum Flood (PMF)

The largest flood that could conceivably occur at a particular location, usually estimated from the Probable Maximum Precipitation. Generally, it is not physically or economically possible to provide complete protection against this event. The PMF defines the extent of flood prone land that is the flood plain.

Reliable access

The ability for people to safely evacuate an area subject to imminent flooding within effective warning time and without a need to travel through areas where water depths increase.

O.1.4. Flooding Considerations

There are a number of different policies and legislative controls that must be read together with Part O of this DCP in order to understand all of the requirements for developing flood prone land. These are referenced as follows:

O.1.4.1. Flood Prone Land Policy and Flood Risk Management Manual (2023)

Local Government is the primary authority responsible for both flood risk management and land use planning in NSW. However, the State Government introduced the Flood Prone Land Policy and the Flood Risk Management Manual (2023) (FRMM) "to reduce the impacts of flooding and flood liability on communities and individual owners and occupiers of flood prone property, and to reduce private and public losses resulting from floods, utilising ecologically positive methods wherever possible". To achieve this objective, the supporting FRMM acknowledges a broad risk management hierarchy of:

a. Avoidance of flood risk;

b. Minimisation of flood risk using appropriate planning controls; and

c. Flood risk mitigation.

Generally, the Flood Prone Land Policy adopts the following approach:

a. Using a merit-based approach in preparing and implementing flood risk management (FRMM) plans to address riverine and local overland flooding.

b. Reducing the impact of flooding and flood liability on existing developed areas identified in the FRMM plans through flood mitigation works and measures including ongoing emergency management (EM) measures, the raising of houses where appropriate and by development controls.

c. Adopting a merit-based approach for all development decisions in the floodplain, taking into account social, economic and ecological factors, as well as flooding considerations.

d. Limiting the potential for flood losses in all areas proposed for development or redevelopment by the application of ecologically sensitive planning and development controls.

The requirement for council's to prepare a Floodplain Risk Management Study and Plan is a cornerstone requirement of the Flood Prone Land Policy and Flood Risk Management Manual.

O.1.4.2. Cowra Floodplain Risk Management Study and Plan

In accordance with the NSW Flood Prone Land Policy and the principles and guidelines contained in the Floodplain Development Manual 2005, Cowra Council finalised the Cowra and Gooloogong Floodplain Risk Management Study and Plan in 2006. The project was completed in consultation with SMEC Australia Pty Ltd.

The main objectives of the Study and Plan were to develop a Floodplain Risk Management Plan that addresses the existing, future and continuing flood hazards for the township of Cowra and the village of Gooloogong.

The Cowra and Gooloogong Floodplain Risk Management Study and Plan has been used to guide the flood mapping included in Cowra Local Environmental Plan 2012 and provides recommendations for development controls that have been incorporated into Part O of the Plan.

Cowra Council and the State Emergency Services have commenced updating of the Study and Plan and are committed to finalising the update as soon as possible.

O.1.4.3. Cowra Local Environmental Plan 2012

Clause 7.2 of Cowra Local Environmental Plan 2012 contains provisions which must be considered when development is proposed on land in a flood planning area.

Clause 7.2 is a model clause that has been prepared by the NSW Department of Planning, Housing & Infrastructure for inclusion in Standard Instrument Principal Local Environmental Plans across NSW. The clause is mandatory to be included in Cowra Local Environmental Plan 2012 because the Cowra Shire contains land that is flood prone.

Clause 7.2 of Cowra Local Environmental Plan 2012 applies to:

e. Land identified as a "flood planning area" on the Flood Planning Map.

f. Other land at or below the flood planning level.

The State Government requires that only land mapped in accordance with the Floodplain Development Manual 2005 can be included on the Cowra Local Environmental Plan 2012 Flood Planning Map. For this reason, the Flood Planning Map only identifies land that has been formally mapped in accordance with the Cowra and Gooloogong Floodplain Risk Management Study and Plan.

It is important to understand that the provisions of Clause 7.2 also apply to other land that is at or below the flood planning level, but has not been mapped on the Cowra Local Environmental Plan Flood Planning Map informally.

To determine if a particular land parcel is subject to flood related development controls, a 10.7(2) Planning Certificate Application should be obtained from Cowra Shire Council.

O.1.4.4. Building Code of Australia

The Building Code of Australia (BCA) sets national standards to ensure building works reflect an acceptable level of health, safety, amenity and sustainability for current and future communities. It contains technical requirements for the design and construction of buildings and other structures, and covers matters such as structural soundness, fire resistance, access, services and energy efficiency.

The BCA includes requirements for building within a flood hazard area (Note – the term Flood Hazard Area is a term used in the BCA and typically corresponds with the term Flood Planning Area). The BCA now provides minimum construction standards for specified building classifications.

Where development is proposed on land to which Clause 7.2 of Cowra Local Environmental Plan 2012 applies, Council may issue a development consent having considered the provisions of Clause 7.2 and the requirements of this Part of the Plan. Following the issuing of the development consent, the Construction Certificate application will require assessment of compliance with the BCA provisions for flood hazard areas, including whether the provisions apply to the site and the building classifications, and if so, whether the deemed-to-satisfy criteria will apply or an Alternative Solution will be required.

O.1.5. Flood Planning

It is important to understand the difference between "Flood Prone Land" and land that is located within a "Flood Planning Area".

"Flood Prone Land" means land that is designated by the extent of the Probable Maximum Flood. The Probable Maximum Flood is the largest flood that could conceivably occur at a particular location. Generally, it is not physically or economically possible to provide complete protection against this event. Instead, a merit approach is used to determine a "Flood Planning Level" that balances the flood risk with the economic and social benefits of using the "Flood Prone Land".

Any land that is at or below the "Flood Planning Level" is referred to as the "Flood Planning Area". It is only land within the "Flood Planning Area" that is subject to flood related development controls.

O.1.5.1. Flood Planning Level

Council has adopted the 1:100 AEP (Annual Exceedance Probability) plus 0.5 metres freeboard as its Flood Planning Level (FPL). Land below the FPL is referred to as the Flood Planning Area. The Flood Planning Area is based on the most current information available to Council and may be derived and interpreted from a combination of the following:

a. Flood Studies identifying the 1% flood undertaken in accordance with the Floodplain Development Manual, prepared by the NSW Government (as applicable at the time the Study was conducted).

b. Modelling undertaken for specific sites which identifies the 1% flood.

c. Historic flood inundation records held by Council as the highest known flood.

d. Information contained within an environmental planning instrument or policy.

e. Specific flood mapping for the site.

O.1.5.2. Flood Planning Area – Cowra Township & Gooloogong Village

To determine whether land is located within the 'Flood Planning Area", it is necessary to refer to the Flood Planning Map Sheets included within Cowra Local Environmental Plan 2012.

There are a total of four Map Sheets which collectively identify the "Flood Planning Area" relating to the Cowra Township and the Gooloogong Village. A description of the locations that are covered by the Map Sheets is provided below for easy reference:

Map Sheet	Location
Map Sheet FLD_001	Outskirts of Gooloogong Village
Map Sheet FLD_001A	Gooloogong Village
Map Sheet FLD_002B	Cowra Township – Lachlan River (north)
Map Sheet FLD_002C	Cowra Township – Lachlan River and West Cowra Drain
Map Sheet FLD_002G	Cowra Township – Waugoola Creek

The "Flood Planning Area" is shown in blue. It is also important to understand that the "Flood Planning Area" mapped in Cowra Local Environmental Plan 2012 includes only land that would be inundated by a 1:100 AEP flood and does not include the 0.5 metre freeboard.

To confirm whether land is located within the "Flood Planning Area" as per Cowra LEP 2012, a 10.7(2) Planning Certificate should be obtained from Cowra Council.

O.1.5.3. Flood Planning Area – All other areas

For areas outside the Cowra Township and Gooloogong Village, Council does not have any mapping available that has been prepared in accordance with the requirements of the NSW Floodrisk Management Manual 2023. For this reason, these areas are not mapped in Cowra Local Environmental Plan 2012.

For these areas, the mapping prepared in 1983 by the (then) Water Resources Commission is adopted by this plan as the "Flood Planning Area", being land that would be inundated by a 1:100 AEP Flood and does not include the 0.5 metre freeboard.

To confirm whether land is located within the "Flood Planning Area" as per Cowra LEP 2012, a 10.7(2) Planning Certificate should be obtained from Cowra Council.

O.1.6. Flood Hazard Categories

The "Flood Planning Area" mapped in Cowra Local Environmental Plan 2012 is based on the mapping completed as part of the Cowra and Gooloogong Floodplain Risk Management Study and Plan. Within the 'Flood Planning Area", there are 4 hazard categories, as described in Table 1 below.

Table 1 - Flood Hazard Categories

Hazard Category	Details
Low Hazard - Flood Fringe	Development in flood fringe areas would not have a significant effect on the pattern of flood flow and / or flood levels. Depths within this area do not exceed 1 metre. Waters are generally slow moving, with lower potential damage, and evacuation is relatively safe and easy
Low Hazard - Floodway	Development in floodways could cause a significant redistribution of flood flow, or a significant increase in flood levels, even if only partially blocked. Significant discharges of water occur within these areas during flooding, sometimes with deeper flow and higher velocities, however evacuation is still relatively safe and easy.
High Hazard – Flood Fringe	Development in flood fringe areas would not have a significant effort on the patter of flood flow and / or flood levels. Depths are greater than 1 metre and water is slow moving, however houses can become completely inundated and evacuation is often difficult and dangerous.
High Hazard - Floodway	Development in floodways could cause a significant redistribution of flood flow, or a significant increase in flood levels, even if only partially blocked. Significant discharges of water occur within these areas during flooding. Water has a high velocity and can cause significant damage to buildings.

A map extract from the Cowra and Gooloogong Floodplain Risk Management Plan showing the 4 hazard categories identified in the Table above has been included in Appendix A of this Part.

O.1.7. Land-use permissibility

The permissibility of certain land-uses within the "Flood Planning Area" is principally controlled under Cowra LEP 2012 (depending on the zoning of the land) and also under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Council will also refer to Table 2 below in determining whether or not a proposed land-use is appropriate in the "Flood Planning Area" having regard to the flood hazard category of the land identified in Section 0.1.6.

Category 1 - Consent should not be granted.

Category 2 - Agricultural activities permissible. One single dwelling permissible, where residency is essential for operational or security purposes. Other ancillary structures are permissible provided it can be demonstrated that they will not have detrimental impact on the flow of floodwaters.

Category 3 - Development permissible for single dwellings only (and any ancillary development), subject to this DCP. Aged housing, child care facilities, subdivision, emergency service facilities and any other development that would increase density is prohibited.

Category 4 - Development permissible, subject to this DCP. Subdivision (to create new lots) not permissible.

Category 5 - Open space and recreational uses permissible. Ancillary structures are permissible provided it can be demonstrated that they will not have detrimental impact on the flow of floodwaters.

Table 2 - Land-use Permissibility

	Flood Fringe		Floodway	
Hazard Category	Low Hazard	High Hazard	High Hazard	Low Hazard
Agricultural - Includes extensive agricultural and intensive plant agricultural uses. Does not include intensive livestock agricultural uses.	2	2	2	2
Residential - Limited to single dwellings. Does not include any form of medium or high density residential development.	3	3	1	1
Commercial - Includes any type of commercial premise.	4	4	4	4
Industrial - Does not include utility installations, hazardous industries or any industry likely to be hazardous or have a negative environmental impact during a flood event.	4	4	4	4
Special uses - Includes emergency services, utility installations, community facilities and educational establishments.	1	1	1	1
Recreation - Includes sportsgrounds, swimming pools, golf courses, bowling greens, camping grounds, racecourses, recreation areas, recreation facilities, showgrounds and picnic grounds. Does not include caravan parks.	5	5	5	5

O.1.8. Information to Accompany a Development Application

In addition to the minimum information required when submitting a Development Application (DA), the following additional information must be provided to Council for developments that are proposed on land that is identified in a "Flood Planning Area".

a. A statement or justification as to why the proposed development is appropriate on flood prone land;

b. A survey plan, showing:

   i. Position of the existing building and/or proposed building.

   ii. Existing ground levels to AHD around the perimeter of the building, as determined by a registered or suitably experienced / qualified surveyor.

   iii. Level of the 1% AEP flood event

   iv. Proposed floor levels relative to the 1% AEP flood event.

c. A report from a suitably qualified engineer that demonstrates that:

   i. The development will not increase the flood hazard or risk to other properties;

   ii. The structure of the proposed buildings will be adequate to deal with flooding situations;

   iii. The proposed building materials are suitable;

   iv. The buildings are sited in the optimum position to avoid flood waters and allow safe flood access for evacuation;

   v. The proposed redevelopment will not expose any resident to unacceptable levels of risk, or any property to unreasonable damage.

O.1.9. Flood Controls

In addition to the controls contained in Clause 7.2 of Cowra Local Environmental Plan 2012, the following controls will apply to new development proposed on land that is identified within the "Flood Planning Area".

O.1.9.1. General

Pier and beam construction or suspended reinforced concrete slabs should be used, as these minimise the requirement for cut and fill and allow floodwaters to flow under the building.

a. Cut and fill should be minimised for all development at or below the FPL. Filling can result in a reduction in flood storage or change flow patterns and is not permitted unless it can be shown that there is no decrease in storage capacity and that flow characteristics will not be significantly changed. Cutting can result in an increase in flood depths and potentially, an increase in flood hazard and/or extent of inundation, and is not permitted unless it can be shown that flood behaviour will not be altered.

b. All buildings at or below the FPL should be constructed of flood compatible materials. Refer to Appendix B for flood compatible materials.

c. All development applications should demonstrate that the proposed structure can withstand the force of floodwater, debris and buoyancy.

d. Solid fences that impede the flow of floodwaters are not permissible. Fences should be at least 50% open to allow the progress of floodwaters.

O.1.9.2. Residential Development

a. Floor levels of all habitable rooms or rooms with connection to sewer infrastructure should not be less than the Flood Planning Level (which means the level of a 1:100 ARI flood event plus a 0.5m freeboard).

b. Upon completion and prior to the occupation (where relevant) a certificate by a registered surveyor should be submitted to Council showing that the finished ground and floor levels conform to approved to approved design levels.

c. Despite controls (a) and (b) above and the controls contained in Section 0.1.7, this plan permits alterations and

additions to existing dwellings with floor levels below the Flood Planning Level, subject to the following requirements:

i. Council has not previously granted consent to a Development Application that relied upon this provision of the Development Control Plan.

ii. The alterations and additions do not increase the existing habitable floor area of the dwelling by more than 20m2 or 10%, whichever is the greater.

iii. The alterations and additions comply with all provisions of the Cowra Shire Council Development Control Plan 2021.

O.1.9.3. Commercial and Industrial Development

a. Floor levels of all habitable rooms or rooms with connection to sewer infrastructure should not be less than the Flood Planning Level (which means the level of a 1:100 ARI flood level plus a 0.5m freeboard).

b. Upon completion and prior to the occupation (where relevant) a certificate by a registered surveyor should be submitted to Council showing that the finished ground and floor levels conform to approved design levels.

c. All applications should be supported by a flood emergency plan. Appropriate warning and advisory signage must be prominently visible at entry/exit points.

d. No excavated underground car parking is permitted on land at or below the Flood Planning Level.

O.1.9.4. Rural Land

a. Floor levels of all habitable rooms or rooms with connection to sewer infrastructure should not be less than the Flood Planning Level (which means the level of a 1:100 ARI flood level plus a 0.5m freeboard).

b. Upon completion and prior to the occupation (where relevant) a certificate by a registered surveyor should be submitted to Council showing that the finished ground and floor levels conform to approved design levels.

O.1.9.5. On Site Sewerage Management

a. On-site sewage management facilities should be sited and designed to withstand flooding conditions (including consideration of structural adequacy, avoidance of inundation and flushing/leaking into flowing flood waters).

b. As a minimum, all components of new on-site waste management systems must be located above the identified 5% AEP flood level (1 in 20 year). Components should be located above the 1% AEP flood level where this can achieved.

O.1.9.6. Subdivision

a. Council will not support any Development Application for a residential subdivision where it is evident that a flood free building envelope and safe internal access from / to the public road network cannot be provided. The building envelope and access should be flood free in a 1% AEP event.

b. Subdivision will not be permitted where creation of such lot will create the potential for increased intensity of development within the Flood Planning Area.

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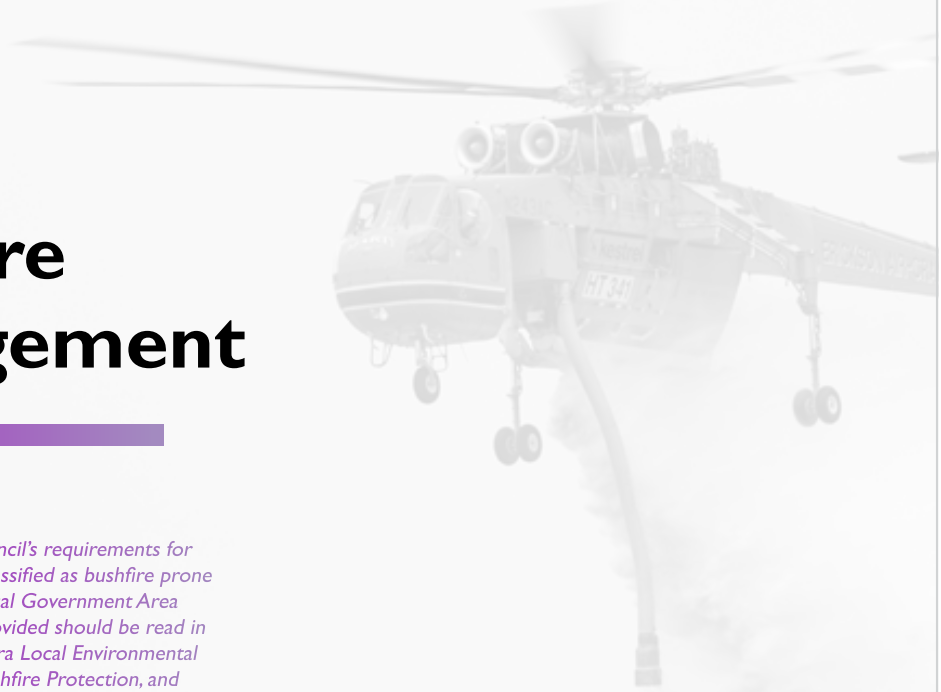

Bushfire management

PART O.2

This section provides Council's requirements for development upon land classified as bushfire prone land within the Cowra Local Government Area (LGA). All information provided should be read in conjunction with the Cowra Local Environmental Plan 2012, Planning for Bushfire Protection, and Australian Standard AS 3959.

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O.2.1. Application of this Section

Section O.2 of this Part applies to all land that is affected by the Bushfire Prone Land Map prepared by the NSW Rural Fire Services for the Cowra Shire Local Government Area.

O.2.2. Objectives for Bushfire Management

The objectives for bushfire management are to:

a. Ensure the statutory requirements of the Rural Fire Service Act 1997 are considered in development assessment where relevant.

b. Prevent the loss of life and property due to bushfires by providing for development compatible with bushfire hazard.

c. Ensure risks associated with bush fire are appropriately and effectively managed.

d. Ensure bush fire risk is managed in connection with the preservation of the ecological values of the site and adjoining lands.

O.2.3. Bushfire Considerations

A Section 10.7(2) Planning Certificate will identify whether a particular property is classified as bushfire prone in accordance with the Bushfire Prone Land Map certified by the Commissioner of the NSW Rural Fire Service. Section 10.7(2) Planning Certificate applications forms can be downloaded from Council's website or collected from Council's Customer Service Centre.

Alternatively, the Bushfire Prone Land Map can be viewed at Council's Customer Service Centre.

O.2.3.1. Legislative framework

Depending on the type of development that is proposed and the bushfire classification of the land, different approval requirements and processes will need to be followed. This section provides an overview of these requirements and processes.

The assessment framework for development on bushfire prone land is legislated under the Environmental Planning and Assessment Act 1979 (EP&A Act), Rural Fires Act 1997. The EP&A Act establishes a system for requiring bushfire protection measures on bushfire prone land at the approval stage. This system includes:

a. Requiring Councils to map bushfire prone land. If any part of a development site is affected, special submission and assessment requirements may apply.

b. Complying Development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 requires compliance with specific bush fire development standards when located on bushfire prone land.

c. Section 4.14 of the EP&A Act requires compliance with Planning for Bushfire Protection and, where an infill proposal does not comply with acceptable solutions in Chapter 4, consultation by the consent authority with the NSW Rural Fire Service is required; and

d. Section 4.46 of the EP&A Act in combination with the Rural Fires Act 1997 (RF Act) requirements for a section 100B Bush Fire Safety Authority (BFSA) classes the following types of Development Applications as integrated development:

    i. Residential and rural residential subdivision.

    ii. Special Fire Protection Purposes (SFPP).

Special provisions apply to integrated development, though some exceptions to these may apply.

Table 3 compares the three application types for development on bushfire prone land.

Table 3 - Applications involving bushfire prone land

	Complying Development	Non Integrated DA	Integrated DA
Description	Development approval which is not through the DA process	Development site is bushfire prone and not "integrated". Includes "infill" development other than residential / rural residential subdivision or SFPP.	Residential or rural residential subdivision or SFPP.
Legislation	Codes SEPP	s.4.14 of EP&A Act	s.4.46 EP&A Act and s.100B RF Act.
Referral	Bushfire Risk must be certified / assessed by qualified consultant or Council.	Possible consultation with the NSW RFS.	A BFSA from NSW RFS is required.

O.2.3.2. Dwellings on Bushfire Prone Land

This section describes the legislative requirements and development controls applying to Development Applications for a new dwelling-house, dwelling alteration or addition involving land that is classified as bushfire prone on the Bushfire Prone land Map.

Legislative Requirements:

e. Section 4.14 of the EP&A Act requires all new development on bushfire prone land to comply with Planning for Bushfire Protection (which forms the basis for all bushfire planning and bush fire protection measures in NSW).

f. Section 4.14 also requires Council to consult with the Commissioner of the NSW Rural Fire Service where it is satisfied that the proposed development does not confirm to the requirements of Planning for Bushfire Protection.

g. Developments that meet the acceptable solutions of the Planning for Bushfire Protection guidelines can be determined by the consent authority (Council). Developments proposing to build within the flame zone or proposing an alternate solution under the Planning for Bushfire Protection guidelines will be referred by Council to the NSW Rural Fire Service for comment prior to determination of the application.

O.2.3.3. Subdivisions on Bushfire Prone Land

This section describes the legislative requirements and development controls applying to Development Applications for subdivisions involving land that is classified as bushfire prone on the Bushfire Prone land Map.

Legislative Requirements:

a. Section 4.46 of the EP&A Act provides that the subdivision of land that could be used for residential or rural residential purposes is "integrated development" and requires a Bushfire Safety Authority to be issued by the NSW Rural Fire Service under Section 100B of the Rural Fires Act 1997 (RF Act).

b. A Bushfire Safety Authority authorises the subdivision to the extent that it complies with standards regarding setbacks, provision of water supply and other matters considered by the Commissioner of the NSW Rural Fire Service to protect persons, property or the environment from danger that may arise from a bushfire.

c. Before determining the Development Application, Council must refer the Development Application to the NSW Rural Fire Service. The NSW Rural Fire Service will consider the application and issue the Bushfire Safety Authority if compliance is achieved with the Planning for Bushfire Protection guidelines.

O.2.3.4. Development for Special Fire Protection Purposes

a. This section describes the legislative requirements and development controls applying to Development Applications for Special Fire Protection Purposes (SFPP) involving land that is classified as bushfire prone on the Bushfire Prone land Map.

Legislative Requirements:

In accordance with the Rural Fires Act 1997, SFPP means development for the purposes of the following:

~ School;

~ Child Care Centre;

~ Hospital (including a hospital for the mentally ill or mentally disordered);

~ Hotel, motel or other tourist accommodation;

~ Building wholly or principally used as a home or other establishment for mentally incapacitated persons;

~ Seniors housing;

~ Group home; or

~ Retirement village.

Section 4.46 of the EP&A Act provides that development for a SFPP is "integrated development" and requires a Bushfire Safety Authority to be issued by the NSW Rural Fire Service under Section 100B of the Rural Fires Act 1997 (RF Act).

A Bushfire Safety Authority authorises the development for a SFPP to the extent that it complies with standards regarding setbacks, provision of water supply and other matters considered by the Commissioner of the NSW Rural Fire Service to protect persons, property or the environment from danger that may arise from a bushfire.

Before determining the Development Application, Council must refer the Development Application to the NSW Rural Fire Service. The NSW Rural Fire Service will consider the

application and issue the Bushfire Safety Authority if compliance is achieved with the Planning for Bushfire Protection guidelines. In the event that the NSW Rural Fire Service refuses to grant a Bushfire Safety Authority, Council is required to formally refuse the Development Application.

O.2.3.5. Ancillary Development on Bushfire Prone Land

This section describes the legislative requirements and development controls applying to Development Applications for structures other than new dwelling houses, dwelling alterations and additions, or development for Special Fire Protection Purposes, and where the land is classified as bushfire prone on the Bushfire Prone Land Map.

Legislative Requirements:

a. The Building Code of Australia (BCA) does not provide any bush fire specific performance requirements and hence AS Australian Standard AS 3959 – Construction of Buildings in Bushfire Prone Areas does not apply as a set of 'deemed to satisfy' provisions.

a. The general fire safety provisions contained in the BCA are taken as acceptable solutions but the aims and objectives of Planning for Bushfire Protection guidelines apply in relation to other matters such as access, water and services, emergency planning and landscaping / vegetation management.

a. The following classes of buildings in the BCA are subject to compliance with the requirements of the Planning for Bushfire Protection guidelines:

    i. Class 5 – 8 buildings (i.e. offices, factories, warehouses, public carparks and other commercial or industrial facilities).

    ii. Class 10a buildings (i.e. sheds).

    iii. Class 10b buildings (i.e. fences, retaining or free standing walls, masts, antennae, swimming pools or the like).

O.2.4. Bushfire hazard categories

Bushfire prone land is an area of land that can support a bush fire or is likely to be subject to bush fire / ember attack. In general, bush fire prone land identifies vegetation types and associated buffer zones, described as Category 1, Category 2 or Category 3 bushfire prone land.

The bushfire prone land mapping relating to the Cowra Local Government Area) has been prepared by the NSW Rural Fire Service and certified by the Commissioner of the NSW Rural Fire Service. Bushfire prone mapping is designed to flag that a property has potential to be threatened by bushfire and to initiate an assessment under the Planning for Bushfire Protection guidelines to determine whether land management and building construction measures need to be adopted to safeguard a development from bushfire. There are three categories of bushfire prone land. These are detailed below

Category 1 Bushfire Prone Land

Category 1 bushfire prone land is represented on the bushfire prone land map by the colour orange. This land is comprised of vegetation including forests, woodlands, heathlands, pine plantations and wetlands. For planning purposes, Category 1 bushfire prone land is land that is most at risk of bushfire attack.

Category 2 Bushfire Prone Land

Category 2 bushfire prone land is represented on the bushfire prone land map by the colour yellow. This is comprised of grasslands, scrublands, rainforests, open woodlands and mallee. For planning purposes, Category 2 bushfire prone land is land that has a moderate risk of bushfire attack.

Category 3 Bushfire Prone Land

Category 3 bushfire prone land is represented on the bushfire prone land may by the colour red. This land is a buffer to Category 1 and 2 bushfire prone land and is captured on the bushfire prone land map due to likelihood of bushfire attack. The buffer is 100m wide where it adjoins Category 1 bushfire prone land, and 30m wide where it adjoins Category 2 bushfire prone land.

O.2.5. Development Controls

O.2.5.1. Dwellings, Dwelling Alterations & Additions

This section contains controls applying to Development Applications for a new dwelling-house, dwelling alteration or addition involving land that is classified as bushfire prone on the Bushfire Prone land Map.

a. A Bushfire Risk Assessment Report must be lodged together with the Statement of Environmental Effects in support of the Development Application. The Bushfire Risk Assessment Report must be prepared by a suitably qualified and experienced bushfire consultant and address the proposal's consistency with:

   i. Planning for Bushfire Protection guidelines.

   ii. Australian Standard AS 3959

   iii. Building in Bushfire Prone Areas Single Dwelling Applicants Kit prepared by the NSW Rural Fire Service.

b. Bushfire protection measures are to be placed wholly within the development site. Asset Protection Zones will not be accepted on existing Council reserves or other public lands.

c. Construction Certificate Applications will be assessed by Council in accordance with Australian Standard AS 3959 - Construction of Buildings in Bushfire Prone Areas. Applicants must provide a schedule of compliance with the applicable construction standards. This schedule will form part of the approval documentation and the applicant will be required to comply with it during the course of construction.

O.2.5.2. Subdivisions

This section contains development controls applying to Development Applications for subdivisions involving land that is classified as bushfire prone on the Bushfire Prone land Map.

a. A Bushfire Risk Assessment Report must be lodged together with the Statement of Environmental Effects in support of the Development Application. The Bushfire Risk Assessment Report must be prepared by a suitably qualified and experienced bushfire consultant and address the proposal's consistency with Planning for Bushfire Protection guidelines.

b. Bushfire protection measures are to be placed wholly within the development site. All proposed Asset Protection Zones are to be within the property to be subdivided and incorporated into affected lots. Asset Protection Zones will not be accepted on existing Council reserves, other public lands or in reserves proposed to be dedicated through the subdivision.

c. Fire trails, if required, are not accepted on existing Council reserves proposed to be dedicated through the subdivision.

O.2.5.3. Development for Special Fire Protection Purposes

This section contains controls applying to Development Applications for Special Fire Protection Purposes (SFPP) involving land that is classified as bushfire prone on the Bushfire Prone land Map. Development for Special Fire Protection Purposes includes schools, child care centres, hospitals, hotels, motels, tourist accommodation, mental homes, seniors housing, group homes and retirement villages.

a. A Bushfire Risk Assessment Report must be lodged together with the Statement of Environmental Effects in support of the Development Application. The Bushfire Risk Assessment Report must be prepared by a suitably qualified and experienced bushfire consultant and address the proposal's consistency with:

   i. Planning for Bushfire Protection guidelines.

   ii. Australian Standard AS 3959

   iii. Building in Bushfire Prone Areas Single Dwelling Applicants Kit prepared by the NSW Rural Fire Service.

b. Bushfire protection measures are to be placed wholly within the development site. Asset Protection Zones will not be accepted on existing Council reserves or other public lands.

c. Construction Certificate Applications will be assessed by Council in accordance with Australian Standard AS 3959 – Construction of Buildings in Bushfire Prone Areas. Applicants must provide a schedule of compliance with the applicable construction standards in accordance with Section 3 of the standard. This schedule will form part of the approval documentation and the applicant will be required to comply with it during the course of construction.

O.1.5.4. Ancillary Development

This section contains controls applying to Development Applications for structures other than new dwelling houses, dwelling alterations and additions, or development for Special Fire Protection Purposes, and where the land is classified as bushfire prone on the Bushfire Prone Land Map.

a. Where a Class 10a building is constructed in proximity to another residential class of building, the Clause 10a building must meet the requirements of that class, or be located more than 10 metres away from the main building.

b. Class 10b buildings are required to be non-combustible and where an aboveground swimming pool is erected, it should not adjoin or be attached directly onto a wall of a building of Class 1-4 or SFPP Class 9.

c. Any Development Application for a Class 5-8 building must be accompanied by a Bushfire Risk Assessment Report. This report must be prepared by a suitably qualified and experienced bushfire consultant.

d. Any Development Application for a Class 10 building must be supported by a Bushfire Risk Assessment Report. It is recommended that this report be prepared by a suitably qualified and experienced bushfire consultant, rather than the property owner.

e. Construction Certificate Applications will be assessed by Council in accordance with Australian Standard AS 3959 - Construction of Buildings in Bushfire Prone Areas. Applicants must provide a schedule of compliance with the applicable construction standards in accordance with Section 3 of the standard. This schedule will form part of the approval documentation and the applicant will be required to comply with it during the course of construction.

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Contaminated land management

PART O.3

Part O.3 contains general information and controls about contaminated land. Applicants seeking to address contamination issues should refer directly to State Environmental Planning Policy (Resilience and Hazards) 2021 and the Contaminated Land Planning Guidelines, both of which outline the procedures for dealing with the assessment of known or potentially contaminated land and the remediation of contaminated land.

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O.3.1. Application of this Section

Section O.3 of this Part applies to all land within the Cowra Local Government Area.

O.3.2. Objectives for contaminated land

The objectives for contaminated land are to:

a. Provide direction for Council in the gathering and assessment of information in relation to previous land-use activities that may have resulted in contamination.

b. Ensure that any proposed development of an identified contaminated site will not result in any unacceptable levels of risk to human health or the environment.

c. Inform the community, particular those interested or involved in the planning and development process, of Council's procedures relating to existing or potentially contaminated land.

O.3.3. Background

In accordance with Schedule 6 of the Environmental Planning and Assessment Act 1979, contaminated land means:

'land in, on or under which any substance is present at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment'.

Under the Environmental Planning and Assessment Act 1979, Council has a duty of care, when considering development proposals, to fully consider the possibility of land contamination and the implications it has for any proposed future use of land.

In particular, this Section 0.3 refers to, and formally adopts, the "Managing Land Contamination - Planning Guidelines" (Department of Urban Affairs and Planning & NSW Environmental Protection Authority, 1998) and other relevant legislative requirements

In recognition of its duty of care, Council will adopt a precautionary approach to its consideration of applications involving contaminated or potentially contaminated land. The object of this approach is to enable any land contamination issues to be identified and dealt with at an early stage in the planning process.

O.3.4. Triggers for contamination investigation

A contamination investigation is triggered when a land use change is proposed on lands which have previously been used for certain purposes that have the potential to result in contamination.

Sourced from the Contaminated Land Planning Guidelines, the following list can used for guidance on some land-use activities that may cause contamination:

- Acid/alkali plant and formulation
- Agricultural / horticultural activities
- Airports
- Asbestos production and disposal
- Chemicals manufacture and formulation
- Defence works
- Drum-reconditioning works
- Dry cleaning establishments
- Electrical manufacturing (transformers)
- Electroplating and heat treatment premises
- Engine works
- Explosive industry
- Gas works
- Iron and steel works
- Landfill sites
- Metal treatment
- Mining and extractive industries
- Oil production and storage
- Paint formulation and manufacture
- Pesticide manufacture and formulation
- Power stations

- Railway yards
- Scrap yards
- Service stations
- Sheep and cattle dips
- Smelting and refining
- Tanning and associated trades
- Waste storage and treatment
- Wood preservation.

O.3.5. Dealing with Development Applications

In determining applications for development proposals, Council will fully consider the possibility of land contamination and the implications it has for any proposed future use of the land. A precautionary approach will be taken to ensure that any land contamination issues are identified and dealt with early in the planning process. Accordingly, Council will:

a. Proceed with the application according to its usual practice if the site has been proven suitable for the proposed uses without the need for further testing or treatment; or

b. Proceed with the application according to its usual practice if the site has been proven to be capable of being remediated to a standard that is suitable for the proposed use either in its contaminated state or after remediation; or

c. Request the applicant to provide additional information; or

d. Refuse the application with stated reasons.

The following controls will apply to Development Applications generally:

a. A Development Application must be supported by appropriate information relating to past, present and proposed land uses.

b. Council will evaluate the site's potential for contamination. If there is any indication of a past land-use or activity that may have caused contamination, Council will require such additional information as is necessary to prove that the site is suitable for the proposed use.

c. Council may require a site investigation report or similar information to be submitted in support of an application to be referred to a site auditor for an independent review. The auditor shall be nominated by Council. All costs associated with the review shall be borne by the applicant. All communication with the auditor shall be either with the knowledge of Council or in the presence of Council officers.

If it is determined that the site is unsuitable for the proposed use or development, without site remediation, Council will require a statement from an appropriately qualified person certifying whether the site is capable of remediation to the required level for the intended use.

O.3.6. Council Records and Community Information

Council does not hold comprehensive information about land contamination. In the past, little information was kept about contaminated land. Council holds specific information about contamination on only a very small number of sites.

Land contamination is dynamic and no information system can record the nature of all contamination within the local government area at any one time. Council records will change over time as information comes to light. Specifically, the following information will be added to the record for individual parcels of land from time to time:

a. Information contained in development applications, indicating the use of a site for a potentially contaminating activity listed in Section 3.4 of this Part.

b. Reports submitted to Council, including preliminary investigation, detailed investigation, remedial action plans, validation and monitoring reports, and site audit statements.

c. OEH declarations and orders issued under the Contaminated Land Management Act 1997 (including voluntary management proposals approved by the OEH).

d. Prior notification of category 2 remediation works.

e. Notification of completion of category 1 and category 2 remediation work.

Information about land contamination held within the Council's records will be supplied to the public by the following means (subject to payment of any prescribed fees):

a. By issuing Planning Certificates (Section 10.7 Certificates) on application.

b. By providing access to documents in accordance with the Government Information (Public Access) Act 2009.

Total reliance should not be placed on Section 10.7(2) Certificates. Interested parties should request a detailed search by Council of its records in regard to previous uses of a site and / or have a contamination assessment conducted by a qualified consultant.

O.3.7. Other Information & Acknowledgements

This Plan recommends that applicants seeking to address contamination issues should refer to the following relevant information:

a. Environmental Planning & Assessment Act 1979

b. Local Government Act 1993

c. Contaminated Land Management Act 1997 No 140

d. Contaminated Land Management Regulation 2022

e. State Environmental Planning Policy (Resilience and Hazards 2021).

f. Water Management Act 2000

g. Protection of the Environment Operations Act 1997

h. Waste Avoidance and Resource Recovery Act 2001.

The following reference documents are also recommended for applicants seeking to address contamination issues:

a. NSW Department of Urban Affairs and Planning and the NSW Environment Protection Authority (1998) – Managing Land Contamination – Planning Guidelines.

b. NSW EPA (1994) Contaminated Sites: Guidelines for Assessing Service Station Sites.

c. NSW EPA (1995) Contaminated Sites: Guidelines for the Vertical Mixing of Soil on Former Broad-Acre Agricultural Land.

d. NSW EPA (1995) Contaminated Sites: Sampling Design Guidelines.

e. NSW EPA (1995) Provisional Water Quality Investigations Manual: Preferred Methods for Sampling and Analysis.

f. NSW EPA (2003) Contaminated Sites: Guidelines for Significant Risk of Harm from Contaminated Land and the Duty To Report.

g. NSW EPA (2005) Contaminated Sites: Guidelines for Assessing Former Orchards and Market Gardens.

h. NSW Agricultural and CMPS&F Environmental (1996) – Guidelines for the Assessment and Cleanup of Cattle Tick Dip Sites for Residential Purposes.

i. Australian and New Zealand and Conservation Council & National Health and Medical Research Council (1992) Guidelines for the Assessment and Management of Contaminated Sites.

j. Australian and New Zealand and Conservation Council & National Health and Medical Research Council (1994) Financial Liability for Contaminated Site Remediation: A Position Paper.

k. Australian and New Zealand and Conservation Council & National Health and Medical Research Council and Agricultural and Resource Management Council of Australia and New Zealand (2000) Australia and New Zealand Guidelines for Fresh and Marine Water Quality.

l. National Health and Medical Research Council and Natural Resource Management Ministerial Council Australian Drinking Water Guidelines. (2011) - updated June 2025.

Council considers these guidelines to be references for consultants assessing contamination levels and undertaking remediation works (some should not be considered in isolation and should be considered in context with other documents). Consultants preparing contamination reports should also have a practical working knowledge of the various EPA and NEPC publications on contaminated land including:

a. NSW EPA (2017) Contaminated Sites: Guidelines for the NSW Site Auditor Scheme.

b. National Environment Protection (Assessment of Site Contamination) Measure (ASC NEPM 2013).

c. NSW EPA (2020) Guidelines for Consultants Reporting on Contaminated Sites.

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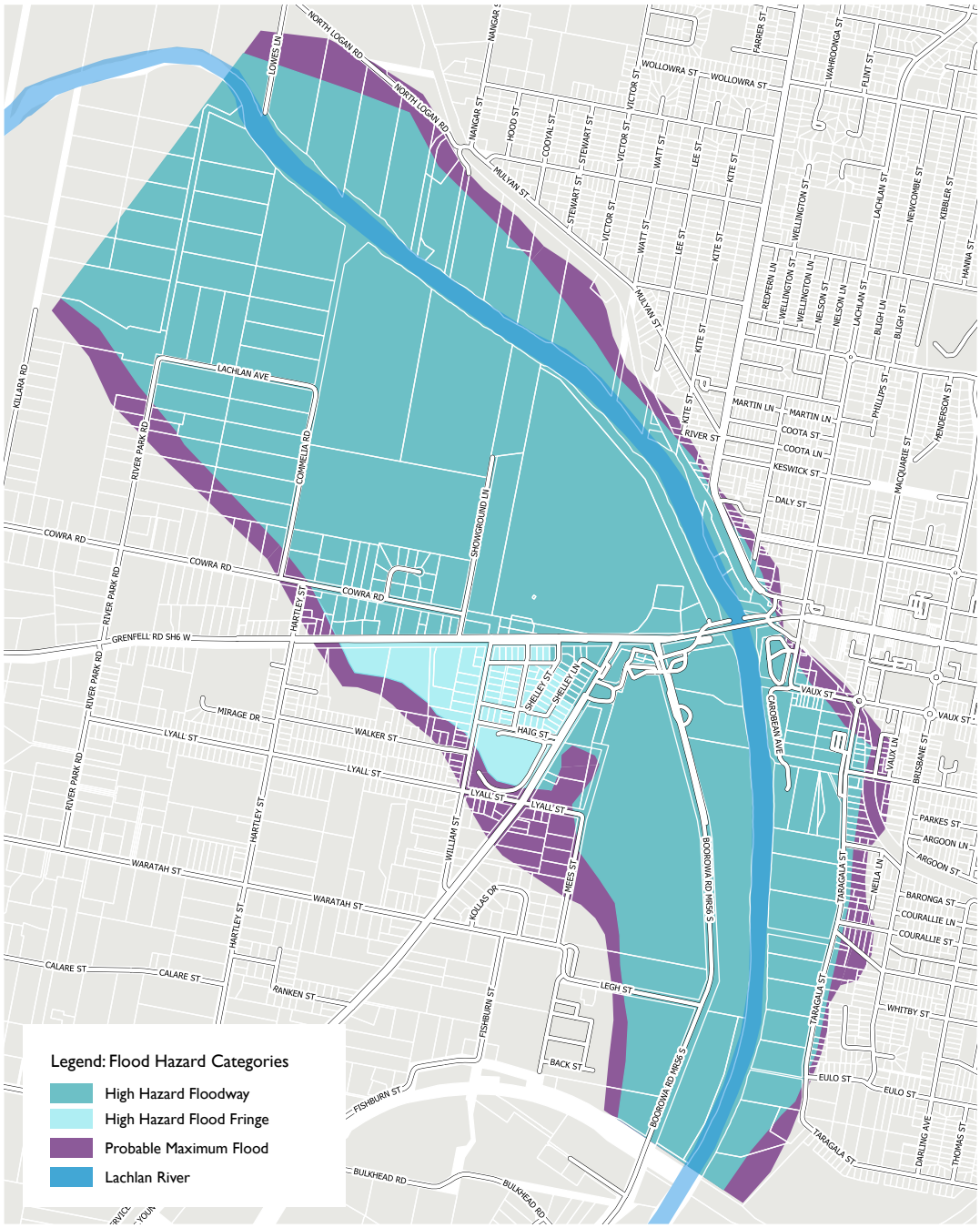
Appendix A

FLOOD HAZARD CATEGORY MAP

Appendix A provides extracts of the 1% AEP Cowra Township Flood Hazard Map as shown in Plan 3 of the Cowra and Gooloogong Floodplain Risk Management Plan.

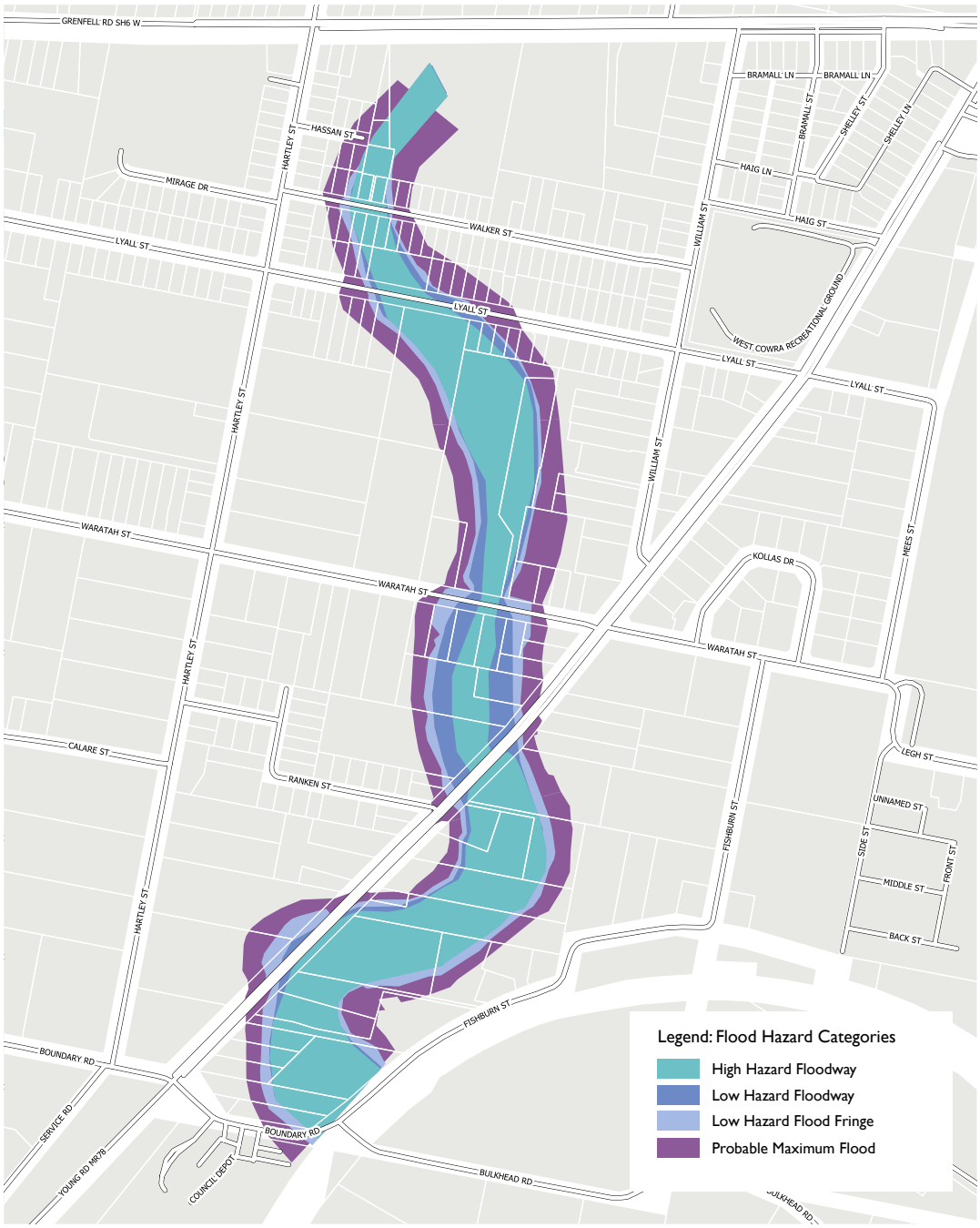
Map 1 - Flood Hazard Category Map (Lachlan River)



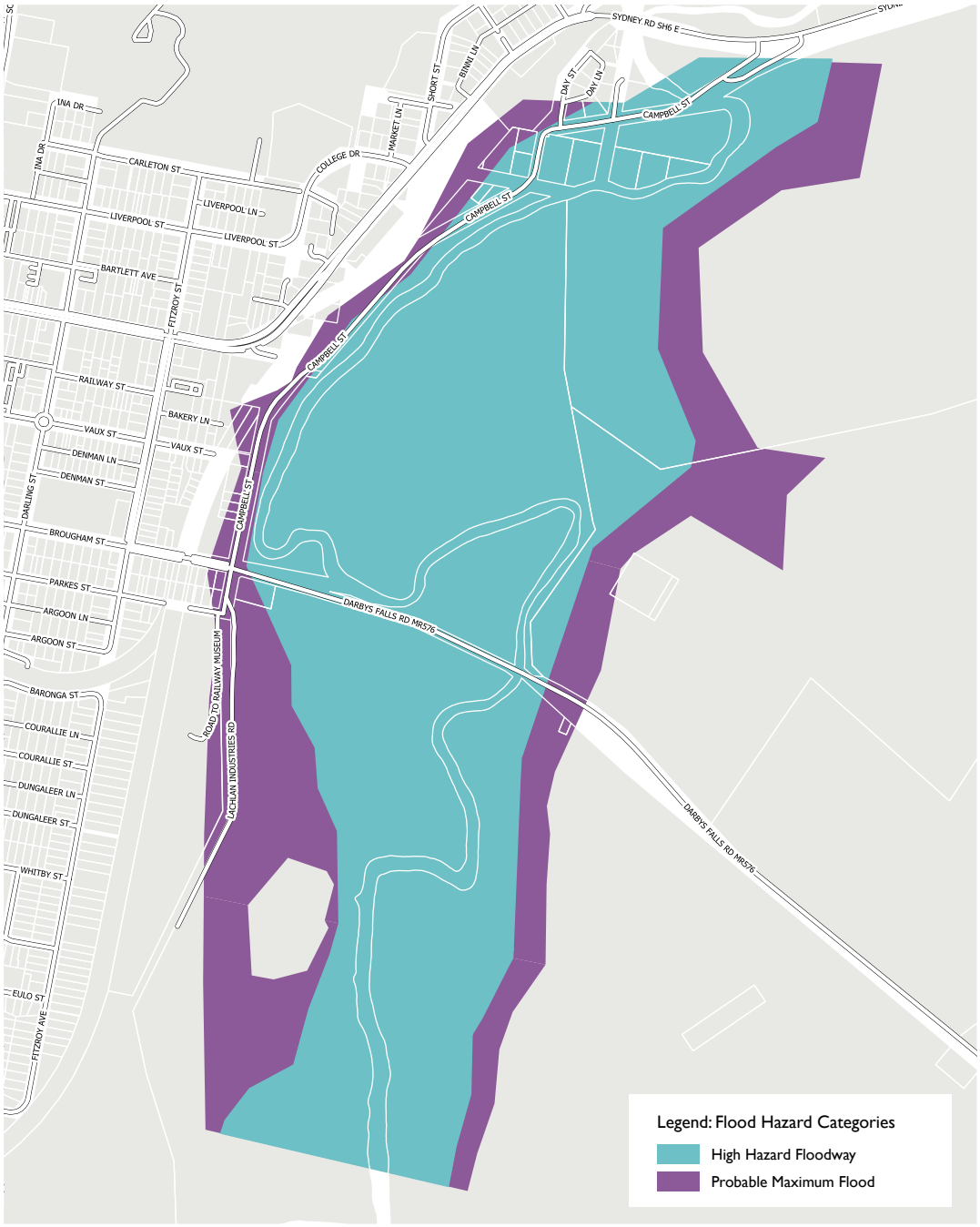
APPENDIX A - FLOOD HAZARD CATEGORY MAP

COWRA DCP 2026

Map 2 - Flood Hazard Category Map (West Cowra Drain)



Map 3 - Flood Hazard Category Map (Waugoola Creek)



APPENDIX A - FLOOD HAZARD CATEGORY MAP

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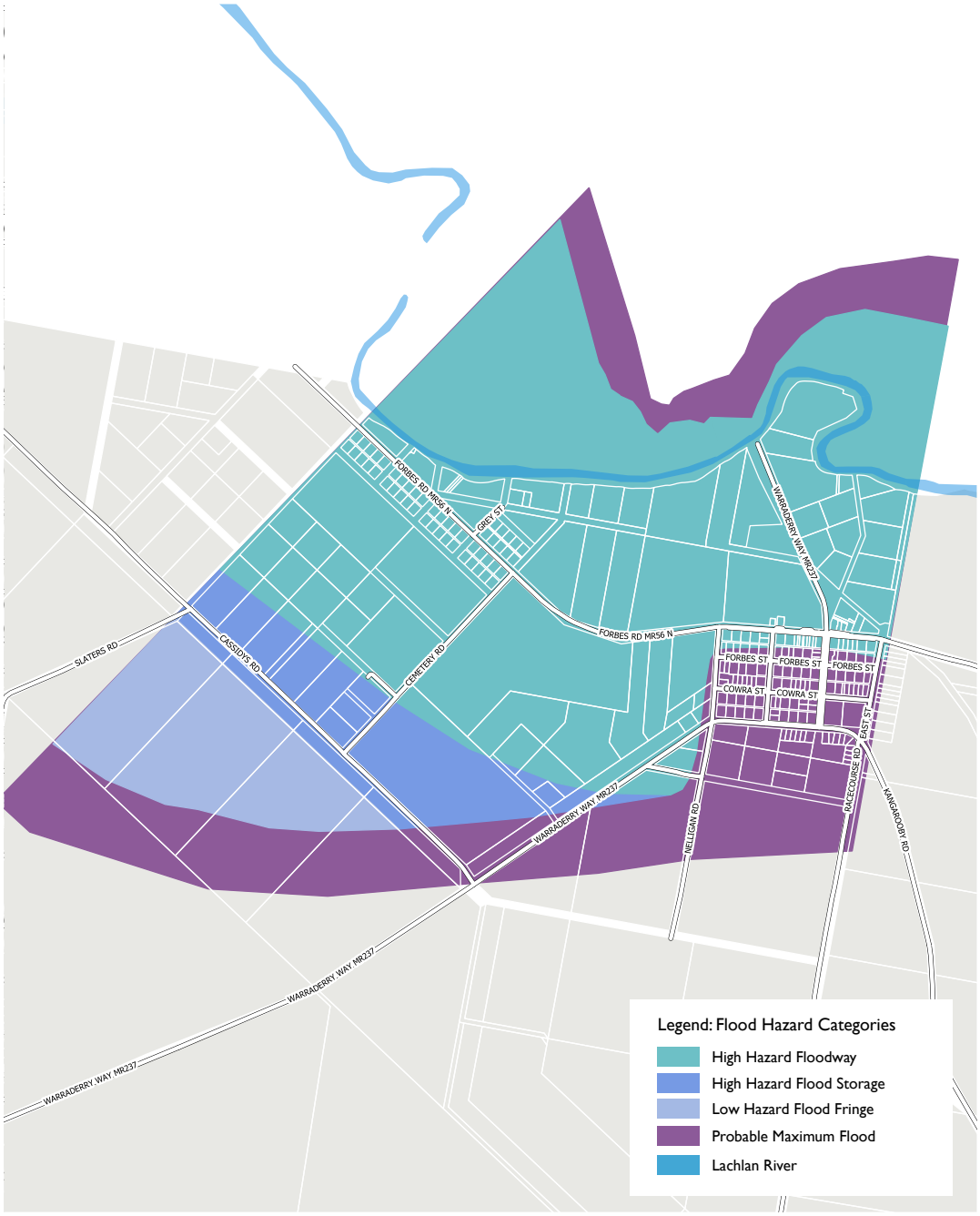
Map 4- Flood Hazard Category Map (Gooloogong)



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Appendix B

FLOOD HAZARD BUILDING MATERIALS

Building components	Acceptable material / construction method
Flooring and sub-floor structure	Pier and beam construction, or suspended reinforced concrete slabs.
External wall structures	Solid brickwork, blockwork, reinforced concrete or mass concrete.
Main power supply	Subject to the approval of the relevant power authority, incoming electricity mains, service equipment and meters shall be located 1m above the flood planning level. Means shall be available to easily disconnect the building from the main power supply.
Wiring	All wiring, power outlets, switches, etc, should, to the maximum extent possible, be located 1m above the Flood Planning Level. All electrical wiring installed at or below the FPL should be suitable for continuous submergence in water and should contain no fibrous components. Only submersible-type splices should be used at or below the Flood Planning Level. All conduits located below the relevant flood level should be so installed that they will be self-draining if subjected to flooding.
Equipment	All equipment installed below or partially below the Flood Planning Level should be capable of disconnection by a single plug and socket assembly.
Fuel	Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off.
Installation	Heating equipment and fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. All storage tanks should be vented to an elevation of 500 millimetres above the Flood Planning Level.
Services	All sewer connections to buildings on land at or below the FPL are to be fitted with reflux valves to prevent backflow of sewage in a flood event. Sewer surcharge gullies must be located above the FPL.
Floor covering	Clay tiles; Concrete, precast or in situ; Concrete tiles; Epoxy, formed-in-place; Mastic flooring, formed-in-place; Rubber sheets or tiles with chemical set adhesives; Silicone floors former-in-place;Vinyl sheets or tiles with chemical set adhesives; Ceramic tiles, fixed with mortar or chemical set adhesive;Asphalt tiles, fixed with water resistant adhesives; or Removable rubber-backed carpet
Windows	Aluminium frame.

Building components	Acceptable material / construction method
Doors	Solid panel with water proof adhesives; Flush door with marine ply filled with close cell foam; Painted material construction; Aluminium or galvanised steel frame.
Wall and ceiling linings	Brick, face or glazed; Clay tile glazed in waterproof mortar; Concrete; Concrete block; Steel with waterproof applications; Stone (natural solid or veneer), waterproof grout; Glass blocks; Glass; or Plastic sheeting or wall with waterproof adhesive.
Insulation	Foam or closed cell types
Reconnection	Should any electrical device and/or part of the wiring be flooded, it should be thoroughly cleaned or replaced and checked by an approved electrician before reconnection.
Ducting	All ducting located at or below the FPL should be provided with openings for drainage and cleaning. Self-draining may be achieved by locating the ducting at a suitable grade. Where ducting must pass through a watertight wall or floor below the relevant flood level, the ducting should be protected by a closure assembly operated from above the Flood Planning Level.

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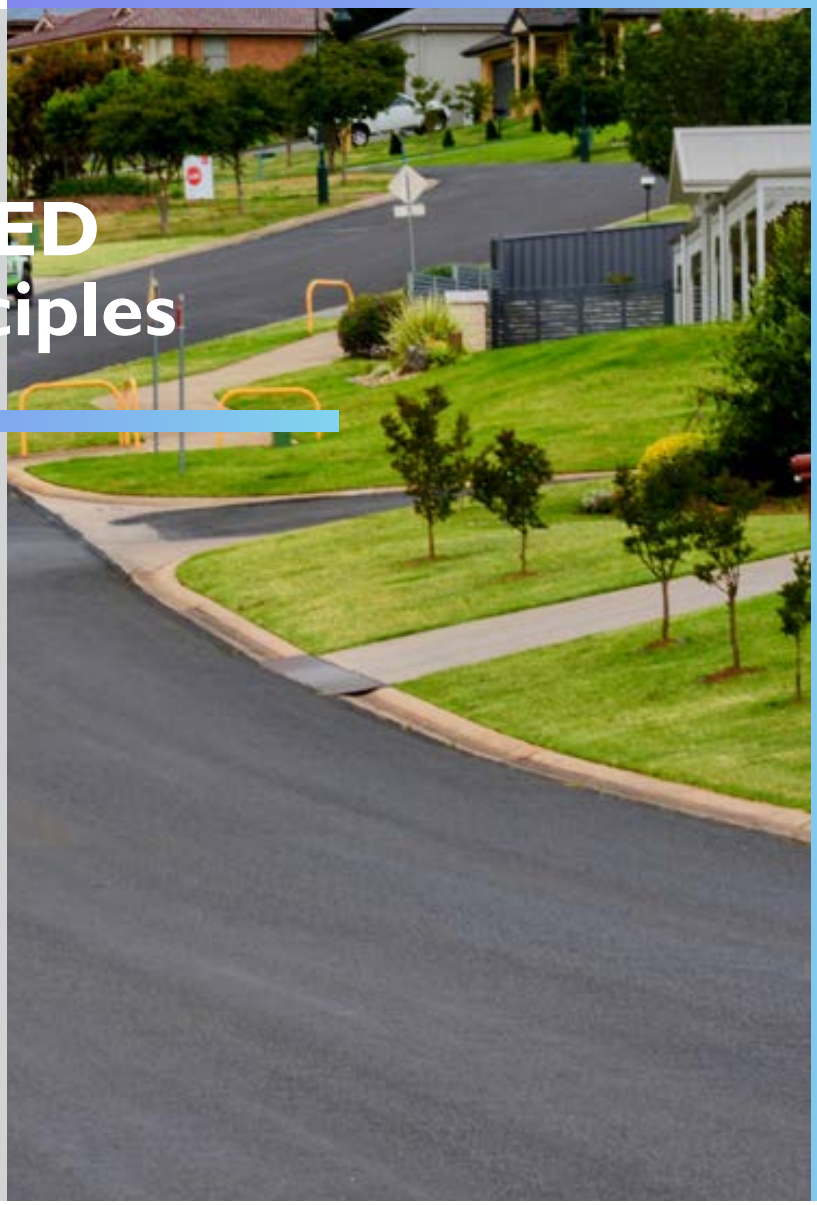
DEVELOPMENT Control Plan 2026

CPTED Principles

PART P



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PART P | CPTED PRINCIPLES
COWRA DCP 2026
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COWRA COUNCIL
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Introduction

PART P.1

This part of the plan provides introductory information relating to the consideration of Crime Prevention Through Environmental Design (CPTED) principles as part of new development within the Cowra Shire Local Government Area.

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P.1.1. Application of this Section

Section P.1 of this Part applies to all development in the Cowra Local Government Area on both public and private land.

This plan is not intended to impose unreasonable requirements. It is not designed to make things difficult for small developments or people building or altering their own homes. The degree to which this Part of the Plan will apply depends on the scale and anticipated level of crime risk of the development proposal.

Further information about CPTED and guidance on applying the CPTED principles is contained in Section 1.3.

P.1.2. Objectives

a. Ensure that new development is designed to reduce crime risk and minimise opportunities for crime.

b. Enhance and improve community safety within the Cowra Local Government Area.

c. Create a physical environment that encourages a feeling of safety.

d. Address community concerns regarding the issues of community safety and crime prevention.

e. Reduce the level of crime within the Cowra Local Government Area.

f. To minimise the opportunity for criminal activity, through the appropriate environmental design of buildings and places.

P.1.3. CPTED Principles

CPTED stands for Crime Prevention Through Environmental Design. CPTED is about designing and managing buildings and places so as to minimise opportunities for criminal activity. It is based on the idea that if we increase the chance of criminals being seen, challenged or caught, or we increase the effort required to commit a crime, then it is possible to reduce the actual or perceived rewards of crime and create safer communities. CPTED is based around four principles: surveillance, access control, territorial reinforcement and space management.

These principles form the basis of this Part P and are explained as follows:

Surveillance

The attractiveness of crime targets can be reduced by provided opportunities for effective surveillance, both natural and technical. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would-be offenders are often deterred from committing crime in areas with high levels of surveillance.

Access Control

Access control is about decreasing opportunities for crime, by controlling access to a crime target, increasing the effort required to commit a crime and by creating a perception of risk to an offender. Physical and symbolic barriers can be used to attract, channel or restrict the movement of people. By making it clear where people are permitted to go or not to go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas.

Territorial Reinforcement (Ownership)

Territorial reinforcement is about clearly defining private space from semi-public and public space in order to create a sense of ownership. People often feel comfortable in, and are more likely to visit, places which feel owned and cared for. The created ownership shows that the owner has a vested interest in the location, which in turn challenges intruders, reduces opportunities for crime and increases risk to criminals. Community ownership also increases the likelihood that people who witness crime will respond by quickly reporting it or by attempting to prevent it.

Territorial Reinforcement (Ownership)

Space management involves the formal supervision, control and care of an urban space. Public perceptions are affected by the appearance of a place. A well-maintained urban environment is essential in sustaining confidence and helping to control vandalism, crime or fear of crime. Space management strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti, the replacement of burned out pedestrian and car park lighting and the removal or refurbishment of decayed physical elements.

P.1.4. Council's role

Before a decision can be made on a development application, Council must consider the application under section 4.15 of the Environmental Planning and Assessment Act 1979. Included in section 4.15 are subsections requiring Council to consider:

a. The likely impacts of that development, including the environmental impacts on the natural and built environments, and social and economic impacts on the locality, and

b. The public interest.

In April 2001, Crime Prevention Legislative Guidelines were introduced to Section 4.15 of the Environmental Planning and Assessment Act 1979. These guidelines require Council to ensure that new development provides safety and security to users and the community.

The NSW Government has produced guidelines entitled 'Crime Prevention and the Assessment of Development Applications'. The guidelines established two steps which Councils must undertake in the assessment of development applications:

c. Assessing all applications against basic CPTED design principles; and

d. Undertaking a crime risk assessment for specifically identified development types.

P.1.5. Application of CPTED principles

How CPTED principles are applied will depend on the nature of the development proposal and the prevailing crime risk in the area. This section of the plan provides guidance on how the CPTED principles will be applied to certain developments.

Minor Developments

Developments of a minor or domestic nature are not required to specifically address all of the CPTED principles and design suggestions contained in Section P.2. Such developments include:

~ Dwelling-houses.

~ Dual occupancies.

~ Secondary dwellings.

~ Changes of use of existing retail, commercial or industrial buildings or premises (other than changes of use involving trading after 9pm).

~ Minor alterations or additions to existing buildings.

~ Minor works within parks, open space or a public space.

~ Exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

Council is however legislatively required to consider crime prevention issues when determining all development applications. It is therefore recommended that all developments address the CPTED principles and design initiatives so as to minimise opportunities for crime.

For minor development types specified above, the way in which the proposal addresses the CPTED principles and design initiatives must be detailed in the statement of environmental effects (SEE) and noted on plans lodged in support of the development application.

Other Developments

All other developments should address the CPTED principles and design initiatives contained in Section P.2.

In the case of alterations or additions to existing buildings, compliance with the objectives need only apply to the alterations or additions themselves plus those objectives that may reasonably be applied to the existing building.

The way in which the proposal addresses the CPTED principles and design initiatives must be detailed in the statement of environmental effects (SEE) and noted on plans lodged in support of the development application.

Developments with Crime Risk

If a development is likely to create a risk of crime, a formal crime risk assessment must be submitted with the application. A crime risk assessment is prepared by a suitably qualified person and is a systematic evaluation of the potential for crime in an area. It provides an indication of both the likely magnitude of crime and likely crime type. The consideration of these dimensions will determine the choice and appropriate mix of CPTED principles and strategies.

A crime risk assessment is required for the following large scale and/or crime sensitive developments:

- Developments with 10 or more dwellings;
- Major commercial/ retail developments;
- Major community facilities, hospitals and schools;
- New industrial complexes;
- Clubs/ hotels, liquor outlets;
- Service stations;
- Sex services premises, or
- Other high risk land uses.

If a crime risk assessment is submitted with an application the application will be referred to the local Police for comment and their comments will be considered in the determination of the application.

To discuss how to apply the CPTED principles or determine if a crime risk assessment is required, please contact the Environmental Services Department.

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Design suggestions

PART P.2

The design suggestions outlined in this section should be used in the design of all new developments (where relevant) to ensure that crime risk is minimised in accordance with the CPTED principles.

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P.2.1. Objectives

a. To allow natural surveillance of the spaces around a building by the occupants and users.

b. To design buildings and communal areas to encourage a sense of ownership by the occupants and users.

c. To locate and design new buildings in such a way that they do not allow intruders to climb into any buildings or properties.

d. To use building materials which minimise opportunities for vandalism.

e. To reduce opportunities for unauthorised access to buildings, individual dwellings and communal areas by the use of appropriate security measures, hardware or human resources.

f. To provide adequate lighting of entrances and exits, service areas, communal spaces, public areas, pathways, car parks, other areas that are used after dark and places where intruders may hide.

g. To provide adequate lighting to open space and public spaces.

.

P.2.2. Building orientation

a. Dwelling entrances should be oriented towards the street, or both streets if located on a corner.

b. For medium density residential developments, the front-most dwelling(s) should address the street, or both streets if located on a corner. Other dwellings should be oriented towards the access driveway, with dwelling entrances visible from the street, or if this is not possible, they should be visible from another dwelling.

c. Rear lanes should not be relied upon for primary vehicle or pedestrian access to residential dwellings or commercial developments.

d. Habitable rooms should be located at the front of dwellings, or in the case of medium density developments, facing the access driveway.

e. Windows, doorways and balconies should be offset from other windows, doorways and balconies to allow for surveillance while protecting privacy.

f. Office and administration areas in industrial developments should be located at the front of the building overlooking the street and any car parking areas.

P.2.3. Entrances

a. Building entrances should be in prominent positions, and at the front of the site facing the street where possible.

b. Entrances should be designed to allow users to see into the building before entering.

c. Entrances should be easily recognisable through design features and directional signage.

d. The number of entry points to a building should be minimised as far as practical.

e. Where separate staff entrances are required, they should be located to maximise opportunities for natural surveillance from the street.

f. Blank walls facing or abutting the street should be avoided, particularly in commercial or industrial developments.

g. Rear lanes should not be relied upon for primary vehicle or pedestrian access to residential dwellings or commercial developments.

P.2.4. Communal and public areas

a. Active uses and habitable rooms should be positioned so that their windows face communal and public areas.

b. Open spaces should be clearly designated and located where they can be easily observed by people. Parks and playgrounds should be located in front of buildings, shopping centres etc and face streets rather than back lanes.

c. Regular use of open space and public areas is encouraged through the use of seating, play equipment and barbeques etc.

d. Seating should be conveniently located and easily seen.

e. Communal areas and utilities, such as laundries and garbage bays should be easily seen and well lit.

f. Where provided, lifts and stairwells should be designed in open style with transparent materials (where fire safety equipment will allow).

g. Different spaces should be defined with physical and / or psychological barriers, such as low or open form fences, gardens, lawn strips or varying textured surfaces.

h. All barriers beside pathways should be low in height or permeable (i.e. see through), including landscaping and fencing etc.

i. Facilities such as toilets and telephones should be located close to areas of active uses and are not concealed by vegetation.

j. Pathways should be direct, follow pedestrian desire lines and avoid blind corners.

P.2.5. Blind corners

a. Pathways should be direct. All barriers beside pathways should be low in height or permeable (i.e. see through), including landscaping and fencing etc.

b. Mirrors should be installed to allow users to see ahead and around corners.

c. Stairwells should contain glass, stainless steel or open form panels.

P.2.6. Building materials

a. Opportunities for vandalism should be reduced through the use of materials such as strong, wear resistant laminate, impervious glazed ceramics, treated masonry products, stainless steel materials, anti-graffiti paints or clear oversprays.

b. Planting should be used to screen large blank walls. Alternatively, walls should be modulated using dark colours.

c. External lighting should be vandal resistant, mounted in a high position or protected from vandalism.

d. Communal or street furniture should be made of hard wearing vandal-resistant materials and should be secured by sturdy anchor points or removed after hours.

P.2.7. Security Measures

a. Quality locks should be installed on external windows and doors.

b. Intruder alarm systems, security screens, door and window locks and intruder resistant materials should comply with relevant Australian Standards.

c. Intercoms, code or card locks should be installed on main entries to multiple occupancy buildings.

d. Dwellings should be provided with viewers on entry doors to allow residents to see who is at the door.

e. External storage areas and yards should be secured and well lit.

f. Security grilles and security doors should be permeable (see through).

g. Skylights and roof tiles should not be able to be readily removed or opened from the outside.

h. Lockable gates should be provided on side and rear access ways.

P.2.8. Building identification

a. Each building should clearly display its street number.

b. Street numbers should be at least 150mm high, and positioned between 600mm and 1.5m above ground level on the street frontage.

c. Street numbers should be made of durable materials, preferably reflective or luminous, and are positioned so they will not be obstructed by foliage.

P.2.9. Lighting

a. Lights should be directed towards access / egress routes to illuminate potential offenders, rather than towards buildings or occupant observation points.

b. Lighting should have a wide beam of illumination, which reaches to the beam of the next light or perimeter of the area under surveillances or covers the full length of any pathway.

c. Pathways and access to open spaces and public areas should be appropriately illuminated.

d. Brighter lights are used in highly used areas.

P.2.8. Shopfronts

a. Surveillance between shop premises should be provided by retaining clear sight lines (for example, limiting promotional material in or on the shop windows).

b. The display of merchandise should be avoided on the footpath where it has the possibility to limit visibility between the shop and street.

c. Blank walls are avoided along the footpath to encourage surveillance and deter graffiti.

d. Toughened or laminated glass should be used in shopfronts rather than roller shutters or security grilles to promote a siege mentality.

e. Where roller shutters are considered necessary, they should be in the form of an open style grille or are constructed of a transparent material.

f. Sufficient lighting should be provided below awnings to adequately illuminate the footpath and shopfront.

P.2.9. Public facilities

a. Public facilities should be located in highly visible location that are well lit and where possible near activities with extended trading hours such as restaurants and convenience stores.

b. Public facilities should not be not located in recessed spaces or concealed areas.

c. ATMs should be designed to incorporate mirrors or reflective materials so that users can observe people behind them.

d. Toilets and parents rooms should be located close to areas of active use or regularly staffed areas, such as reception desks or entrances.

e. Direction signs should be provided to guide the public to key services and landmarks such as railway stations, taxi ranks, libraries etc.

P.2.10. Car Parks

a. Large expanses of car park should be avoided. Where large expanses of car park are unavoidable, surveillance measures such as security cameras should be provided.

b. Access to lifts, stairwells and pedestrian pathways should be clearly visible.

c. Hidden recesses should be avoided that could hide intruders or where users will be out of sight.

d. Car parks should be designed so that they can be observed by adjoining uses.

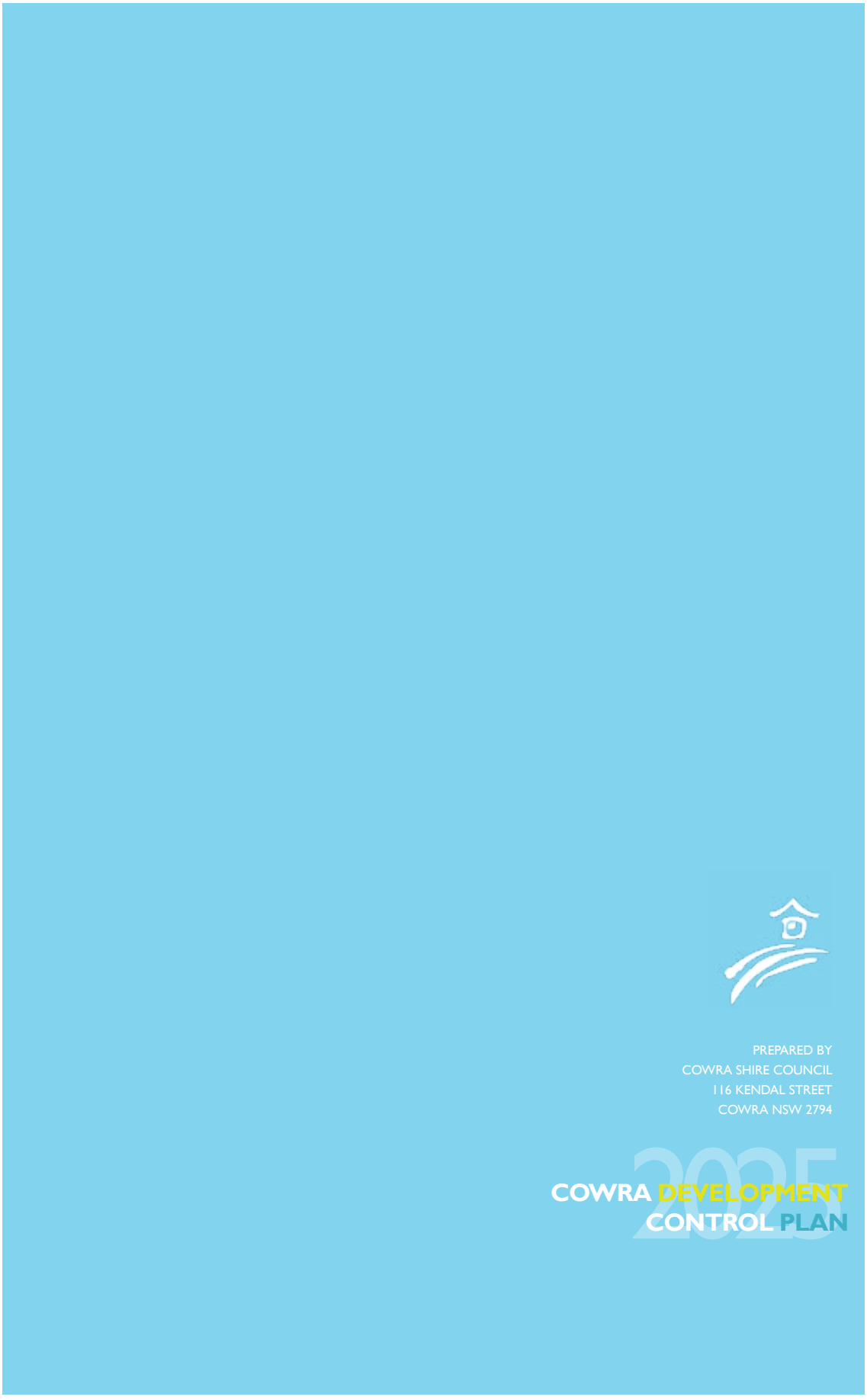
e. The number of entry and exit points should be minimised as far as practical.

f. Entry and exist points should be located in close proximity to each other and close to adjoining uses such as shops, cafes and other active uses.

g. Staff car parking areas should be separated and secured. Lighting should not cause glare or create dark shadows.

h. Lighting in open car parks should comply with the relevant Australian Standard.

i. In car parks, lighting should be sufficiently bright to enable a user to see into the rear seat of their car before they get in.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Attachment B – Review of Submissions

Submission Maker	Summary of Issues Raised	Assessment Response
Heritage NSW	The contents of the draft 2026 DCP have been noted, and Council praised for its ongoing work to update the planning framework. Heritage NSW raised Aboriginal Cultural Heritage and early identification of the need for a Statement of Heritage Impact to support assessment of development impacts. No objection raised in relation to the DCP.	Comments noted. Planning supports the general comments from Heritage NSW but believes they are more appropriate as part of its Development Application Guide. Heritage controls generally are legislative-based (LEP). However, Planning intends to include the comments in its upcoming review of the Development Application Guide document and undertake appropriate changes. No DCP alterations required from the comments raised in the submission.
Andrew Parkinson	The submission maker raised: • the need for a monetary figure on the economic impact of the new DCP. • the need for the DCP to provide flexibility due to unique property characteristics, • would like it established what the differences in costs and times for development application are for the new DCP compared to the old DCP. • how the DCP will improve access to affordable housing or jobs in Cowra • could the DCP amendments improve investment returns and economic prosperity for residents. • How the draft document will simplify development. No actual objection has been raised in relation to the DCP.	Comments noted. Development Control Plans (DCPs) simplify and encourage development by giving applicants clear, predictable rules and reducing the uncertainty that slows projects down. They translate broad planning laws into practical every day, easy-to-apply design rules, such as: • setbacks • landscaping • car parking • building envelope • stormwater • access This removes guesswork for applicants and makes assessment faster. When a proposal clearly matches the DCP controls, assessing officers can: • make quicker, more objective decisions. • spend less time negotiating design changes. • reduce the need for additional information. This speeds up the DA lifecycle. DCPs outline one set of expectations for everyone, which: • helps applicants understand what “complying” looks like • reduces discretionary interpretation. • leads to fewer disputes between applicants and council. Consistency = predictability, and predictability = smoother approvals. DCPs can encourage Development by giving developers confidence to invest with clear controls. They then can: • scope feasibility early. • estimate costs more accurately.

		• design with more certainty. • avoid major redesigns late in the process. This reduces financial risk and encourages more proposals. DCPs allow flexibility where innovation is appropriate. Although detailed, DCPs are not statutory, so they allow: • variations where good planning outcomes are achieved. • innovative design solutions • context-responsive development The 2026 draft DCP has made multiple language changes from 'must' to 'should' for minor controls such as shed heights, which allows flexibility for staff to assess under their own delegation, rather than causing the delay of going to council. These particular language changes were outlined in the December 2025 report to Council. Because DCPs articulate expected outcomes, the public has: • fewer surprises • more confidence in what will be allowed. • clearer process for engagement Lower objection rates lead to smoother approvals and fewer delays. The draft 2026 DCP has clarified multiple controls from the 2021 document to reduce confusion and improve planning outcomes. These matters were outlined in a report to Council in December 2025, table titled Draft Development Control Plan - notable content changes list. Closing the uncertainty with clear controls means less DAs that need to be: • Neighbour Notified – which costs the applicant a direct fee of $134 and adds an additional 21 days to a DA assessment time. • Council delegated – saving further assessment time by avoiding assessment decision to a monthly council meeting. This delay can add weeks to assessment timeframes. Council staff estimate on average at least one DA every quarter could benefit from clearer planning controls (for minor development) evidenced in the 2026 DCP. No DCP alterations required from the comments raised in the submission.
Libby Ewing-Jarvie Cowra Early Childhood Services	The contents of the draft 2026 DCP have been noted, and Council praised for its expanded structure and strengthened controls,	Planning notes the use of a letterbox dropped pamphlet was a first for promoting a strategic planning document being on public exhibition.

	especially in regard to off street parking. The submission maker thanked council for the pamphlet that promoted the draft DCP being on public exhibition and available for comment and feedback but offered the suggestion an overview or summary would assist the public in understanding the draft document and changes. No objection has been raised in relation to the DCP.	The intent of the pamphlet was not to replicate the DCP but to point people interested in learning more to the appropriate contact points, where they were provided a summary of the changes to which the submission writer refers. This summary was provided to interested people who contacted the Planning team and also featured in the December 2025 report to Council seeking endorsement for the document to go to public exhibition. No DCP alterations required from comments raised in the submission. Comments about the pamphlet are noted for future public consultation.

Department of Climate Change,
Energy, the Environment and Water

Our ref: HMS ID 13606

Janine Finlayson
Land-use Planner
Cowra Shire Council
PO BOX 342
COWRA NSW 2794

Heritage NSW advice

Amendment to draft Cowra Development Control Plan 2026

Dear Ms Finlayson

Thank you for the opportunity to provide advice on the Amendment to draft Cowra Development Control Plan 2026 (DCP amendment). Heritage NSW appreciates Council's ongoing work to update its planning framework and welcomes the opportunity to contribute to this process.

Heritage NSW has reviewed the DCP amendment and prepared the following advice to support the consideration of heritage matters in development assessment.

Aboriginal cultural heritage

The current DCP amendment does not include specific objectives, guidance or controls relating to Aboriginal cultural heritage. Aboriginal cultural heritage is protected under the *National Parks and Wildlife Act 1974* and is a mandatory consideration in land-use planning and the assessment of development applications.

Including Aboriginal cultural heritage guidance within the DCP would support more consistent and informed decision-making. Clear advice on early due diligence, circumstances where Aboriginal cultural heritage assessment may be required, and compliance with statutory obligations would provide greater clarity for applicants, consent authorities and Aboriginal communities.

Such guidance would encourage early identification of Aboriginal cultural heritage values and constraints, promote early engagement with Aboriginal communities, and reduce the risk of unintended impacts to Aboriginal objects and places. This approach reflects contemporary planning practice across NSW and would assist Council in achieving positive heritage outcomes.

heritagemailbox@environment.nsw.gov.au (02) 9873 8500 www.environment.nsw.gov.au/topics/heritage
Locked Bag 5020, Parramatta 2124

Environmental heritage

The DCP amendment appropriately identifies a range of technical studies to support the assessment of development impacts on matters such as traffic, bushfire risk and biodiversity. To further strengthen the assessment framework, consideration could also be given to heritage impacts as part of development assessment.

In particular, the inclusion of guidance recommending the preparation of a Statement of Heritage Impact (SoHI) would assist in:

- identifying heritage items or places that may be affected by development
- assessing potential impacts on heritage values
- outlining measures to avoid, manage or mitigate impacts.

A SoHI prepared by a suitably qualified heritage professional supports informed decision-making by clearly explaining heritage significance, assessing the implications of proposed development, and demonstrating how heritage values can be appropriately conserved. Recommending a SoHI within the DCP would promote early consideration of heritage constraints, improve the quality and consistency of development applications, and provide greater certainty in the development assessment process.

If you have any questions about the above, please contact Andreana Kennedy, Practice Lead at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au.

Yours sincerely

Michael Ellis
Strategic Manager, Planning Referrals and Advice
As delegate of the Heritage Council of NSW and for Heritage NSW
4 March 2026

From: Libby Ewing-Jarvie
To: Cowra Council
Subject: Attn Paul Devery || Feedback on Draft Cowra Shire Council Development Control Plan 2026
Date: Thursday, 5 February 2026 5:39:47 PM
Attachments: image001.png

CAUTION: This email originated from outside of the Cowra Shire Council Domain. DO NOT click links or open attachments unless you recognise the sender and know the content is safe.

Hey there Paul,

Thank you for the opportunity to review the Draft Cowra Shire Council Development Control Plan (DCP) 2026.

The expanded structure and strengthened controls represent a meaningful step forward for future development across the Shire.

I was especially interested to see the more stringent parking and access requirements within the draft plan, including clearer expectations for safe circulation, adequate off‑street parking, disabled access, and high‑quality internal layouts. These updated standards directly support community safety and usability, particularly for family‑oriented and high‑traffic facilities.
These also validate the concerns raised in my recent objection regarding the approved DA (Black Ink) on Liverpool St where the number of on‑site car parks was reduced. The DA was approved and this condition was varied.
The fact that Council is set to incorporate more rigorous parking controls reinforces the validity of those concerns and possibly highlights a need for greater consistency between Council's policy work and its statutory decision‑making on current development applications.
It's encouraging to see the Draft DCP now reflect the very principles that we have been advocating for.

I would like to offer one constructive suggestion:
For the community to deliver thoughtful, constructive feedback, it may be helpful to present complex materials like the DCP in a more user‑friendly, digestible format.
A simplified overview, comparison guide, or interactive summary might support more meaningful community engagement and ensure residents feel confident in contributing. I did receive the pamphlet in the letterbox but didn't feel it quite hit the mark (for me anyway). I guess those interested, will take a closer look. It's just a lot to digest.

Thank you again for the opportunity to provide input. I appreciate the direction Council is taking and am board to support Cowra growing in a safe, well‑planned and

community-aligned way.

Cheers

Libby Ewing-Jarvie
General Manager
Cowra Early Childhood Services Cooperative Ltd



From: Andrew Parkinson
To: Cowra Council
Subject: "Submission to Draft DCP 2026".
Date: Monday, 9 February 2026 1:41:25 PM
Attachments: IMG_0336.png

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I have reviewed the proposed changes and note the following from
Cr Smith said "The Draft DCP has been prepared following a comprehensive review of the existing Cowra Council DCP 2021 and takes account of best-practice planning controls used by other local government authorities throughout New South Wales".

I have the following questions for Council

1) any investment whether it is housing, business or agriculture is based on a return. Has Council costed the changes proposed in the draft DCP on the costs to invest, the likely impact on economic growth in Cowra (such as tourism, jobs, housing prices or rents) and the longer term growth in property, farm values and income
2) my recent experience with development is the rule is the rule. There is little or no consideration of properties unique characteristics in the draft DCP. An example is I have 57,000 litre of water, with the draft plan increasing this to 130,000. My tanks are overflowing, so why would I invest my money in infrastructure that produces no return. I see no more considered flexibility in the draft DCP, why is this?
3) what is the overall cost and timeframes (of planning, approval, development and build et al) differential between the current DCP and the draft DCP if a rate payer is considering investing or further investing in the Cowra Shire
4) with a cost of living crisis how will the draft DCP improve access to affordable housing or jobs in the Cowra Shire
5) the NIEIR analysis shows Cowra Shire's Gross Regional Product is significantly lower than NSW. Can Council provide the modelling and forecasts that the draft DCP changes will increase and improve the investment returns and economic prosperity for residents
6) finally how will the proposed "best practices" in the draft DCP simplify development

and encourage investment in the Cowra Shire

I look forward to seeing hearing more about the benefits

Regards

Andrew

4.2 Endorsement of the Stone Hut Conservation Management Plan for the Stone Hut at the Cowra POW site

File Number: D26/605

Author: Larissa Hackett, Director - Environmental Services

RECOMMENDATION

1. **That Council note the advice from Council's Heritage Advisor, Mr Michael Edwards, regarding the 2017 Stone Hut Conservation Management Plan for the Stone Hut at the Cowra POW site.**

2. **That Council endorse the current Stone Hut Conservation Management Plan dated 20 February 2017, prepared by Carste Studio Pty Ltd Conservation and Heritage Consultants, noting the comments from Council's Heritage Advisor Michael Edwards.**

3. **That Council supports the pursuit of funding sources to continue the restorative work at the Stone Hut.**

INTRODUCTION

A review has been undertaken of Cowra Council's adopted 2017 Conservation Management Plan (CMP) for the Stone Hut located at the Cowra POW site.

The review has been undertaken to identify that the following has occurred:

- Changes in conditions and circumstances i.e. a change in condition of the heritage item (either negatively or positively), changes in ownerships etc

- Changes in legislation and statutory obligations - ensuring relevant statutory legislation and policies are identified and considered.

- Additional information being made available. The revealing of future information may change the understanding or deepen an understanding of the item or place. This can have an impact on the way the item or place is managed as well as an understanding of significance.

A review of the Conservation Management Plan has been undertaken with specialist feedback from Council's external Heritage Advisor, Michael Edwards.

Council's main focus was to identify how the outcome of a review could affect:

- DA 10/2020 – Restoration of stone hut at former POW Camp – Cowra Peace Precinct. Identifying, have works commenced on this DA and if so, what works have been completed and what works remain outstanding. The Conservation Management Plan is the guiding document for DA 10/2020 and restorative work at the Hut.

BACKGROUND

Council's internal review and that of its Heritage Advisor has concluded that the 2017 Conservation Management Plan remains a current and comprehensive document that is based on primary and secondary research as well as evidence of physical examination of the site.

There are no identified omissions or errors that would require urgent attention. The plan can be relied upon as a reference guide which can be relied upon to make informed decisions regarding the ongoing and future management of the stone hut.

There has been little variation to adopted practices in conservation management since 2017, nor any change to relevant guidelines that ought to be reflected in the Conservation Management Plan.

Feedback from Council's appointed Heritage Advisor was that some minor formatting changes could be considered as part of a review. These include:

- The Statement of Significance in the Executive Summary is different to the Statement of Significance (SoS) per Section 7.2. This should be the same for completeness. Furthermore, the SoS in the Executive Summary has an incomplete sentence in the first sentence of paragraph 1.

- Section 4 includes references to various existing published commentary regarding the historical analysis of the site. The Conservation Management Plan in various locations refers to further research possibly informing a deeper understanding of the site, particularly answering questions regarding the original purpose and use of the stone hut and why it was built.

It is recommended that comments be noted and that the Conservation Management Plan remain unchanged.

PROGRESS OF DEVELOPMENT APPLICATION 10/2020 – RESTORATION OF THE STONE HUT.

The restorative works have focused on the walls and stone masonry; however other works proposed as part of the Development Application include the installation of a roof. To enable such works to be undertaken it will be necessary to seek external grant funding.

Advice from Council's Heritage Advisor was that grant funding should be sought to enable completion of proposed works.

It is important to note that although the hut restorative works are not complete, consent for future restoration works were incorporated within the existing development consent. As such there is no restrictive timeline within which all works are required to be undertaken or completed.

CONCLUSION

It is recommended that Council endorse the current Conservation Management Plan for the Stone Hut at the Cowra POW site prepared by Carste Studio Pty Ltd. Conservation Architects and Heritage Consultants with no changes. Noting the comments from Council's Heritage Advisor Michael Edwards when reference is made to the Conservation Management Plan in practice.

Council pursue funding avenues to continue the work of the Conservation Management Plan in restoring the Stone Hut at the POW Camp Site, consulting with its Heritage Advisor where appropriate.

ATTACHMENTS

1. Policy - Stone Hut Conservation Management Plan ⇩

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CONSERVATION MANAGEMENT PLAN

Project No. 16-55

THE STONE HUT (Former Battery Room)

FORMER COWRA P.O.W. CAMP 12
SAKURA ROAD,
COWRA NSW



FOR

COWRA SHIRE COUNCIL
116 KENDALL STREET,
COWRA NSW 2794

Final Issue: February 20, 2017

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nominated architect
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EXECUTIVE SUMMARY

The Former Battery Room (stone hut) remaining on the Cowra Prisoner of War Camp site is slowly deteriorating as it is being continually subjected to weathering without protection to its fragile fabric. Following the Council's withdrawal of a section 60 application to the State Heritage Council to erect a supplementary roof over the structure, Council resolved to have prepared a Conservation Management Plan specific to the "stone hut", to identify conservation options and protection policies.

Stephen Booker, Managing Director of carste STUDIO pty ltd, Conservation Architects and Heritage Consultants was engaged to perform this research and prepare the management policy pertinent to the building and place.

The objectives of this CMP are to:

- Understand the item.
- Assess the heritage significance and prepare a Statement of Significance.
- Develop conservation policy to guide the future management of the building (and to assist in achieving funding opportunities).
- Prepare Conservation Policy and a strategy for implementation of the overall Plan.

The building has close ties with the Italian Prisoners of War interred at Camp 12. Particular relevance was drawn to 49532 Bruno Dell' Amico, one of the Italian POWs responsible for constructing the building, whose son visited the site on 5th August 2016, anniversary of the Japanese breakout. He and others have cemented bonds of friendship with the descendants of the Italian internees and Cowra community members, all of whom have strong cultural and social ties to the place.

The building has been closely examined and photographically recorded and it is clear that a great amount of ingenuity, artistic skill and merit of the Italian makers is imbued within the assemblage. These characteristics pervade a great breadth of activities within which the Italian inmates were engaged during their incarceration in Cowra. There are movable objects, records of trades and technical endeavours as well as social integration that follow the Italians through their time at Cowra Camp. There are other places in NSW that have a strong Italian influence as a result of the Italian POWs in their particular region, however the stone hut is unique as a remnant building regionally, within the State of NSW and Nationally.

Techniques of stone laying and arrangement have been compared with local examples and with European examples from Italy and eastwards on that continent and found to have an overwhelming correlation to the European examples, the English and Australian manner being far more ordered and formal than the Italian format, which takes an ad-hoc approach but provides an overall wall of stones laid in a designed pattern, not a random assemblage but placed intentionally. It also represents an ability to use disparate elements and combine them into a harmonious whole. Such was the skill of the makers.

The research carried out identified the reason for the site as a whole being devoid of materials and structures above the concrete floor level. The site and its materials were put out to tender by the Australian Government, first to other Government Departments and then to the public, for sale, salvage and removal. This even included underground pipe networks. Everything that could be taken and removed was sold. A schedule was produced identifying the material fabric and size of each building on the site and placing a notional value on its removal or salvage. This aided in identifying a description of the Battery Room, through its footprint size, materiality and description. Unfortunately a key piece of information is missing to date, which is a reference plan locating each of these buildings on the site. It is inconceivable that such a plan did not exist.

A Statement of Significance has been assembled and is as follows:

The importance of the hut lies in the fact that it is that it is the only remaining structure on the site that is relatively intact albeit in a very vulnerable state.

The development of the Prisoner of War camp is unique in the region, State and Nationally as it records the internment of Italian Nationals, POW and Japanese POWs and Nationals during World War 2, and has important historical associations, not only in relation to the Japanese prisoner's breakout of August 5, 1944, but also through the impact and influence of the Italian prisoner's and their interactions with the Cowra community, assisting with sustaining agricultural pursuits through the later war years and through the post World War 2 development of Cowra both physically and culturally. The Italians have made a substantial impact on the social fabric and the cultural traditions of Cowra as well as through the introduction of new trades and work techniques. The stone hut epitomizes these legacies in very many ways.

The building encapsulates artisan qualities brought to the place by the Italian POWs and is the sole empirical representation of handcrafted building construction remaining relatively intact on the site, the remainder having been The building in its fabric and embodied construction techniques introduces an aesthetic quality that transcends what would normally be expected in such a utilitarian building. sold off and removed in 1947.

It introduced a new manner of stonemasonry using an assemblage of disparate materials to produce a unified whole with an element of creative flair.

It is clear that the stone hut is the work of Italian inmates through its execution and detailing, and the photograph of Bruno Dell'Amico and two colleagues in the midst of construction work for the hut.

It is also an important marker for the Cowra community and their sense of place, particularly those with an Italian heritage relating back to the war time activities within and surrounding the town and post war migration by former Italian POWs.

The area around the stone hut was rich in archaeological material which informed the past use of the building as playing a role in power generation and distribution and emergency backup for the site.

Within the context of the POW Camp 12 site, the stone hut possesses the attributes for interpreting a significant process, the generation of backup power, and although the equipment is not present there is enough in the way of archaeological items and equipment and plant mountings and provisions for fixing that enables, with explanation, an understanding of its function in the scheme of the overall camp.

Conservation Issues are identified in the Report and Implementation means are discussed. Key to this is the conflict between retention and preservation of physical evidence in the form of a standing building versus archaeology as a resource. We conclude that there is sufficient material evidence remaining on the building to reconstruct the roof and supplement the structure to enable the displaced lintels to be restood and miscellaneous stonework to be relaid, to facilitate the removal of the temporary support structure to the western window, an intrusive element, and again present the building as it should be. This is the sole surviving building on the site that represents the form of the other buildings that existed. It is an extremely important vestige. Its preservation and protection is paramount. This may prove to be an obstacle with the office of Environment and Heritage . Negotiations should be undertaken to precipitate the most balanced and sustainable outcome to retain the building and preserve it as an important interpretative element on the Camp 12 site.

On a broader scale, the site of the POW camp needs enhanced interpretation and visitor orientation and this could better be served through the construction of an Interpretative Centre, which has a commanding overview of the site and can house and curate the many movable elements from the site and be a research and resource centre for those who are researching family, friends and events pertaining to the site and POW camp phase. There is much still remaining to be uncovered and represented.

Monitoring of visitation and further representation of lost fabric and managing the site through protection and preservation of the remnants, particularly within the former Garrison area, will greatly assist the appreciation of the former Battery Room. The scope of its enclosed area needs to be more correctly defined using the security fence as an interpretative device. The presence of adjacent buildings and their incorporation into the enclosure also needs to be clearly represented.

The Policy determined by this Plan includes for the preservation and conservation of the building fabric, and also addresses the physical protection of the place from vandalism, fire, pilfering and environmental degradation.

Consideration of visitor safety and communicating the implications of and penalties for disturbance or removal of material from the site need to be clearly defined at a place where all visitors will see.

Dangers inherent on the site, from snakes etc need to be clearly communicated and emergency numbers for people to call if there are any mishaps.

Finally a better interpretation and recognition of the Aboriginal habitation of the place needs to be provided and recognised. The Aboriginal Archaeological Survey Report of May 2012 prepared by Artefact Heritage Services, could be the basis of providing such a layer in the interpretation of the Cultural Landscape.

Stephen Booker

1.0 INTRODUCTION
(Why are we here?)

1.1 THE BRIEF

carste STUDIO pty ltd has been commissioned by Cowra Shire Council to prepare a Conservation Management Plan (CMP) for the Electrical Switch Hut (stone hut) remaining on the former Cowra Prisoner of War Camp site, now known as part of the Cowra Peace Precinct, a State Heritage listed Item.

The building and entire site of the former POW camp is listed in Schedule 5 of the Cowra Local Environmental Plan 2012.

Cowra	Stone building-ruin and Cowra POW camp site	Corner Evans Street and Sakura Avenue	Lot 22, DP 862774; Lot 305, DP 823438; Lot 1, DP 196204	State	I34

The stone hut is slowly deteriorating as it is being continually subject to weathering. Cowra Council resolved to roof the structure for a temporary period while they appointed a consultant to prepare a Plan and while seeking funding opportunities. However this has proven too difficult with the surrounding archaeological heritage implications therefore the s60 was withdrawn.

The objectives of the CMP are to:

- Understand the heritage item.
- Assess and prepare a Statement of Significance.
- Develop conservation policy to guide the future management of the building (and to assist in achieving funding opportunities).
- Prepare Conservation policy and a strategy for implementation of the overall Plan.

1.2 METHOD

The methodology adopted in preparing this Plan has followed that laid out in James Semple Kerr's, *The Fifth Edition Conservation Plan.*

In simple terms the Conservation Management Plan must address the following questions:

- Why are we here? What is the purpose of what we are doing and how are we going to do it?
- What have we got? A description of the place and its elements elements.
- What is important? An evaluation of what the relative importance is of the various elements that go to make up the whole place.
- What are the influences? Factors that have a potential to influence or change a place, A list is assembled to contain all the factors that have affected, are affecting, or may in the future affect, any of the features on a site. Legislation and Policy governing the place.
- What do we want? Objectives of the plan, ie a vision which describes the outcome or condition that we require and performance indicators to determine whether those conditions are being met.
- What must we do? Identifies the most appropriate management for the various site elements.

From the above an action plan is devised to guide the implementation of the management strategy.

A site inspection and initial familiarisation was carried out from 4th to 6th August 2016. It was a fortuitous time to commence as the 5th August was the 72nd anniversary of the POW breakout of Japanese internees.

What was particularly special in relation to the Stone Hut, was the presence of the son (Evandro Dell'Amico) of one of the Italian POWs responsible for the construction of the Hut, Bruno Dell'Amico.

A number of special events were arranged including the planting of an Olive tree, by Evandro and the Mayor Bill West, adjacent the Hut, on the morning of August 6, and a reception at the Civic Centre, with the exchange of tokens in the midst of an array of artefacts derived from the POW camp period and in particular, the works prepared by the Italian internees.



Figure 2: Mayor Bill West (left) with Evandro Dell'Amico, planting the Olive tree at the site on the 6th August 2016. © carste STUDIO

The building was inspected closely by the writer on August 5th, and measurements taken as well as photographs of the various elements and details, to record material evidence of the place and to assist in further definition of its original form and fitout.

Samples of mortar and render were taken for analysis, as well as a sample of the black tar like material which is present in joints at a number of layers in the height of the structure.

A desktop review was conducted to obtain photographic material and to assist in discerning what the context of the Hut was when it was fully operational. Much of this material was available from the Australian War Memorial.

Thankfully, the event of the 5th August 1944 precipitated a great deal of interest and official aerial photographs were taken the day after, revealing details of the encampment with great clarity and enabling an illustrative representation of the Garrison precinct with reasonable levels of certainty and accuracy.

The arrangement of the camp is extremely difficult to discern, based solely on the remnant fabric and the extensive area over which the remnants are distributed.

Based on the background historical material relating to the camp, the historical photos of the camp, social history relating to the Italian internees, the vestiges of their work whilst interred, the physical fabric of the hut and a comparison with local and European examples of fieldstone or rubble construction buildings, the significance of the structure has been assessed and a Statement of Significance produced.

The work produced in the 2003 Conservation Management Plan in relation to the Stone Hut provides a base line for this Plan, with a substantial amount of information and investigative work already having been completed by the authors of that document. Refer to **Appendix 1**.

1.3 SITE OWNER

The site upon which the stone hut is located is owned by Cowra Shire Council.

The whole of the former POW Camp 12 site & the adjoining the AMF Compounds is under various ownership, with the Department of Agriculture's Research Station occupying land to the north west and private grazing being carried out to the north east.

1.4 LIMITATIONS OF THE CMP

The context of the whole of site cannot be dissociated from this building, however, the stone hut is the only substantially intact remnant of the camp's built fabric, the other elements including brick subfloor walls, some with concrete foundations and slabs and stairs and others with the brick sub floor walls remaining.

Most of the site built improvements remain as archaeological elements as the greater proportion of building was of a lightweight and temporary nature, the bulk of built fabric having been auctioned by the Commonwealth Disposals Commission in March 1947.

Some elements remain locally, having been relocated from the site to other areas around Cowra. These include the Newlings Factory Hut and HQ Hut 10 or 18, the Wiltondale Hut, a corrugated iron clad building. These give an indication of the form and scale of the original buildings, but the only representation of the developed site remains in photographic form.
The overall site is difficult to interpret and understand due to its scale and the inability to see across the whole site and see the remnant fabric collectively. This is in contrast to a similar form of camp such as Auschwitz (no.2) in Krackow, Poland which retains its overall fenced definition, perimeter guard towers, and many of the brick buildings, whilst the timber quarters are substantially depleted, some having been reconstructed to demonstrate crowded and unsanitary conditions forced upon the Jewish internees.

There has been a considerable amount of fabric depletion through theft and vandalism, and from the 2003 Camp CMP, there was a substantial scatter of archaeological relics

1.5 GLOSSARY

Term	Definition
AMF	Australian Military Forces
Archaeological feature	Archaeological material which is not considered a relic in terms of the NSW Heritage Act 1977. For example- postholes, artefact scatters, cesspits or rubbish pits
AMP	Archaeological Management Plan
AWM	Australian War Memorial
CMP	Conservation Management Plan
CSC	Cowra Shire Council
DCP	Development Control Plan
DP	Deposited Plan
Former relic	A deposit, artefact, object or material evidence whereby the integrity of the relic is viewed to have been destroyed or disturbed to the point where it is no longer considered to hold any significance as a relic in terms of the NSW Heritage Act 1977.
Heritage Division	Formerly known as the Heritage Branch
HQ	Headquarters or the Garrison Area of the Camp
LEP	Local Environment Plan
LGA	Local Government Area
LTO	Land Titles Office
NAA	National Archives of Australia
NPW Act	National Parks and Wildlife Act 1974
OEH	NSW Office of Environment and Heritage (formerly known as the DECCW)
POW	Prisoner of War
Relic	Defined by the NSW Heritage Act (see Section 1.5.3) as: "any deposit, artefact, object or material evidence that: (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

	(b) is of State or local heritage significance"
S57	Refers to definition of Section 57 of the NSW Heritage Act 1977
S60	Refers to definition of Section 60 of the NSW Heritage Act 1977
S139	Refers to definition of Section 139 in the NSW Heritage Act 1977
S140	Refers to definition of Section 140 in the NSW Heritage Act 1977
SHI	State Heritage Inventory
SOHI	Statement of Heritage Impact
SHR	State Heritage Register
Subject Site	The immediate vicinity of the Stone Hut including its material fabric.
Work	Archaeological material related to road and services infrastructure which is not considered a relic in terms of the NSW Heritage Act 1977, however may retain an archaeological significance independent of the statutory definitions. The interpretation of a 'work' has been defined in consultation with the Heritage Division
WLA	Women's Land Army

1.6 ACKNOWLEDGEMENTS

We wish to thank Cowra Shire Council for their support and assistance in preparing this plan and the Director of Planning Ms Kate Alberry in particular for the contagious passion she has for heritage and historic preservation, interpretation and planning tourism.

1.7 AUTHORSHIP

This document was prepared by Stephen Booker, Principal Conservation Architect, Managing Director, carste STUDIO pty ltd.



Figure 3 Undated photo of the stone hut prior to the clearing of vegetation and failure of the western window head.



Figure 4 Undated photo of the stone hut prior to the clearing of vegetation and failure of the western window head.

2.0 SITE LOCATION AND DESCRIPTION
(What have we got?)

The Stone Hut is located on the Cowra Prisoner of War Camp site (POW Camp 12). Specifically, the site is located on Lot 22 DP862774 Evans Street, Cowra NSW 2794.

The camp occupied a gently sloping site that is separated from the town of Cowra by a ridge line.

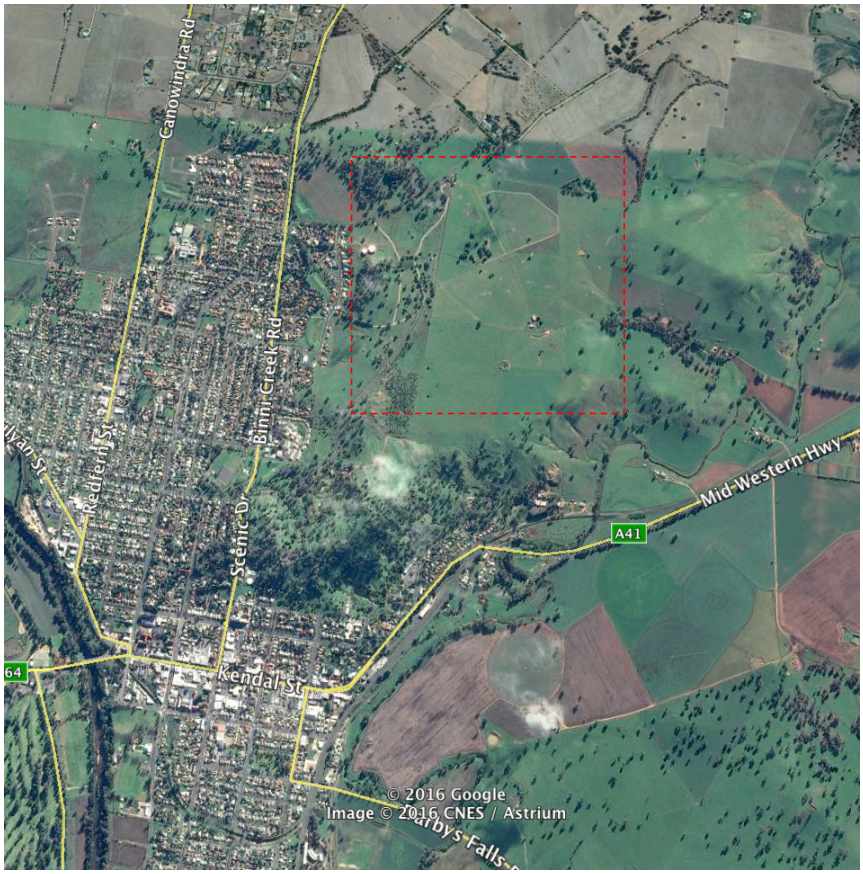


Figure 5: The former POW Camp site indicated in red broken line separated from the town by the ridge to the south west. Source Google Earth

Apart from the water tanks on the upper side (south west) of the site, the context of the former camp, as a whole, is largely unchanged.

The former camp Garrison area, within which the stone hut is sited, had a cleared setting and was developed with buildings in close proximity to one another, but this setting has been obscured with self-seeded plants and trees. Refer to Figures 3 and 4.

Its relationship with the main fenced camp area is made difficult by the presence of Cherry Tree Road, which does not appear to follow the historical route of any of the camp era roadways. The more recent walking path appears to more closely follow a former gravel road from the Garrison to the north western end of "Broadway" along the western side of A Compound. Refer to Figure 6.

The building was located within a fenced area, as evidenced in photographs of the camp Garrison from the hill to the south west and from the "amphitheatre" or wood stack area to the north west. It was however located as a peripheral building to the main HQ buildings.



Figure 6: Showing the roadway from the Garrison Area. Photographed from an onsite interpretative sign.

The State Heritage Register citation for the physical description of the POW camp site (Item number 00619) specifically references the stone hut as follows:

The camp is located on gently sloping land that is separated from the town by a ridge line. The camp generally exists in a cleared setting although there has been considerable tree growth in and around many of the structural remains. None of the original perimeter or internal fences, paths or structures remain to any appreciable level above ground level, although remnants of floor slabs, footings and drainage (sic) lines have been identified using aerial photographs.

A single ruinous, but above ground structure is located at the north western end of the Headquarter's area. It comprises four walls constructed from a variety of materials including stone rubble, salvaged bricks and concrete blocks. Evidence of a relatively shallow-pitched roof remains.

The Register of the national Estate (RNE) description further elucidates on the above as follows:

The narrow ends have shallow gables and there are a door and window openings on the western and southern sides, rendered with concrete. The materials and construction method are identical to the Camp entrance gates on Binni Creek Road. Date of construction has not been confirmed. The building has been identified as building No. 39, a petrol store.

The most recent and in depth review of the building and its context and archaeological resource is the Conservation Management Plan prepared by Heritage Archaeology in 2003. The relevant pages of the CMP are included in Appendix 1 to this document. The relevant pages of the CMP are included in Appendix 1 to this document.

3.0 PHYSICAL EVIDENCE: DESCRIPTION OF THE BUILDING AND RELATED ITEMS
(What is Important?)

The building is situated approximately 150 metres above Sakura Avenue to the south west, on an area of the former POW camp 12 site known as the amphitheatre and at the northern end of "The Garrison".

The location of the building is isolated from remnant elements of the former POW camp.

Its current context makes it extremely difficult to interpret.

There are few built elements of the site remaining; the greatest remnants are of an archaeological nature. The 2003 CMP refers to the Stone Hut as archaeology, however by definition it is built heritage, with a wealth of surrounding archaeological scatters of materials associated with the former use. (Refer Appendix 1)

The drawing below indicates the original context of the building, amidst an array of other administrative buildings, on a site overlooking the whole camp.

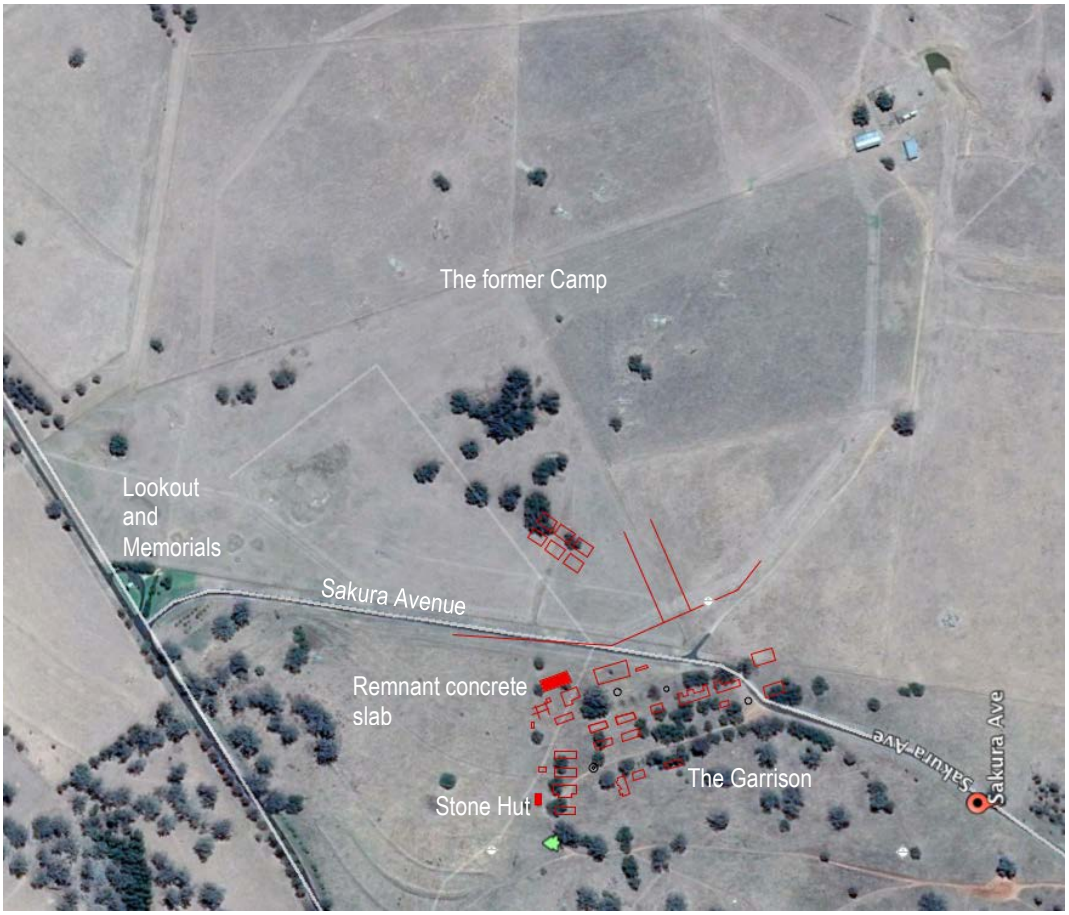
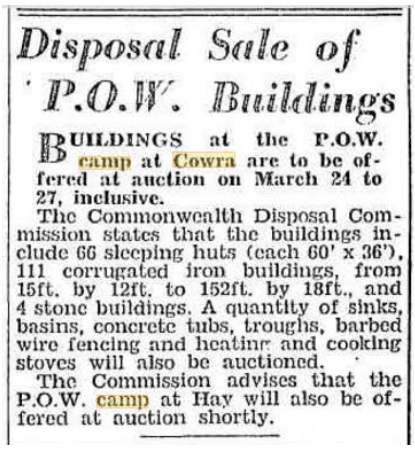


Figure 7: The former POW Camp site can be seen as defined by the light coloured areas (mown paths). Cherry Tree Road cuts across the site between the former Garrison and the main camp areas. The stone hut is shown in red with the outline of former Garrison buildings indicated in red outline. This footprint plan was developed from the Aerial photo taken August 6, 1945 (ref: AWM P03160.004 Public Domain Image)

The reason for the state of the camp being substantially depleted of remnant structures is as a result of the Commonwealth Disposal Commission offering the buildings and fittings at the POW camp Cowra at Auction on March 24 to 27 inclusive, 1947. The following advertisement was placed in The Land, Friday 7th March, 1947 p3; the ad identifying the scope of the auction and

the materials available. Note that four (4) stone buildings are identified as being available.

Preparations for the disposal of the property were being considered as early as February 1946, however at that time, any disposal was being delayed as the camp still held approximately 4,500 prisoners awaiting repatriation.[1]



Disposal Sale of P.O.W. Buildings

BUILDINGS at the P.O.W. camp at Cowra are to be offered at auction on March 24 to 27, inclusive.

The Commonwealth Disposal Commission states that the buildings include 66 sleeping huts (each 60' x 36'), 111 corrugated iron buildings, from 15ft. by 12ft. to 152ft. by 18ft., and 4 stone buildings. A quantity of sinks, basins, concrete tubs, troughs, barbed wire fencing and heating and cooking stoves will also be auctioned.

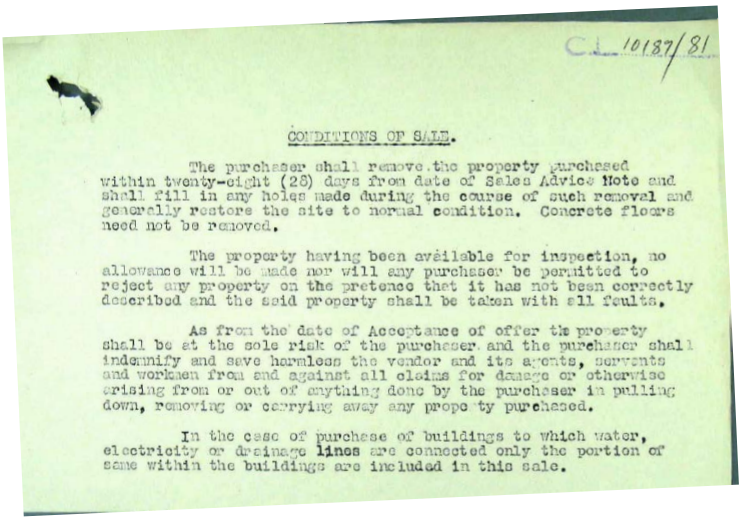
The Commission advises that the P.O.W. camp at Hay will also be offered at auction shortly.

Figure 8: The Land, Friday 7th March, 1947 p3

The National Archives of Australia holds a series of documents relating to the Cowra POW site and its establishment and disposal.[2] Part of this file includes descriptions and schedules of POW camps across NSW, identifying each built element of the camps and a description of the construction and an estimate of the cost of disposal/salvage.

Cowra POW camp is a substantial component of this file. In a letter to the Secretary, Dept. of Interior, Propertys Survey Branch Canberra A.C.T. dated 28th January 1947, the buildings and materials were offered for sale, the last date for offers to be made being 11th February, 1947. The Commonwealth Government Departments were given first priority of selection and State Departments second priority. Public offers were solicited in March 1947.

The "Conditions of Sale" is included adjacent. The purchaser was to remove the property purchased within 28 days from the date of Sales Advice Note and was to fill in any holes made during the course of removal. These works included the sale and removal of pipelines, drainage materials, building fitments where scheduled and building materials. The conditions noted that in the case of purchase of buildings, concrete floors need not be removed. This goes to explain the depleted site and the presence of subfloor walls, steps and concrete slabs. All that could be stripped from buildings and the site would have been sold and removed.



C.L. 10187/81

CONDITIONS OF SALE.

The purchaser shall remove the property purchased within twenty-eight (28) days from date of Sales Advice Note and shall fill in any holes made during the course of such removal and generally restore the site to normal condition. Concrete floors need not be removed.

The property having been available for inspection, no allowance will be made nor will any purchaser be permitted to reject any property on the pretence that it has not been correctly described and the said property shall be taken with all faults.

As from the date of Acceptance of offer the property shall be at the sole risk of the purchaser and the purchaser shall indemnify and save harmless the vendor and its agents, servants and workmen from and against all claims for damage or otherwise arising from or out of anything done by the purchaser in pulling down, removing or carrying away any property purchased.

In the case of purchase of buildings to which water, electricity or drainage lines are connected only the portion of same within the buildings are included in this sale.

Figure 9: Conditions of Sale of Commonwealth Property including Cowra POW camp

[1] Letter from F.M.Johnston, Surveyor General and Chief Property Officer to the Under Secretary, Department of Agriculture National Archives of Australia SP857/3 CL/10187, p122 ref CL.10187/43

[2] National Archives of Australia SP857/3 CL/10187

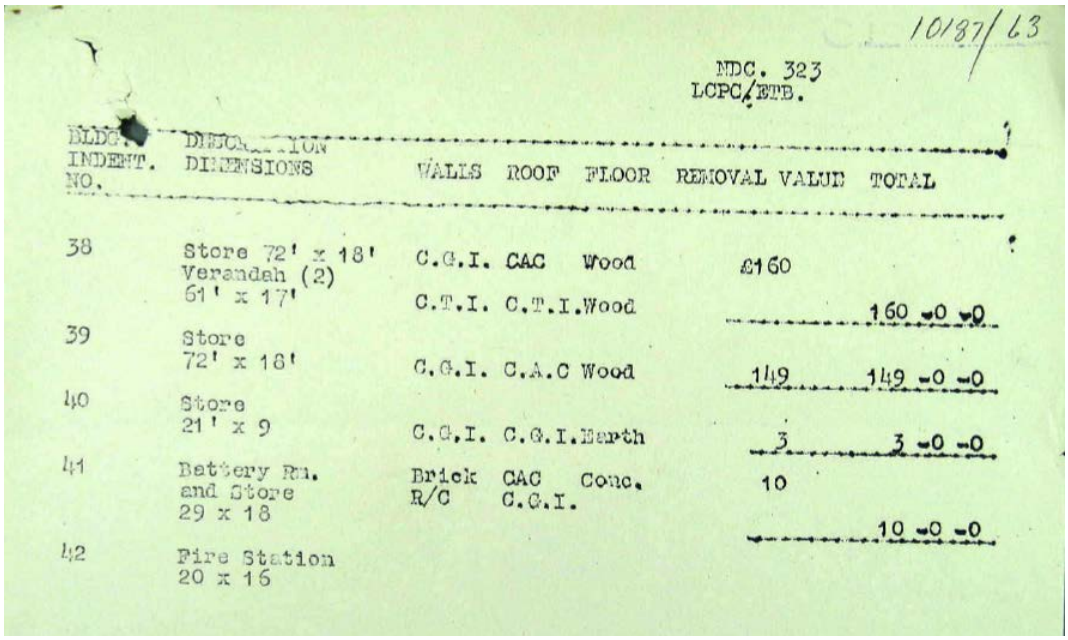
One can imagine the site supporting a flurry of demolition and excavation works during this time.

The elemental listing was set out in tabular form with column headings as follows arranged Compound by Compound :

Building Identification Number	Description Dimensions	Walls	Roof	Floor	Removal Value	Total

Unfortunately, no reference drawing showing the Building Identification Number accompanied the file in the National Archives. A query was raised with the National Archives, however no answer was forthcoming within the time frame for the preparation of this Conservation Management Plan.

However, from the descriptions given, the stone hut in the Garrison would appear to correlate with building number 41, being described as "Battery Rm and Store " 29'x18'. The sheet reference is NDC. 323 LCPC/ETB (10187/63)



10187/63

NDC. 323
LCPC/ETB.

BLDG. INDENT. NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
38	Store 72' x 18'	C.G.I.	CAC	Wood	£160	
	Verandah (2) 61' x 17'	C.T.I.	C.T.I.	Wood		160 -0 -0
39	Store 72' x 18'	C.G.I.	C.A.C	Wood	149	149 -0 -0
40	Store 21' x 9	C.G.I.	C.G.I.	Earth	3	3 -0 -0
41	Battery Rm. and Store 29 x 18	Brick R/C	CAC C.G.I.	Conc.	10	10 -0 -0
42	Fire Station 20 x 16					

Figure 10: NDC. 323 LCPC/ETB (10187/63) – Describing what the writer believes to be the Stone Hut as building 41.

The building is described as having brick and reinforced concrete walls, with a corrugated Asbestos Cement / Corrugated Galvanised Iron roof and a concrete floor. The size of the building fits within the description, and the original form and fabric of the building would have led to the description of it being brick and reinforced Concrete.

The solid nature of the building may well explain it remaining in place on the site with the doors, windows and roof structure depleted; the elements that could readily be removed. It is important to note that the war period saw a scarcity of materials and limitations on new building works which may explain the extensive salvage and recycling that was undertaken post war.

4.0 HISTORICAL BACKGROUND
(Understanding the Place.)

4.1 DOCUMENTARY EVIDENCE

The history of the development of the Cowra POW Camp 12 is well documented in an array of documents produced over time and dramatized in television and literature. These include:

The Cowra Breakout (1985): produced as a mini series by Kennedy Miller

Breakout: A television documentary produced and directed by Curtis Levy.

Hell in the Pacific; 2001 Described in the 2003 CMP as a "gruesomely compelling, intelligently researched four part documentary written by Jonathan Lewis detailing the war in the Pacific theatre from Pearl Harbour to the dropping of the hydrogen bomb… The four episodes are an objective picture of the war in the Pacific without the propagandistic inclusion of US interests during the war and the cruel dogma executed so mercilessly by the Japanese under Emperor Hirohito.

Publications include:

Die Like the Carp by Harry Gordon (1978)

Japanese Prisoner of War in Revolt. Queensland University Press.

Escape to Death: The Japanese Break-out at Cowra by H. Clarke (1994)

Unwanted Aliens: Japanese Internment in Australia Dr Yuriko Nagata 1996.

The Italians: Gianfranco Cresciani (1985)

Shame and the Captives by Thomas Keneally (2013)

Historical focus has been placed on the dramatic events of the 4th and 5th August 1944, which has become known as the Cowra breakout.

The 1993 Plan of Management identified that the site required a Conservation Management Plan in order that appropriate Conservation policy could be devised and formalised. It recommended that the Plan be prepared as a matter of urgency.

In its absence, the Plan of Management authors addressed heads of consideration as follows:

- External Legislative requirements,
- User/Client Requirements-Management/Ownership,
- Constraints on use,
- General Conservation Principles,
- Identifying and recording the Resource,
- Insitu Conservation and Remedial Works,
- Archaeological Investigation and monitoring.

Heritage Archaeology, Canberra was engaged by the Heritage Council of New South Wales, to undertake an Archaeological Assessment and Conservation Management Plan for the area known historically as 'Prisoner of War Camp 12, Cowra, NSW' [POW Camp 12]. The projects, initiated by the NSW Heritage Office and funded by Cowra Shire Council, Cowra NSW, were completed in October 2003.

An Archaeological Assessment was undertaken in 2002 – 2003 and contributed to the Conservation Management Plan noting artefacts, structures and archaeological landscape features that may be impacted upon during conservation works / adaptive reuse of the area.

The Archaeological Assessment made comment of the Stone Hut as follows:

Following the archaeological assessment there can be no doubt that artefacts of considerable importance to Australian and international history are extant on the site of POW Camp 12 & the adjoining the AMF Compounds. The surface artefact assemblage comprises a variety of items the majority of which date from the mid-1940s and are highly relevant to the operation of the area as a military camp. The most intact structure on the POW Camp 12 site is a single ruinous, above ground stone pitched structure, located at the north-western end of the AMF Compound No. 2 area. It comprises four walls constructed from a variety of materials including stone rubble, broken terracotta, salvaged bricks and concrete blocks with some wood and metal incorporated into the structure. During the operation of POW Camp 12 the building was used as an electricity switch room and emergency electricity supply. The structure is unroofed and is in urgent need of stabilisation.

At the time of the breakout, 5th August 1944, the prison housed more than 1100 Japanese prisoners and 1600 Italians.

The Japanese and the Italians, who made up the bulk of the 3000 inmates of Cowra's prisoner-of-war camp, had vastly different attitudes. The Japanese hated the place. They regarded their captivity as a deeply humiliating experience, one that brought shame to their families and their country. Their army code had instructed them to take their own lives rather than become prisoners. Most had been too weak, through sickness or wounds, to offer any resistance. Many adopted false names to spare their families dishonour. [3]

Unlike the Japanese, the Italians generally adapted to life in captivity, and most even came to enjoy it. The Italian prisoners were generally content: they worked on farms outside the camp, attended mass in the local Catholic church, played accordions, sang nostalgic songs, staged concerts, grew vegetables, played soccer, ate well, drank grappa, threw lollies to children from their trucks. A few even managed to drink in local pubs. Some fell in love, several fathered children; a few later married local girls, and some preferred not to return to Italy after the war. After repatriation to Italy after the war, some returned as migrants. They are remembered in the town, through two dedicated monuments and a vigorous Cowra Italy Friendship Association.[4]

In 1988 Kate Blackmore, Paul Ashton and Andrew Wilson produced a document entitled Cowra Prisoner of War Camp Historical Study.

Oral Histories have been produced by the Campsite Working Party in 1993, and the Cowra Tourist and Development Corporation Ltd. There are a number of Oral history recordings available on the Australian War Memorial website of both AMF soldiers (Harold Keith McGuiness)[5] who was a guard at the camp and shot on the evening of the Breakout, and an Italian prisoner of war (Giacomo Rizello)[6] who was located for approximately 2 months at Cowra POW camp.

An article entitled *Private Memories, Public Perceptions; Italian Prisoners of War in Northern New South Wales*, by John Hall [7] outlines the labour scheme that operated for rural industries in each state from mid 1943 to the early months of 1946.

"The scheme was a response to the extreme shortage of labour caused by enlistments in the armed forces or the lure of better paying employment away from rural centres. While many industries suffered from labour shortages throughout the war, rural enterprises were hit particularly hard. Relatively low wages, isolated locations and the arduous nature of many farm tasks combined to create a crisis in rural areas shortly after Australia entered the war. As the threat of invasion increased, farms were often operated by those too young or too old to enlist, or by the female members of a family. A partial response to the labour crisis by the Commonwealth Government was to employ Italian Prisoners of War (POWs) on farms. This labour scheme, while modelled on a scheme which had operated in Great Britain from early 1941, was unique in two ways: first, it was the first time Australia had utilised enemy prisoners in such numbers, and, secondly, the prisoners themselves were placed unguarded on farms. The scheme operated throughout Australia, involved thousands of POWs, many hundreds of farms and farm families, yet overall the operation of the scheme and its legacy remain relatively unknown in contemporary Australia".[8]

What is interesting about this article is that it highlights the attitude of the general rural community towards the Italian POWs that appears to have been one of goodwill. Despite there being very stringent rules set in place for the placement of POWs on rural properties, and severe penalties for breaches, it was not unknown for the children of farmers to be baby sat by the POWs, to have them go shooting for rabbits, to have civilian clothing lent to them so they could visit their female friends. Even guards were sent with Italian POWs, unarmed. Such was the trust extended and the general demeanour of the Italian men.

The scheme particularly applied to Italian POWs as they largely came from rural areas and were well disposed to manage and work on rural properties. The 1999 film *15 Amore* directed by Maurice Murphy is the story of Murphy's own childhood in Mt Macedon, Victoria and recounts with nostalgic sentimentality, Italian prisoners assigned to his family farm during the 2nd World War. It also paints a picture of the Italians being treated as part of the family and assisting beyond what would be expected from a labouring prisoner.

This Italian prisoner ethos goes a considerable way to explaining the enhancements they made to their camp environment at Cowra, to the crafts and artistic pursuits, the religious adherence and adornment of their Chapel, and their role in farming pursuits in the areas around Cowra, even given that they were incarcerated.

[3] Australian Heritage p78 http://www.heritageaustralia.com.au/downloads/pdfs/Heritage1209_Cowra.pdf
[4] Ibid p79
[5] Australian War memorial reference S00931 (www.awm.gov.au/collection/S00931)
[6] ibid (www.awm.gov.au/collection/S04342)
[7] http://www.archive.limina.arts.uwa.edu.au/__data/page/186562/4Hall.pdf ; Private Memories, Public Perceptions; Italian Prisoners of War in Northern New South Wales, by John Hall
[8] ibid p40

The rural background, craftsmanship and pride in their work and workmanship is heralded in the stone hut detail and execution, and the detailed differences in their approach to fieldstone building construction as opposed to the English method is also borne out in this detail as the **COMPARATIVE ANALYSIS** in **Section 6.0** illustrates.

Below: 'All the children appear to be Aboriginal' were the words POW Pasquale Dogao wrote on the back of this photo he sent back to Italy. Pasquale was on a property near Coonabarabran for two years. Photo courtesy of Mr Pasquale Dogao.





Above: Pick the POWs. Orfeo Campagner (centre) with another POW (right) and the farmer's son pose before playing tennis at a property near Inverell. Social activities were supposedly against the rules. Photo courtesy of Mr Orfeo Campagner.

Figures 11 and 12: POW childminding on a rural property and (left) and two POWs ready for tennis with the farmer's son (far left).

4.2 ITALIAN INTERNMENT AT COWRA

(A social perspective)

Internments refers to the detention of civilians, however the term was often used interchangeably for civilian or military prisoners of war.

During World War 2, internment camps were established for three reasons:

- To prevent residents from assisting Australia's enemies,
- To appease public opinion and
- To house overseas internees sent to Australia for the duration of the war.

Initially, the aim of internment was to identify and intern those who posed a particular threat to the safety or defence of the country. As the war progressed, the policy changed and Japanese residents were interned en masse. In the later years of the war, Germans and Italians were also interned on the basis of nationality, particularly those living in north Australia. In all, just over 20% of all Italian residents in Australia were interned.

Australia interned about 7000 residents, including more than 1500 British nationals, during World War II. A further 8000 people were sent to Australia to be interned after being detained overseas by Australia's allies. At its peak in 1942, more than 12,000 people were interned in Australia.

In many cases the civilians and military detainees were housed in the same camps. The Cowra prisoner of war and internment camp officially began operation in June 1941, but it was several months before the first prisoners arrived. Cowra was purpose-built to house prisoners of war, mostly Italians, brought to Australia from overseas and it operated primarily as a prisoner of war rather than an internment camp. Civilians interned at Cowra included local Italians and nearly 500 Javanese and Indonesians. The purpose built camp was divided into four compounds, each surrounded by high barbed wire fences. Compounds A and C housed Italians. The other two compounds B and D housed Japanese, Indonesians and Chinese from Formosa (Taiwan).

Italian POWs were for the most part cheerful and co-operative, [9] unlike their Japanese counterparts. This goes a long way in explaining the activities of the Italians within the camps and the broader community within which they worked. They were

[9] http://www.migrationheritage.nsw.gov.au/exhibition/objectsthroughtime/cowra-pow-bugle/

productive and made a positive contribution to the community through work, art and creative endeavours, through their applying agricultural skills and trades from their homeland and through their social interaction with the community.

Legacies of their time in the camp illustrate these characteristics well, and the group photographs of the Italian POWs don't indicate a group unhappy with their circumstances. They were very productive and contributed to the camp community and the broader Cowra community.

The following photographs are demonstrative of this.

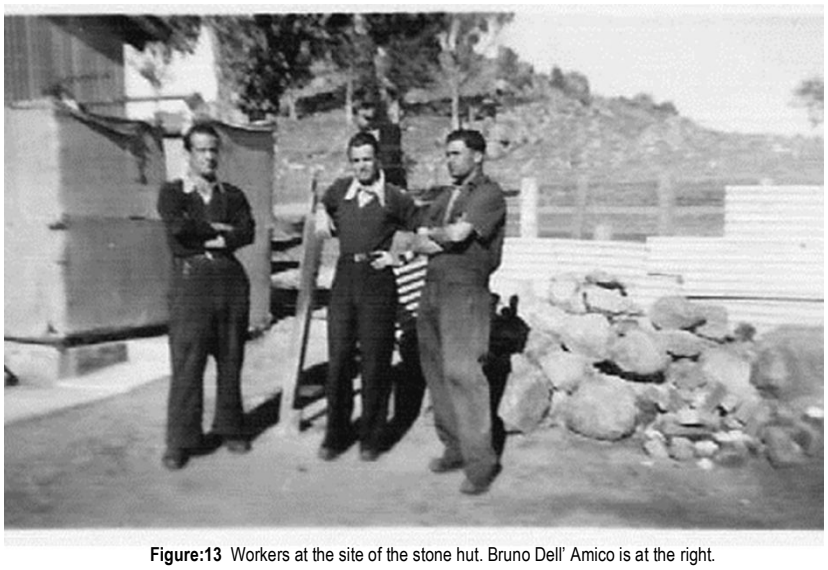


Figure:13 Workers at the site of the stone hut. Bruno Dell' Amico is at the right.



Figure 14: Italian POWs in group photo. 49532 Bruno Dell' Amico at the bottom row 2nd from the right.

They are standing in front of a fountain that they constructed within their compound. Dated 16th September, 1943



Figure 15: Italian POWs soap making. Dated 7th February 1944 Image no.064357

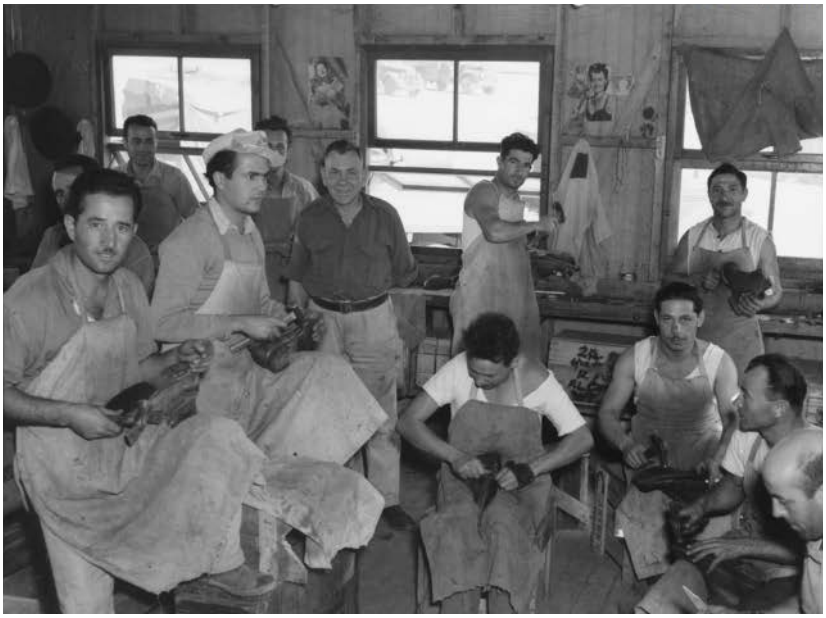


Figure 16: Italian bootmakers at the camp. Dated 4th February, 1944 Image no.064341



Figure 17: Italian POWs group photo at the camp. Pictured in front of one of the sculptures and fountains they created within their areas of the Compound. This appears to be within the Garrison Area.
Dated 6th February 1944. Image no.030175/04 Australian War Memorial



Figure 18: Italian POWs using a lathe to make chess sets which they sell to the Army amenities section for 35/- per set. The lathe was built by the prisoners from savaged timber and metal. Dated 2nd July 1944
Image no.064356 Australian War Memorial

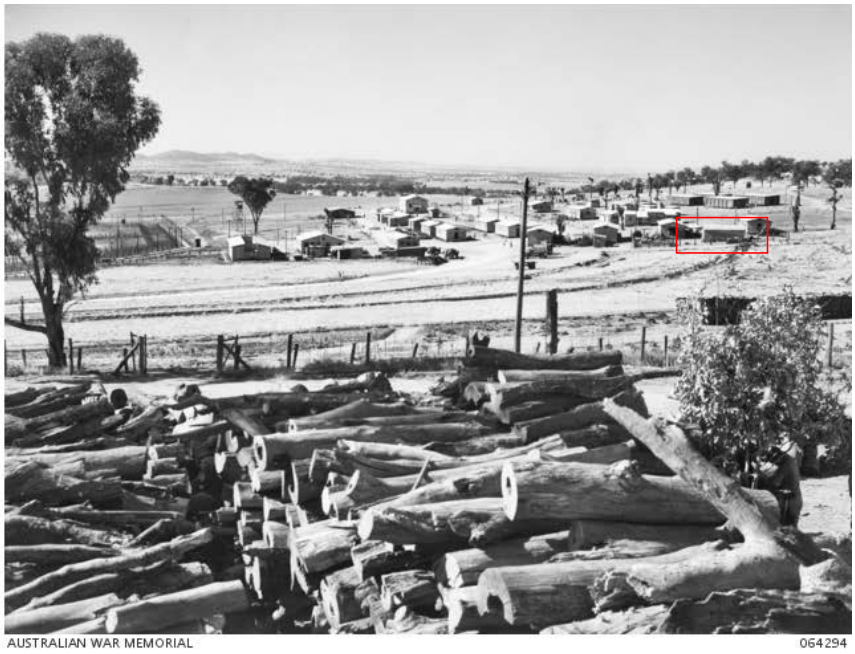
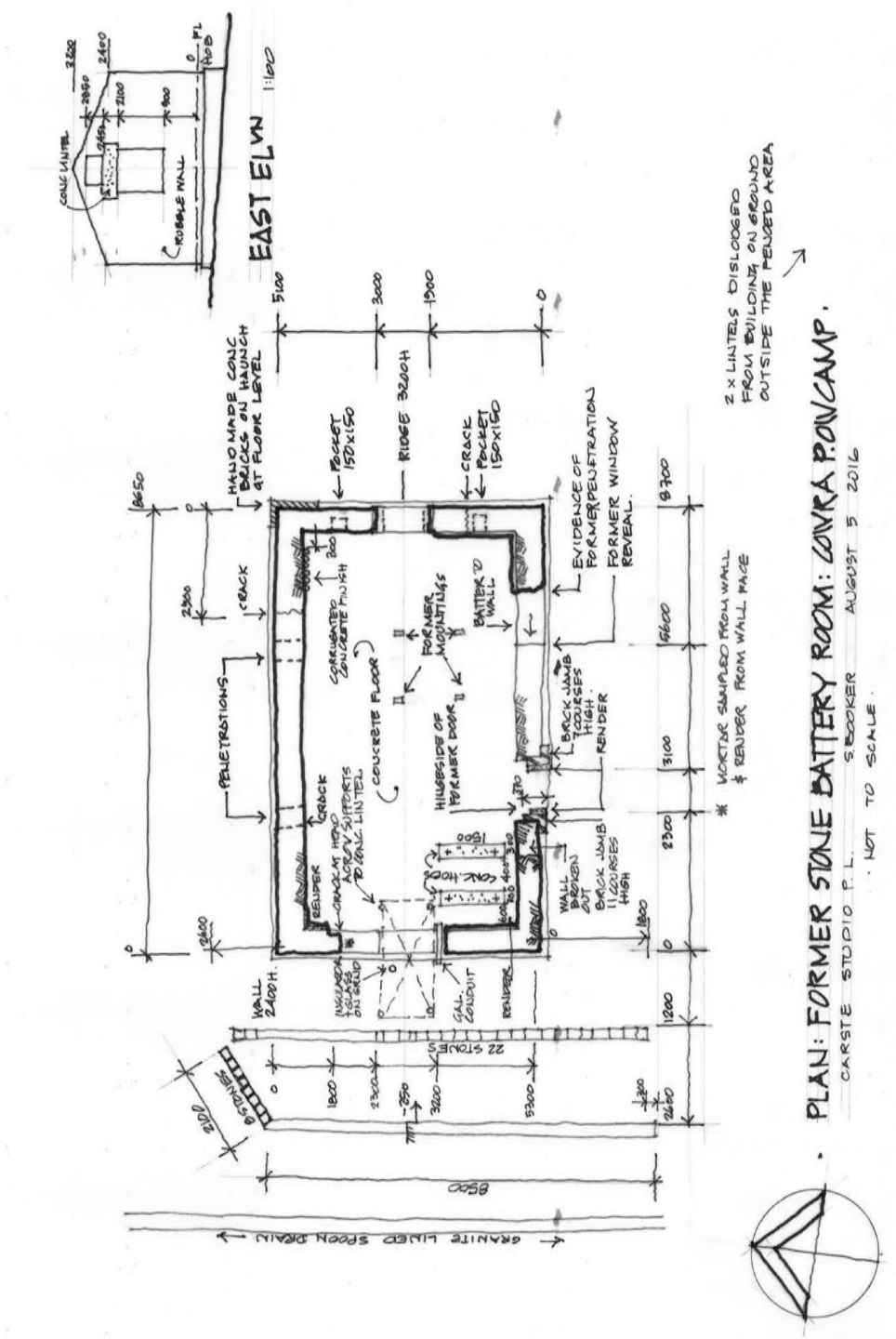


Figure 19: Italian POWs saw these logs into firewood for the camp. The logs are located in the "amphitheatre area. The Garrison or Group Headquarters and stone hut (in the red box) are located in the background of the photo. Dated 4th February 1944 Image no.064294 Australian War Memorial



Figure 20: The stone hut is located on the right and the unit firewood dump (located in the photo above) is on the upper left. Dated 4th February 1944 Image no.064283 Australian War Memorial

5.0 DESCRIPTION OF THE BUILDING.
(What have we got?)



Photographs found in the process of preparing this Plan, identify that the building has deteriorated in the recent past, firstly as a result of losing its roof (date unknown but assumed 1947) and secondly from vandalism and the illegal removal of material from the building including stone, brick and cladding material.

A question is raised in relation to depleted building fabric. Was this as a result of the Commonwealth Disposals Commission sale of surplus materials? It is conceivable that the roofing timbers and cladding were removed, together with doors, windows and external linings as well as the encompassing fence, that is clearly identifiable in historic photos, leaving only the elements that couldn't readily be salvaged as reusable materials. This may be the reason we have been left with the stone hut remnants as an historic legacy.

It is uncertain as to how much material was removed from the building as a result of the disposal of surplus materials and property by the Commonwealth Government from 1947.

The removal of the roof cladding has been the greatest initiator of building fabric deterioration including erosion and loss of internal render, depletion of mortar in the walls and subsequent failure of walls supporting reinforced concrete lintels.

The concrete lintels from the southern door and window openings are laying on the ground adjacent to the building to the south east.

Photographs included in the 2003 Conservation Management Plan indicated substantial tree growth in close proximity to the building. Tree root growth will have caused movement in the walls and cracking in the concrete floor slab.



Figure 21: The rebate on the eastern side of the building still retains concrete bricks, which formed the external cladding of the building, concealing the fieldstone.

An open stone lined trench drain is located on the south eastern uphill side of the building. The 2003 Plan includes photos of this drain being silted up and ineffective, allowing overland flow of stormwater and transportation of silt against the building. The western side of the building has accumulated a build-up of silt above the slab rebate and interior floor level. This has allowed stormwater to run inside of the building unabated. The 1944 image of the hut indicates that the drain is bridged on the roadway alignment, so it was a significant drainage element.

The building fabric at first glance comprises fieldstone, white pebbles, gravels, broken terra cotta pipes and some areas of precast concrete that still retains the corrugated form of the formwork. This all sits on a concrete slab approximately 100mm thick, which is supported on fieldstone retaining perimeter walls and rammed earth sub grade to the slab. [10]

Inspection of the external walls indicates that a projection of approximately 100mm was formed to the perimeter. This suggests that a supplementary cladding was used or intended to be used on the outer wall face. The north eastern side of the building retains some handmade concrete bricks, which are assumed to have been used as an external cladding to the fieldstone walls. Refer to **Figure 21**.

Adding further weight to this is the detailing adopted around the door opening and reveal, with proprietary bricks being used and laid to extend out to the outer side of the rebate, allowing for the cladding to finish neatly against a formed edge at the door opening. Refer to **Figure 22**. The brickwork in the door reveals had a rendered finish to match the concrete brick finish of the external cladding. Although photographs of the building during its operational years are from a distance, the wall texture can be seen, and the view from the south west, clearly shows the window and ventilation opening lintels, countering the postulate that the building was clad in a supplementary finish.

The stone laying pattern below the floor level is distinctly different to that above and recessed from the subfloor wall edge. The mortar is of a strong cement matrix whilst the upper walls have a considerable amount of loam from the soil on site. The weak mortar in the walls may have been offset by any protective concrete brick veneer to the external face (if it were extensively applied) and the hard cement based render used internally. Depletion of both of these elements and the exposure of the top of

[10] Rammed earth is referred to only as a possible suggestion for the subgrade. Based on the slope of the site and the varying depth/height of the subfloor walls, it is unlikely that permanent formwork was used, as a logical method of forming such a slab would be cutting and filling of the site. There was clearly some compaction carried out on the fill as the slab has retained its integrity with only minor cracking.

the wall through roof removal have led to wall deterioration as is seen today.

The subfloor stonework was rendered. Sections of the render remain on the north east corner and north wall of the building. Other areas have been depleted.



Figure 22: There is not only clearly defined brick reveal projections at the doorway, but a distinct change in mortar and stone laying from the subfloor to the rebate and the recessed wall above the slab level. A strong cement mortar has been used below the floor level.

Examination of the walls in an overall sense reveal that there are three distinct levels, consistent around the whole building. Each level of rubble walling is divided from the next "lift" by a distinct thin layer of material comprising interleaved broken terra cotta pipes, pieces of broken brick or flitches of stone. It is most clearly seen on the eastern and northern elevations. Refer to **Figures 23 and 24**.

This in part may be decorative in nature, but examination of the building suggests that the stonework we see today was not intended to be exposed, but protected by other applied finishes (render) and concrete brick cladding.



Figure 23: The Eastern elevation. The first layer break is at the window sill level. The next is approximately at mid window opening height and the upper level is at the gable springing line. The distance between each lift is equal.



Figure 24: The Northern elevation. The layers between lifts are clearly visible in this elevation. Note the erosion of mortar in the lower wall section as a result of exposure.

The upper courses of the north and south (long) walls are corbelled stones and brick to cap the wall. Close inspection reveals that these stones were laid following the positioning of the roof pitching or wall plate being located and the rafters being fixed in position. The wall plate was "built in" as too the rafter ends.



Figure 25: The south western corner over the former window opening. The upper courses of the wall are corbelled with small regularly shaped and sized brick and stone. These encased the wall plate. The image shows the pocket remaining following the rotting of the exposed section of the wall plate. There is still some timber plate remaining within the pocket.

The east and west wall have openings for former windows and ventilation apertures above. The window and vent openings are separated by a concrete lintel, the lintel being formed to define the lower half of the vent opening on the inside, with brickwork used in the reveal on the outer wall face.

Pockets within the stonework are located either side of the eastern window opening. This suggests provision for the support of beams or an internal structure. (Refer to **Figure 26**)

There are indications on the floor slab of legs or supporting posts bearing on the slab, but these don't align with the wall pockets.



Figure 26: The north wall. Arrows indicate the pockets formed by the rafters when they were built in. The rafters were widely spaced to support a lightweight roof, which was possibly corrugated asbestos cement. There remains sections of timber wall plate along the top of the long walls.

Ventilation openings in the wall can also be seen in this image.

Corrugated imprint from formwork used for concrete infill is identified within the white box.

On close inspection, there are layers of what appears to be bitumen or pitch. It is unclear why this has been incorporated.

Our assumption is that this layer was intended to provide a slip joint in the stone walls, further incorporating articulation of walling to facilitate movement without allied destructive implications. (Refer to **Figures 27 and 28**).

Photographs of the elements with captions is the most effective way of identifying characteristics and traits of the construction method and detail employed in this building.



Figure 27: three layers of bitumen can be seen in this image. The purpose is not clear although it may have been used as a slip joint material to accommodate movement in the walls.



Figure 28: Detail of the bituminous interlayer found at intervals in the height of the wall. Whether this layer is continuous or not can't be established from visual inspection. It is assumed to be a slip joint or damp proof material. For the latter to be true, it would need to be located at or below floor level.



Figure 29: The south western gable base of the building. The pocket under the raking end is the void formed after the rotting of the timber wall plate, upon which the roof rafters were bearing and fixed. It is the material evidence such as these that are the palimpsest of the former detail of the building.





Figure 30 and 31: Image of the north eastern corner of the building. The detail of the wall construction shows a great amount of technical skill, but also a combination of creative flair and the ability of being able to construct a composite material structure and still arrange it into a formal order, with the three layers of level horizontal bands that are clearly discernible.

The crafting of the upper wall, where the space between the rafters was infilled, introduces another decorative element in the structure.



Figure 32: The red line highlights the north eastern corner of the building where concrete bricks have been laid (and now remain) on the rebate formed to the building perimeter. This photo shows a similar projection as is now present. See Figure 33 below.



Figure 33: The red box corresponds with the contrasting toned haunch shown in Figure 32. It may be material evidence that the building was intended to be clad with concrete bricks but was never fully implemented. While there is no physical evidence remaining, the exterior could have been whitewashed to retain a textured character but a homogeneous overall appearance as in the historic photos.

Figure 20 shows a light coloured wall, and the concrete lintel is visible, which dissuaded my initial assumption that the building was entirely clad with crudely made concrete bricks.

5.1 MORTARS AND RENDER MATERIALS

During the currency of this commission, we have made enquiries to Newcastle University and a number of testing laboratories, to provide an analysis of the composition of the two mortars and the internal render, without any success. The scope of analysis is apparently beyond their capabilities.

The main stone wall mortar is of a red brown colour and appears to have a significant amount of local soil incorporated in the mix, possibly with some cement included as a binder.

At and below ground floor level, the mortar is definitely a strong cement mix, which follows traditional recommendations for foundation mortars in contact with the ground and changing moisture conditions.

Internally, the remnant render is also a cement based mix.

The importance of identifying the composition of the mortars and render is for future guidance on the mixing of mortars and renders for the repair, repointing and resurfacing of the walls.

Westox have been approached on this basis. At the time of writing no response has been received.

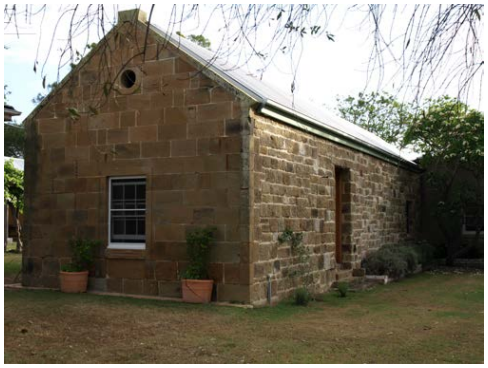
6.0 COMPARATIVE ANALYSIS

The purpose of the comparative analysis is to compare the stone hut to other similar examples to determine what is consistent with the examples and how it differs from the other examples.

In this instance, we have chosen to introduce Eastern European examples in order to identify any cultural or regional traditions or approaches which can give greater credence to the standing postulate that the hut was constructed by the Italian prisoners of war. The images included have been taken by the author.

There are a number of techniques and characteristics that are identifiable in the Cowra Stone Hut.

1. The arrangement of field stones or rubble in "lifts" and utilising a narrow band between lifts to recover levels. In Albania, an earthquake area, timber plates are run through stone walls at similar intervals to enable articulation and isolate movement of the structure without the whole structure collapsing during tremors. The appearance and possibly the intent is similar.
2. Around openings, regular dressed stones or in the case of the Cowra building, bricks are used to define the opening in order that manufactured regularly sized elements such as door panels or window frames can be installed. Concrete lintels are used in the same way, albeit cast insitu.
3. There is no element of "dressing "of stone, but use of materials as found. The adage of the dry stone wall builder, placing every stone once it is picked up, ie there is no putting down and reselecting a stone during construction. This is why small ephemeral elements such as pebbles, terra cotta pipe pieces and the like are used.
4. There is no front nor back to the building. It is fashioned equally on all sides.

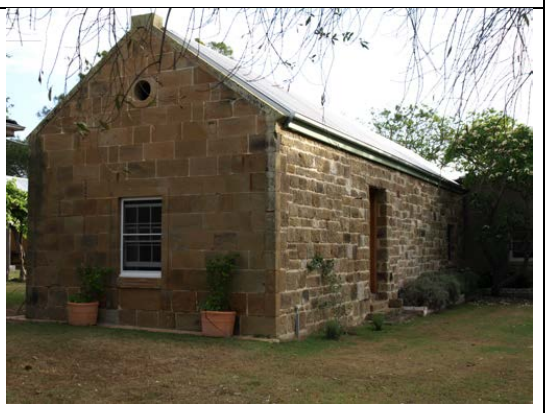
Item	Comments	Image
Dunmore House Bolwarra Heights, NSW Hunter Valley	These outbuildings are fashioned to be read in conjunction with the main two storey building with the face of the building, the end elevation dressed to match the detail of the main residence. The remainder of the building is in random stone.	
Dunmore House Bolwarra Heights, NSW Hunter Valley	A closer detail of the dressed public presentation of the outbuilding with its centrally located main building. Note, this building is replicated in form on the opposite side of the main residence presenting the whole in symmetrical form.	

Smartno ob Paki Slovenija	The Slovenian building was a wine press and earlier a toll house, dating back to the 17th century. The construction techniques are very similar to the Cowra stone building, with rubble walls plastered on the outside and decorated with a technique called sgraffito, and lime plastered on the inside. Materials are different but the techniques are echoed in the Cowra building.	
Smartno ob Paki Slovenia	An end wall detail of the Slovenian building showing a window, the reveal of which is hewn out of stone to give a regular shape and form, the surrounding walls constructed of rubble. The whole of the eternal walls were plastered and then decorated as identified above with a technique called sgraffito.	
Portovenere Italy Near La Spezia	This maritime structure, built on a promontory for strategic military purposes imbues the same techniques as are represented in the Cowra building. The materials are clearly derived from the immediate locality and are a man made extension of the natural environment. The Cowra building utilising local stone and incorporating the red soil into the mortar presents the same characteristic regionalism. The building is obviously belonging to its surroundings. It blends and melds.	

Orvietto	The stonework is laid in a regular fashion but has incorporated the projecting horizontal bands that are clearly distinguishable. The workmanship and style of the stonemasonry is consistent with techniques of the Cowra building.	
Montefalco Tuscany	Rubble wall construction with formal arrangement of stones around the reveal and head of the archway/opening and similar detail appearing regularly in the height of the wall with smaller stones and flitches to even the coursing. The wall is capped with a corbelled course and a small capping course, similar in detail to the Cowra building.	
Montefalco Tuscany	Rubble wall construction with formal arrangement of stones around the reveal an head of the archway/opening and similar detail appearing regularly in the height of the wall with smaller stones and flitches to even the coursing. The wall is capped with a corbelled course and a small capping course, similar in detail to the Cowra building.	

Montefalco Tuscany	There are elements related to the Cowra technique in this city wall. The lower work incorporates repeated use of bands of smaller stones to form distinctive bands. Larger stone of a uniform size have also been used in the same way to a lesser extent. The upper heights of the wall have been executed in a more random fashion as if the wall was raised in height by others than the original constructors at a later time. Non the less there are parallels in its construction technique.	
Cinque terra	The stonework technique is so closely related to the Cowra building utilising disparate natural elements and arranging them in an ordered form whilst introducing a decorative element in the overall assemblage. Notice the use of bricks and other indented foreign materials to form a coherent whole.	

Vernaza Cinque terra Italy	The stonework comprises rubble laid in a similar fashion to the Cowra building, with layers of smaller stone interspersed with larger rocks which form a decorative element together with the arched openings incorporated. The stonework is built within a framework of natural forms however successfully introduces an order and formality in its rustic execution.	
Beechworth Courthouse Precinct Victoria	Stonework is laid in a formal manner with the corners built up as quoins and dressed margins to window reveals. This is a marked difference with the Cowra work and represents a classical English style of workmanship. This is not dissimilar to the Dunmore House style, however somewhat less formal, the quoins being the formal structure of the construction.	
Beechworth Courthouse Precinct Victoria	Stonework is laid in a formal manner with the corners built up as quoins and dressed margins to window reveals. This is a marked difference with the Cowra work and represents a classical English style of workmanship.	

Beechworth Courthouse Precinct Victoria	Stonework is laid in a formal manner with the corners built up as quoins and dressed margins to window reveals. This is a marked difference with the Cowra work and represents a classical English style of workmanship.	
Dunmore House Bolwarra Heights NSW	The façade facing the main residence and intended to be viewed together with the main 2 storey stone residence was laid in a formal manner with regularly dressed sandstone with rusticated margins and fine joints.	
Dunmore House Bolwarra Heights NSW	The field stone is laid as random rubble but is still nonetheless roughly dressed and fashioned unlike the Cowra building which utilises stone and other elements as found, arranged without modification to the elements. The whole presentation of the walls is completely different to the traditional stone laying style otherwise found in the English tradition.	

7.0 ASSESSMENT OF SIGNIFICANCE
(What is important?)

The NSW heritage assessment criteria encompass the four values in the Australia ICOMOS Burra Charter, which are commonly accepted as generic values by Australian heritage agencies and professional consultants:

- Historical significance
- Aesthetic significance
- Scientific significance
- Social significance

The values are expressed as criteria in a more detailed form than this to:

- maintain consistency with the criteria of other Australian heritage agencies;
- minimise ambiguity during the assessment process; and
- avoid the legal misinterpretation of the completed assessments of listed items.

They are based on the criteria used by the Australian Heritage Commission for the assessment of potential items for the Register of the National Estate and are in line with the standard criteria adopted by other state heritage agencies.

In past years assessments of geographical regions in New South Wales – such as the Illawarra and the North Coast – have been undertaken. These surveys added a third level – regional significance – between local and State. To simplify the assessment process the Heritage Council has since discontinued the use of regional significance and now uses only local and State significance as the two levels of significance within New South Wales.

An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria:

Criterion (a)
An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (b)
An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (c)
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

Criterion (d)
An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

Criterion (e)
An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (f)
An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (g)
An item is important in demonstrating the principal characteristics of a class of NSW's
- cultural or natural places; or
- cultural or natural environments.

(or a class of the local area's
- cultural or natural places; or
- cultural or natural environments.)

An item is not to be excluded from the Register on the ground that items with similar characteristics have already been listed on the Register.

While all criteria should be referred to during the assessment, only particularly complex items or places will be significant under all criteria. In many cases, items of environmental heritage will be significant under only one or two criteria

In using these criteria it is important to assess the values first, then the context in which they are significant. Decide the appropriate context by considering similar items of local and State significance in each of these contexts.

These criteria were gazetted following amendments to the Heritage Act which came into force in April 1999. The Heritage Council determines the criteria for State significance and issues guidelines to assist in their application.

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or condition may diminish significance. In some cases it may be useful to specify the relative contribution of an item or its components.

GRADING	JUSTIFICATION	STATUS
EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfils criteria for local or State listing.
HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
MODERATE	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
LITTLE	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

7.1 ASSESSMENT CRITERIA

Following the fieldwork assessing and analyzing the building fabric and setting, and carrying out background historical review of the site and its context, our analysis and assessment of heritage significance is as below.

It is impossible to consider the stone hut and its significance in isolation of the POW camp site as a whole. The importance of the hut lies in the fact that it is that it is the only remaining structure on the site that is relatively intact albeit in a very vulnerable state.

Criterion (a)
An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

In line with the assessment made in the Plan of Management for Prisoner of War Camp 12 (2003), the development of the Prisoner of War camp was unique in the region, State as well as nationally, and has important historical associations, not only in relation to the Japanese prisoner's breakout of August 5, 1944, but also through the impact and influence of the Italian prisoner's and their interactions with the Cowra community, assisting with sustaining agricultural pursuits through the later war years and through the post World War 2 development of Cowra both physically and culturally.

The Italians have made a substantial impact on the social fabric and the cultural traditions of Cowra as well as through the introduction of new trades and work techniques. The stone hut epitomizes these legacies in very many ways. As such the building is of EXCEPTIONAL significance.

Criterion (b)
An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);

This criteria wasn't identified in previous assessments, but it is through the associations with the Italian POWs during the later war years and post war, that the contemporary cultural fabric of Cowra has been shaped.

The comparative analysis clearly shows that the Italians introduced a new aesthetic and technical approach to rustic stonemasonry, representing a stark departure from the traditional English manner. It is a style well represented throughout Italy and in the Balkans generally from Albania through Slovenia, Croatia, Bosnia, Montenegro, Macedonia and Serbia.

In this rude building form, a new aesthetic was introduced; making something special out of an array of things mundane. The Italian's pursuits at the camp during the war included soap making, boot making, carpentry, tiling and ceramics, stonemasonry and construction as well as their agricultural skills and were all well represented and received. These activities are well recorded in documents and particularly photographs. This indeed was one of the reasons that Italian POWs were brought to Australia. They were in the main, from rural villages and possessed skills that were needed by the Australian war time community, depleted of rural workers serving in the war effort.

The building encapsulates these artisan qualities and is the sole empirical representation of handcrafted building construction remaining relatively intact on the site, the remainder having been sold off and removed in 1947.

Criterion (c)
An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

While the overall site does not meet this criteria, the stone hut in the context of the site and with reference to the physical remnants and creative embodiment, does fulfill the requirements.

The building in its fabric and embodied construction techniques introduces an aesthetic quality that transcends what would normally be expected in such a utilitarian building. In fact, early descriptions and comments found relating to the building ascribe religious/church purposes to it. As well, the fact that the structure as it is now seen was completely concealed by external concrete bricks and internally with cement render, adds another dimension to the building and says much about its makers and the pride and skill they plied to its erection and assembly.

It introduced a new manner of stonemasonry using an assemblage of disparate materials to produce a unified whole with an element of creative flair.

Criterion (d)
An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

In line with the 2003 CMP Significance assessment, the Prisoner of War camp is important for its associations with an identifiable group, ie the Japanese and Italian POWs in particular. It is clear that the stone hut is the work of Italian inmates through its execution and detailing, and the photograph of Bruno Dell'Amico and two colleagues in the midst of construction work for the hut.

It is also an important marker for the Cowra community and their sense of place, particularly those with an Italian heritage relating back to the war time activities within and surrounding the town and post war migration by former Italian POWs.

Surviving former Italian POWs will have mixed feelings towards the place but it will have played a major significance in their lives.

Criterion (e)
An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);

The 2003 Conservation Management Plan identified that the area around the stone hut was rich in archaeological material which informed the past use of the building as playing a role in power generation and distribution and emergency backup for the site.

There is still further information and background that needs to be unravelled to clearly identify the background to the construction of the hut, why it was initiated and why the Italians were the makers. The existence of the building and its position provides a datum for the precise identification of the other camp buildings and elements in conjunction with aerial photos and residual built elements.

It also provides the basis for further interpretation.

Criterion (f)
An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

The stone hut is the only relatively intact element remaining on the site of the former POW camp 12 at Cowra. Its condition is fragile and endangered without intervention to stabilize and conserve its fabric.

Criterion (g)
An item is important in demonstrating the principal characteristics of a class of NSW's
cultural or natural places; or
cultural or natural environments (or a class of the local area's cultural or natural places;
or cultural or natural environments.)

Within the context of the POW Camp 12 site, the stone hut possesses the attributes for interpreting a significant process, the generation of backup power, and although the equipment is not present there is enough in the way of archaeological items and equipment and plant mountings and provisions for fixing that enables, with explanation, an understanding of its function in the scheme of the overall camp.

From photographic evidence, the building is consistent in form, scale but not the materiality of the other camp buildings.

The grading of significance, across all assessment criteria, is considered to be **High to Exceptional**. This building, while not so aesthetically startling at first glance nor of high technical merit is rare, and is a marker for the Cowra POW Camp 12, being the only substantial element remaining relatively intact on the site and on its original site. There are other extant buildings of less noble construction which have been relocated to other sites. This differentiates them from the stone hut which sits in its original position, in a substantially depleted context but with a clear indication of the isolation of the site.

7.2 STATEMENT OF SIGNIFICANCE

The importance of the hut lies in the fact that it is that it is the only remaining structure on the site that is relatively intact albeit in a very vulnerable state.

The development of the Prisoner of War camp is unique in the region, State and Nationally as it records the internment of Italian Nationals, POW and Japanese POWs and Nationals during World War 2, and has important historical associations, not only in relation to the Japanese prisoner's breakout of August 5, 1944, but also through the impact and influence of the Italian prisoner's and their interactions with the Cowra community, assisting with sustaining agricultural pursuits through the later war years and through the post World War 2 development of Cowra both physically and culturally. The Italians have made a substantial impact on the social fabric and the cultural traditions of Cowra as well as through the introduction of new trades and work techniques. The stone hut epitomizes these legacies in very many ways. **(Criterion a)**

The building encapsulates artisan qualities brought to the place by the Italian POWs and is the sole empirical representation of handcrafted building construction remaining relatively intact on the site, the remainder having been sold off and removed in 1947. In this rude building form, a new aesthetic was introduced; making something special out of an array of things mundane. It is a built remnant demonstrating the Italian's skills plied at the camp during the war which also included soap making, boot making, carpentry, tiling and ceramics, stonemasonry and construction as well as their agricultural skills. These activities are well recorded in documentary and photographic form. These aptitudes were part of the reason for Italian POWs being brought to Australia. They were in the main, from rural villages and possessed skills that were needed by the Australian war time community, depleted of rural workers serving in the war effort. **(Criterion b)**

The building in its fabric and embodied construction techniques introduces an aesthetic quality that transcends what would normally be expected in such a utilitarian building. In fact, early descriptions and comments found relating to the building ascribe religious/church purposes to it. As well, the fact that the structure as it is now seen was completely concealed by external concrete bricks and internally with cement render, adds another dimension to the building and says much about its makers and the pride and skill they plied to its erection and assembly.

It introduced a new manner of stonemasonry using an assemblage of disparate materials to produce a unified whole with an element of creative flair. **(Criterion c)**

The Prisoner of War camp is important for its associations with an identifiable group, ie the Japanese and Italian POWs in particular. It is clear that the stone hut is the work of Italian inmates through its execution and detailing, and the photograph of Bruno Dell'Amico and two colleagues in the midst of construction work for the hut.

It is also an important marker for the Cowra community and their sense of place, particularly those with an Italian heritage relating back to the war time activities within and surrounding the town and post war migration by former Italian POWs. **(Criterion d)**

The area around the stone hut was rich in archaeological material which informed the past use of the building as playing a role in power generation and distribution and emergency backup for the site.

There is still further information and background that needs to be unravelled to clearly identify the background to the construction of the hut, why it was initiated and why the Italians were the makers. The existence of the building and its position provides a datum for the precise identification of the other camp buildings and elements in conjunction with aerial photos and residual built elements.

The hut provides a basis for further interpretation. **(Criteria e)**

The stone hut is the only relatively intact element remaining on the site of the former POW camp 12 at Cowra. Its condition is fragile and endangered without intervention to stabilize and conserve its fabric. **(Criteria f)**

Within the context of the POW Camp 12 site, the stone hut possesses the attributes for interpreting a significant process, the generation of backup power, and although the equipment is not present there is enough in the way of archaeological items and equipment and plant mountings and provisions for fixing that enables, with explanation, an understanding of its function in the scheme of the overall camp. **(Criteria g)**

7.3 ASSESSMENT OF THE HERITAGE CURTILAGE

Heritage curtilage is defined in the Heritage Office's Heritage Curtilages as "the area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance".
TYPES OF HERITAGE CURTILAGES

The heritage curtilage should contain all elements contributing to the heritage significance, conservation and interpretation of a heritage item.
The curtilage is defined by a line on a map which does not necessarily correspond to the property boundaries.
The Heritage Office identifies four types of heritage curtilage:

Lot Boundary Heritage Curtilage:
This comprises the property boundary containing the heritage item as shown on a lot plan. It may also contain associated buildings, gardens and other significant features including walls, fences, driveways etc which contribute to the heritage significance of the property.

Reduced Heritage Curtilage:
This is where the heritage curtilage is less than the property boundary. The challenge is to identify the heritage curtilage which is sufficient to maintain the property's heritage significance. It rises where the significance if the item may not relate to the total lot, but to a lesser area and is often only defined when development occurs. Development would be the trigger to determine what is the minimum area required to enable the significance of the place to be maintained and interpretable.

Expanded Heritage Curtilage:
This is where the heritage curtilage required is greater than the property boundary. It may be expanded to protect the landscape setting or visual catchment of a heritage item. In defining an expanded heritage curtilage the prominent observation points from which the item can be viewed, interpreted and appreciated must be identified.
Other factors that need to be considered when defining this type of curtilage are:

- Views to and from the heritage item,
- The possible need for a buffer area between the curtilage and the adjoining land
- The visual and historical relationship between the item and its environs.

Composite Heritage Curtilage
This applies to Heritage Conservation Areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct.

The Heritage Curtilage of the Stone Hut
In assessing the Heritage Curtilage, the following questions need to be addressed:

Has an adequate setting for the heritage item been provided, enabling its heritage significance to be maintained?	In the original setting of the camp, the stone hut was insignificant; a utilitarian building set to the extreme perimeter of the encampment at the edge of the Garrison Area. As a Battery Room/ Generator and Emergency Power Supply facility it was appropriate that it was isolated, necessitating the storage of fuel and toxic materials and that it was secure, as it was a strategic element in the event of power failure. It had to be removed from the area adjacent to the internment area to avoid unwanted access and attention and potential sabotage.

Has the significance of the original relationship of the heritage item to its site and locality been conserved?	The building cant be adequately interpreted in the absence of its surrounding site which comprised the whole of the POW camp 12 site.
Have adequate visual catchments or corridors been provided to the heritage item from major viewing points and from the item to outside elements with which it has important visual or functional relationships?	The viewing area at the north western end of Sakura Drive has provided an overall view of the campsite that has an adequate visual catchment and provides a principal overall viewing point for the site. The Garrison area and the surviving Stone Hut are not readily discernible from the viewing area. As one of the few surviving built elements, more needs to be made of its existence and survival. The Cherry Tree Grove has been planted in a location that will further isolate the site and obliterate any potential view of the building.
Are buffer areas required to screen the heritage item from visually unsympathetic development or to provide protection from vibration, traffic, noise pollution or vandalism?	The introduction of further planting on the site would only serve to obscure potential for interpretation. The site should be kept as clear as possible and mown low, whilst retaining the perimeter footprint. The vegetation around the former Garrison Area serves to obscure the building, which, whilst it would have been obscured by other buildings from the east and south, from the north it was readily visible across the area referred to as the "Amphitheatre", the area where firewood was cut and stored.

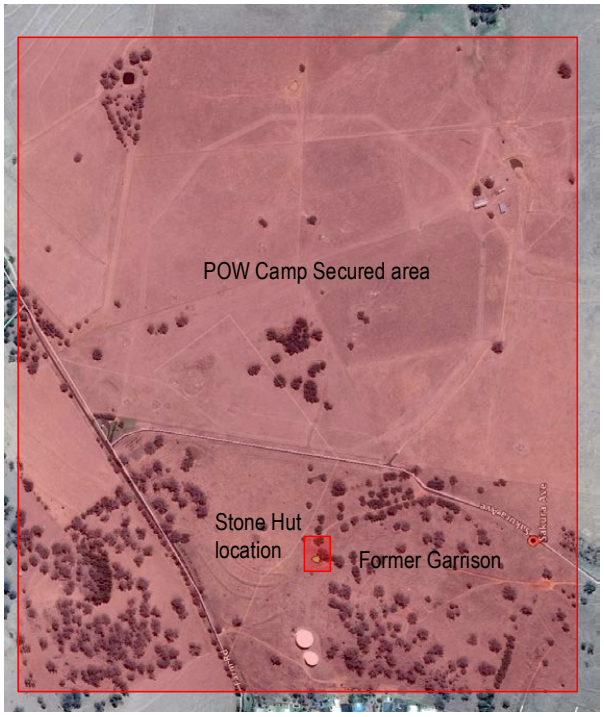


Figure 34 Showing the Expanded Curtilage beyond the immediate site of the Stone Hut. The importance of the remnant building lay in its relationship and function within the whole of camp.



Figure 35 View of the stone hut in its present setting. There is little in the way of remnant structures to inform the visitor of the place of this building within the camp nor within the Garrison.



Figure 36 View of the Garrison from the north of the site. The stone hut is located behind the tree in centre field. It indicates the context of the stone hut in its operational phase. It was very much a utilitarian building within the Garrison and located on the perimeter of the site.

Note that the whole site was substantially less vegetated.



Figure 37: Aerial photograph taken the day after the Japanese breakout, 6th August 1944. AWM P03160.004. The reference for this photo erroneously places the date of the breakout one year later in 1945.

This photo reveals a great deal about the Hut compound and the Italian POWs in A and D Compounds. The fence alignment defining the hut compound can be identified by the shadow it is casting and the definition of planting and materials stored up to the fence. It is also defined by two huts to the south of it (towards the top of the picture), with fences spanning between the two and thence around the remainder of the hut area.

The Italian A and D3 COMPOUNDS are markedly different from other areas. Note the areas around the barracks with broad areas of garden. There are also formally laid out rows of garden which are areas developed as vegetable and flower gardens.

Figure 37 provides a great amount of valuable information and detail about the original operational context of the hut and also much about the Italian compounds.

The Italians appear to have made the best of a bad situation and created their own home away from home community, with vegetable gardens which can be seen in the photo above, stills and grappa making, artistic and creative pursuits as well as trade skills in masonry, bricklaying, sculpting and statuary, concrete work, carpentry and joinery, painting and much more, exercised for themselves and others beyond their compound. [11]

The stone hut enshrines many of these characteristics and values, which is why allied related elements left as a legacy of the Italians are so important to be retained and maintain their on-site relationship. These are protected, defined and retained through the defined and agreed curtilage. Figure 36 indicates the scope of the original setting as view atop the hill to the south.

[11] Amended through review by Cowra Council staff.



Figure 38: Panorama of photos stitched together to show the full extent of the POW Camp 12 setting. The Stone Hut is located in the centre of the photo.

8.0 STATUTORY HERITAGE LISTINGS AND GUIDELINES
(What are the Influences?)

8.1 Heritage Act of NSW 1977: State Heritage Register.

The whole of the former POW Camp 12 site is recognised as being significant at a State level, having been gazetted as SHR listing number 00619 on 2nd April, 1999, Gazette number 27 page 1546.

8.2 Register of the National Estate

This is non-statutory, listing the place registered for its historic significance on 27th March, 2001, Place ID 101265.

Significance Criteria include:

Criterion A.4: Historic Themes 2.3 Coming to Australia as a Punishment; 4.6 Remembering Significant Phases in the development of settlements, towns and cities; 7.7 Defending Australia; 8.9: Commemorating Significant Events.

Criteria B.2 and C.2 Archaeological evidence of the habits and lifestyle of occupants, both guards and inmates

Criteria G.1: Historic Themes 2.4 Migrating.

8.3 Cowra Shire Council Local Environmental Plan 2012

The site has an RE 1 zoning, Public Recreation.

The implications of this zoning are as follows:

1 Objectives of zone
- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent: Environmental protection works.

3 Permitted with consent: Boat launching ramps; Boat sheds; Building identification signs; Business identification signs; Camping grounds; Caravan parks; Charter and tourism boating facilities; Community facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Roads; Water recreation structures; Water recycling facilities; Water supply systems

4 Prohibited: Water treatment facilities; Any other development not specified in item 2 or 3

The building and entire site of the former POW camp is listed in Schedule 5 of the Cowra Local Environmental Plan 2012.

Cowra	Stone building-ruin and Cowra POW camp site	Corner Evans Street and Sakura Avenue	Lot 22, DP 862774; Lot 305, DP 823438; Lot 1, DP 196204	State	I34

Clause 5.10, generally referred to as the Heritage Incentives Clause, provides for some concessional treatments for Heritage Items identified in Schedule 5 of the Local Environmental Plan. They are as follows.

Clause 5.10

(1) Objectives: The objectives of this clause are as follows:

(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.

(2) Requirement for consent Development consent is required for any of the following:

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):

(i) a heritage item,

(ii) an Aboriginal object,

(iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

(e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required However, development consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) Is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),
require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies):

(a) notify the Heritage Council of its intention to grant consent, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.

However, in the case of a State Heritage Item, these concessions are overridden, the consent authority in relation to heritage interventions being the Heritage Council or by delegated authority to the Office of Environment and Heritage.

9.0 OPPORTUNITIES AND CONSTRAINTS
(What are the Influences?)

The walls of the building are relatively intact. The form of the roof and many of the details for rafter and wall plate locations are clearly distinguishable.

There is photographic evidence of its original condition, but no close up details.

The setting is depleted of its built form however the camp's isolation and environmental context is well represented.

There are remnant elements from the building including the two missing reinforced concrete lintels and a limited amount of residual stone that could be used in reconstruction into a known former state. There would be no speculation about these elements.

There is a wealth of archaeological material from the 2003 archaeological assessment and CMP investigations and research into the elements found on the site. This section of the 2003 Camp CMP is included at Appendix 1.

There is potentially more to be found in and around the site. The Archaeological Assessment identified the area around the Stone Hut as being rich in artefacts. These were analysed and the uses of remnants investigated and interpreted in that document.

There is a good opportunity to discover the pattern of usage of the facility and the Garrison area operations from materials to be found on the site and documentary evidence. As further investigations are conducted into specific areas and facets of the camp and camp life, a fuller picture of the place and the life of inmates and guards alike will be possible.

The social history of the Italian internees and their relationship with the township of Cowra and surrounding agricultural region is emerging as a formative element in the region's development.

As more is uncovered about the establishment of the place, operation and development of the camp and its deconstruction and removal of fabric and reuse in other places and for other purposes, a stronger image of the impact of the second World War on the social and cultural aspects of Australian life become distilled. People in the writer's age group who have had contact and discourse with the former generation and the impact of the war on the construction industry and on life in general can contribute to setting the scene for the Cowra Camp and the immediate post war impact of economic deprivation and the recycling and reuse of materials and the post war frugality that was imbued in the actions and plans of post war Australian society.

Interpretation and conservation of residual fabric in situ.
The POM put pay to the prospect of reconstructing huts on the site to set a better scene for visitors, it being outside the realms of authenticity. There is scope for some sort of interpretation of built forms, whilst not creating facsimile huts.

I'm not sure that all of the structures at the POW campsites in Germany and Poland are authentic. However, their presence and arrangement on the sites, despite their authenticity, is a powerful interpreter of the context and setting of the places and the events and processes that were carried out in those places. Where physical structures end, images carry through the rest of the story.

In Auchwitz-Berkenau there are timber huts, no doubt some have been reconstructed, incorporating photos of the internals of the original huts, providing a clear physical interpretation of the living conditions of the Jewish internees and the whole process of extermination. A ghastly diorama, but none the less, an important and powerful interpretation.

Future consideration should be given to providing a tangible representation of some sections of the campsite.

The Hut Fabric.
Cowra Shire Council applied to the Office of Environment and Heritage to construct an over sailing roof to the remnant structure in order to protect the fragile walls from further weathering and deterioration. The application was refused on the basis of the potential damage to the archaeological assets of the site.

The fabric assessment has identified that there is dislodged original fabric surrounding the building in the form of two lintels and associated stone and brickwork.

The crumbling structure is being supported on highly intrusive scaffolding on the western side of the building.

The surrounding fence gives a false impression of the extent of the compound that surrounded the building within the Garrison Area. As identified earlier in this Plan, the compound was defined by two adjacent buildings with interposing fences to the south and a stand- alone fence to the north in close proximity to the current security fence.

The eastern fence is estimated to be in the order of 10 metres too close to the building, estimated from photographs of the site in the mid 1940s.

To the west is a stone lined open drain which controlled the overland flow of water directing it away from the building, discharging to the north of the compound. This has been partially excavated but at present, is not in a state that would be completely effective for its given purpose. This is evidenced by the siltation along the western side of the building, having raised the soil level to above the internal floor level, detrimental to the preservation of the structure.

10.0 CONSERVATION ISSUES
(What do we want?)

10.01 **Archaeology versus physical retention.** There appears to be a conflict between the importance of one heritage aspect over the other at a bureaucratic level.
There is a wealth of archaeological resource material in the vicinity of the stone hut according to the findings of the Archaeological Assessment of 2003. However, there is a tangible structure existing above the ground that is eroding and collapsing unabated from the effects of exposure to wetting, drying and deterioration of the weak mortar used as a matrix for the wall construction.

10.02 A balance needs to be drawn between the archaeological resource and the preservation of the only relatively intact building left on the entire site. Unabated and not managed with a sensitivity to its uniqueness on this important site, this building will ultimately become part of the archaeological residue.

10.03 **Physical deterioration of the fabric.** While undated, there are photographs of the building relatively intact on the western side but depleted of its roof. The loss of the sill to the western window has permitted water ingress to the wall but has also meant that the reinforced concrete lintel has lost much of its support bearing to the northern side. A supplementary support has been installed, the nature of which is highly intrusive. This support could be greatly improved while better representing the original form of the building and facilitating some reconstruction of the stonework to the former window sill level.

10.04 Presently, the opening is interpreted as having been a doorway. There is sufficient material to reconstruct that wall and opening and minimise the impact of the supplementary supporting structure. Article 19 of the Burra Charter states that ***restoration*** *is appropriate only if there is sufficient evidence of an earlier state of the fabric.* Article 20 states that ***reconstruction*** *is appropriate only where a place is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the fabric.* Both of these conditions can be fulfilled at this building providing that it is identifiable on close inspection or through additional interpretation.

10.05 The use of steel supplementary structures to re-support failed and depleted fabric from the site to reinterpret the known former state. The use of steel in the structure could stabilise the top of walls whilst reinterpreting the position of door and window openings. Loose stone could be used to reconstruct the western window sill and to divert water from uphill away from the interior of the building. Any new material introduced would be immediately identifiable in accordance with the Burra Charter (Article 22.2).

10.06 **Clear identification of the original construction and detailing**. If new material is being added, it needs to be differentiated from the existing original fabric.

10.07 **Vandalism and theft of materials.**
Erection of the perimeter fence has successfully provided protection of the remaining stonework from theft of materials and vandalism of the structure. Protection needs to remain in place, however a better proximation of the extent of the hut enclosing fence would improve the interpretation of its former context and site.

10.08 **Protection of fragile fabric from further deterioration**.
Why is it important to retain the structure as opposed to letting it fall into rubble?
The degree of intervention is an important consideration and there are a range of alternatives that could be considered, without the need to disturb the archaeology.

10.09 The opportunities for ongoing protection strategies include:

i. Repointing the walls with suitable material and rendering the top of the walls to shed water.
ii. Replacing the roof on the building utilising the existing structure without interfering with the surrounding ground. There is sufficient material evidence remaining so as to inform the reconstruction with certainty.
iii. Retaining the stone walls as they are and providing supplementary support and interpretation in steel frames of the window and door openings. The steel could replace the intrusive scaffolding and be used to resupport the displaced lintels in their correct location. The lintels will be more effectively displayed in their original location as opposed to the ground outside the fenced enclosure.
iv. The size and location of roof members can be readily determined through the profiles and indicators left within the structure.

10.10 **Stabilisation and protection of the site.** Clear definition of the site is important. The building sat within an enclosure which comprised fences between three buildings. Two buildings were located parallel to each other and at almost 90 degrees to the stone hut. The ends of the two timber buildings opened up into the enclosure and formed part of the operational area of the Battery Room.

10.11 Remnant brickwork from the corner of one (the eastern-most) of these buildings is still discernible. Refer to Figure 39 and 40. The brickwork looks to represent the subfloor wall of the adjacent building and a return wall that formed the underside of steps.



Figure 39 Brickwork adjacent the stone hut to the south. This formed the southern alignment of the compound.



Figure 40 The brickwork represents a 230mm x 230mm engaged pier on the north or upper end. A single skin wall running southwards and a return single skin wall running west wards. It suggests the corner of a building. Further clearing of the ground surface would possibly reveal the remaining sections of the perimeter wall. This should only be carried out by an experienced archaeologist. The remnants of a building to the west would also be of interpretative assistance.

10.12 Adopting methods of retention, preservation and interpretation without conjecture.
The remnants on this site in the building fabric and detail provide sufficient material evidence for an accurate reconstruction of the roof and walls, utilising new materials where necessary to interpret original openings and arrangement.

10.13 **What is the impact of the erection of the security fence?**
The erection of the fence has protected the immediate building from further destruction by vandals and further theft of materials, however the location is incorrect and its extent is too small.

10.14 The surrounding compound was much larger, (from photographic evidence) particularly to the south and the east of the building footprint. Refer to Figure 32. The western fence alignment was immediately to the east of the trench drain that has now been uncovered. Refer to Figure 41. The original fence location was approximately 2 to 2.5 metres from its current location towards the west.

10.15 The open drain to the west of the building is an important element in its preservation and interpretation. (Figure 41) The drain provided a definition of the westernmost reaches of the Garrison Area, and is a definition of the Battery Room Area

enclosure. Re-establishment of the drain is an important physical conservation measure. Re-establishing its original purpose will ameliorate the siltation that has been in evidence on the west elevation of the building through soil building up against the wall. There is sufficient photographic evidence to determine the northern extent of the drain.

10.16 A pedestrian footway was located on the north side of the building and a timber footbridge was present bridging the drain on the north west side of the Battery Hut enclosure. The present gravel footway prevents the drain from working effectively. (refer Figure 32 for the timber bridge location and 41 for the current condition).
Figure 39 shows a pathway leading west and then north of the drain from about 20 metres to the south of the building.



Figure 41 The Battery Hut compound fence on the western side was immediately adjacent the trench drain as seen in the photo approximately 2 to 2.5 metres to the west from its current position.

10.17 Re-establishing the original building setting. The Battery Room building enclosure was defined by three buildings; two to the south being part of the fenced enclosure and the stone building within the compound, fenced and secured, all operating together. Future presentation of the site of the building needs to take these into consideration.

10.18 Interpretation needs to incorporate the social and cultural influences of the Italians. This is the unsung and intangible importance of this structure. Combined with the material evidence held of the artistic endeavours of the Italian internees, this building remains as the largest physical evidence of the Italian stonemasons, artisans and masons on the site. It is in this realm that the building holds its greatest interpretative importance.

10.19 The link established with the descendant of **49532 Bruno Dell' Amico**, has reignited this important relationship.

10. 20 Investigations of the Italian influence on Cowra through this building have only scraped the surface of the story that can be told about the Italian internees. They were not agitators, nor violent, nor resentful of their presence in the Cowra camp. They made the most of their time, plied and shared their skills, did not act as captives nor show resentment, but contributed to the region and applied their artistic skills to fill their time and share their culture. The contribution, from an outsider's perspective, continue to be embraced. This is not an isolated experience from the written accounts from other areas of Australia, in relation to the WW2 Italian prisoners of war. It is a compelling story that needs to be shared on this site.

11.0 POLICY ARISING OUT OF ISSUES
(What Must We do?)

11.1 Policy 1: **The building must be preserved.**
The condition of the building has reached a critical stage. It is facing further structural failure of support to the window lintel on the east and the mortar is eroding across the structure.

11.2 Policy 2: **Physical preservation will require intervention into the significant fabric in order to allay further deterioration.**

11.3 Policy 3: **Physical intervention to preserve the remaining fabric is a superior alternative to allowing the stonework to erode and collapse**. Further collapse will mark the destruction of the last remaining building form. Other structures on the site are limited to subfloor walls and slabs and stairs that weren't able to be salvaged for reuse after the closure of the camp.

11.4 Policy 4: **A decision as to the appropriate form of intervention needs to be made and agreed** between Council and the Office of Environment and Heritage and the Heritage Council. The recommended strategy is to provide a roof to the structure and control the storm water runoff from the roof, utilising the masonry walls to provide support and not necessitate disturbance of the archaeological resource.

11.5 Policy 5: Fabric dislodged from the structure including the reinforced concrete lintels, should be re-erected to provide as complete a picture of the building as possible.

11.6 Policy 6: **The setting of the building must be authentic and interpretable.** The current setting of the Garrison Area is devoid of any other structures, or definition of former footprints to locate the now defunct structures. Such interpretation would greatly assist in providing a more defined context to the Battery Room and enclosure.

11.7 Policy 7: **Security of the building must be preserved**.

11.8 Policy 8: **The fenced enclosure is a tangible means of interpretation** whilst providing protection to the structure from theft and vandalism.

11.9 Policy 9: **The enclosing fence needs to be in line with photographic evidence of its arrangement and extent**.

11.10 Policy 10: **The fence line should reflect the former presence of two adjacent buildings to the south forming a component of the enclosure**.

11.11 Policy 11: **The Battery Room site should be protected from the build-up of soil against the external walls of the building** which would permit overland flow into the building area.

11.12 Policy 12: **The drain that was in place to protect the building from overland flow and siltation needs to be re-established and maintained.** It is presently silted up and ineffective. The lining of the drain is robust stone and could readily be excavated and reinstated to an operational state.

11.13 Policy 13: **Archaeology should not be placed as a priority above the physical preservation of substantial structures.** Archaeology can be managed with sensible monitoring during any works performed on site.

11.14 Policy 14: **Interpretation relating to the artistic merit of the assemblage of the Battery Building should be considered**, even though the building was a utilitarian structure. There is a depth of artistic quality for the trained eye. This aspect needs to be reinforced through interpretation - bringing visitor's attention to it.

11.15 Policy 15: Despite the 1993 Plan of Management deposing any facsimile physical representation of the former structures within the Camp 12 site, the vastness of the place and the invasiveness of vegetation and interposing fence lines, **consideration should be given to some physical representation to assist the visitor's understanding of the form and scale of the place**.

11.16 Policy 16: **Broader interpretation of the site in a physical form should be considered.** This would greatly assist in the establishment of context for the surviving site elements and particularly the Battery Room.

11.17 Policy 17: **An Interpretation Centre is an imperative**. The social and cultural aspects of this place are of an overriding importance. There are many movable items and archaeological remnants associated with the life and activity within and beyond the Camp. Much of this resource is dispersed. It is for this reason that the need for an Interpretation Centre as an annex to the site needs to be established to draw these elements together under one roof and on or adjacent to the site preferably l a location which has an overview of the site.

11.18 Policy 18: **Interpretation needs to be improved and broadened** from the Japanese breakout, which is the strongest and most renowned facet of the site, rightly for its uniqueness as a wartime event on home soil. The richness and positive cultural and social contribution of the Italian internees needs to be reinforced to an equivalent level.

11.19 Policy 19: **Surveillance**. Monitoring of visitor activity on the site needs to be maintained. It will also assist in establishing the pattern of usage and visitation. The parking area and memorial area doesn't give the visitor strong direction to the Garrison and Battery Room area of the site, in favour of the four camp detention compounds.

11.20 Policy 20: The potential for grass fires is high. Consideration should be given to **providing fire protection or early warning** devices which may be of benefit to the preservation of the remaining fabric and fences.

11.21 Policy 21: **Warnings to visitors as to the potential for snakes being encountered** around the site. It is given on the main site, but there are no warnings around the former Battery Room.

11.22 Policy 22: **Warnings need to be provided to visitors as to the penalties/potential prosecution, for removal of fabric and / or materials laying loose on the site.**

11.23 Policy 23: **Works to be performed on the building and site should be overseen by an experienced heritage conservation architect or materials conservator.**

11.24 Policy 24: Only suitably skilled tradespeople with appropriate heritage trades references should be engaged in doing remedial and conservation works on the building.

11.25 Policy 25: Any work necessitating ground disturbance shall be assessed by an experienced archaeologist, and the appropriate approvals sought from the Heritage Council, prior to commencement of any works on site.

11.26 Policy 26: The immediate site of the building shall be kept weed, tree and shrub-type vegetation free.

11.27 Policy 27: **Further research on the broader camp site is required**, and specific research should be directed to finding the reference plan associated with the dismantling for sale schedule included within this CMP. Enquiries were made with the National Archives however no answer was received. This would provide a fuller definition of all the structures on the site and their materials. There would also be records pertaining to the purchasers of the buildings and materials, possibly providing a pathway to discovering what went where and ultimately for what purpose, particularly in relation to Government Departmental purchasers.

11.28 Policy 28: Determination of the composition of the mortars and renders used on the building should be pursued. Any mortars or renders used in repair works shall be of an equivalent composition as far as practicable. (Within the time frame for the preparation of this CMP, there has been no positive response to requests for such analysis from University of Newcastle labs nor private companies including Westox and Boral).

11.29 Policy 29: The broader site needs to incorporate **recognition and interpretation of the Aboriginal presence in the cultural landscape** of the Peace Precinct and former Camp 12 site.

12.0 CONSERVATION RECOMMENDATIONS AND IMPLEMENTATION
(How do we do it?)

The following section provides suggestions as to how and in what timeframe Policy outlined in Section 11 should be implemented.

Some areas will necessitate negotiations and agreement on suitable means to remediate, maintain and interpret.

Policy 1: The building must be preserved.
This will prove to be the largest of the issues to resolve, as there will be a range of opinions and philosophies that come to play. They will mainly be of the following ilk:

1. **No intervention**; the building should be let to weather to maintain it in its authentic state. Intervention may/will alter the place and create a false image of the fabric. This is the Ruskinian view of allowing all buildings to age to a state of decay and depletion into a pile of stones. This is what is happening by default at present.
2. The above presupposes that there is either no value in maintaining historical structures as markers of an event or significant activity or that the value lay in the activity or historical fact and not the fabric. However, not all people or visitors to the place will be of an oral predisposition, accepting as sufficient evidence of a place, the written word or an intellectual understanding of the place, but will rely on visual or kinaesthetic means to understand the place, which is where the physical remainder is important.
3. **Minimum intervention;** This would be limited to repointing of some areas of wall but mainly pargetting the top of the walls with a waterproof render to provide a coping to shed water from the top of the wall preventing excessive moisture uptake from the top of the wall, which causes substantial mortar and masonry deterioration.

   It could also include the roofing of the remnant structure without the imposition of new loads on significant fabric.
4. **Intermediate levels of intervention** may include repointing the masonry with compatible mortars after identifying the composition of the existing mortar. It may include consolidation of renders where they are beginning to separate from the internal wall surface. It would not include re-rendering of the walls. Replacing the scaffolding on the western opening with a steel frame to interpret the former window opening whilst providing less obtrusive supplementary support to the lintel. This may encompass repointing and filling the cracked areas of the sides of the former window opening to assist in stability. Whether the sill masonry is reconstructed or not is a borderline question as the reconstruction would not be placing the stones in the original arrangement but would be indenting authentic material in a manner that is distinguishable from the original.
5. **Substantial intervention**: this would entail carrying out works identified in item 4 above and going further to re-establish the displaced lintels to the door and the window in the south elevation, utilising either steel frames that provide supplementary support and are distinguishable readily from original materials or reconstructing in loadbearing masonry distinguishable from the original. Installing wall plates in their original location and utilising the original dimensioned members, reconstructing the roof, as the number of rafters is clearly identifiable from the wall fabric, the roof pitch is known from the gable profile of the walls remaining and reroof the structure. Rainwater would be collected in gutters and discharged away from the building via a subsurface spreader downstream from the structure. The original asbestos roof would not be reintroduced. A corrugated steel roof would be appropriate. In some significant World Heritage sites, there has been similar reconstruction and restoration to re-establish a building to a known former state. Pompeii is a good example of this, retaining some ruinous elements whilst reinstating some other areas to assist in understanding and enhancing the visitor experience.

   The writer's opinion is that substantial intervention is most appropriate given the deterioration that is occurring to the structure, and that an articulated roofed structure is not acceptable to the Office of Environment and Heritage due to the potential negative impact on the archaeological resource. Minimum intervention is a stop gap measure that will have limited effect. The substantial intervention provides good interpretative value, provides reconstruction of the building substantially to a known former state and moreover provides positive conservation measures that will preserve the structure for a long time to come.

Policy 2: Physical preservation.

The description above in Policy 1 identifies the various degrees of physical interventions that could be applied to preserve the stone structure and prevent further rapid deterioration.

Policy 3: Physical intervention to preserve the remaining fabric is a superior alternative to allowing the stonework to erode and collapse.

This is self-explanatory. The presence of a standing structure is of greater value and benefit for understanding and interpretation than an archival recording or an eroded and collapsed pile of stones and debris which would represent deconstructed significant fabric and reveal little or nothing of the technical and creative endeavours plied by the makers.

There is much to be revealed in the assemblage of this structure, representing masonry skills that are rarely seen in Australia but are readily seen in southern and eastern Europe. Refer to the Comparative Analysis in Section 6.0. This creative skill was evidenced in many spheres including leathercraft, silver smithing and jewellery, carpentry, concreting and plastering, sculpting and painting and masonry.

Policy 4: A decision as to the appropriate form of intervention needs to be made and agreed between Council and the Office of Environment and Heritage and the Heritage Council.

Related to Policy 1, this is a pivotal element to resolve, before any progress can be made on the conservation of the stone hut fabric. Policy 1 narrative outlines the principal arguments. There are examples of all means described, with varying degrees of success.

Trial Bay Gaol is a particular instance where a new structure has been constructed inside the enclosing walls to interpret the inner workings of the prison. It is a successful intervention, and in a place that has as much archaeological merit and value as the Camp 12 Battery Hut site.

Care and monitoring in the process of excavation is a major consideration and control that should be exercised in any work in the vicinity. Preventing any intervention is relegating the remnant fabric to ruin and is a very poor management decision.

Providing the remnant structure is stable and sound enough to sustain superimposed loads from the reconstruction of a roof and repositioning of the lintels now on the ground outside the enclosure, the stabilised and reconstructed components would positively contribute to the interpretability of the whole site, aligned with the construction of an Interpretative Centre.

Policy 5: Fabric dislodged from the structure should be re-erected.

Where possible, any fabric known to have come from the building which can be relocated on/into the building in its former position, should be so reinstated to provide as complete a structure as possible.

Such reinstallation may necessitate structural supplementation and reinforcement, or the introduction of supplementary structure, which should be identified as new construction.

Policy 6: The setting of the building must be authentic and interpretable. Investigation as to options for the optimum physical interpretation of the enclosure and setting of the Battery Room within the Garrison Area would ideally be carried out to provide representation of the footprints and or forms of other buildings that were in the vicinity of the Battery Room.

Policy 7: Security of the building must be preserved.

Policy 8: The fenced enclosure is a tangible means of interpretation whilst providing protection to the structure from theft and vandalism.

Policy 9: The enclosing fence needs to be in line with photographic evidence of its arrangement and extent.

Policy 10: The fence line should reflect the former presence of two adjacent buildings to the south forming a component of the enclosure.
Fencing of the enclosure is an appropriate means of providing security and managing access to the immediate building and its surrounds.
The interpretative impact of the fencing could be extended to advantage to provide a physical representation of the original Battery Room enclosing fence and the adjunct buildings that formed part of the enclosing structure.
There is sufficient photographic evidence to support the extension of the enclosure to its original extent.
The original fence construction is not clear from the photographic evidence collected in the course of preparation of this CMP.

Policy 11: The Battery Room site should be protected from the build-up of soil against the external walls. Build up of soil against external walls permits water entry into the building and is an indicator of uphill erosion on the site.

Policy 12: The drain that was in place to protect the building from overland flow and siltation needs to be re-established and maintained.
The site should be maintained in a stable condition through grassing and the control of overland flow of rainwater runoff utilising the original open drainage system that is currently partially silted. This will necessitate the clearing of the drains of soil, grass and other vegetable matter, to operate in their original intended manner.

Policy 13: Archaeology should not be placed as a priority above the physical preservation of substantial significant structures.

Without substantial remnant structures on the site, the interpretative value for visitation and as an historic record, is greatly diminished. Heritage does not exist for its own sake. It is a response to a need in the human condition, to have a knowledge of and relationship to the past, to help us in gaining an understanding of who and what we are now through an appreciation of the formative past.

Policy 14: Interpretation relating to the artistic merit of the assemblage of the Battery Building should be considered. Logistically, the Battery Building played an important role in the operation of the Camp, providing back up power during emergencies and the like. The fact that it was security fenced and located in the Garrison attests to its importance as a facility. There is little to represent the plant and equipment located within and around the building apart from the insulators and cable paraphernalia identified in the Archaeological Assessment. (Refer to Appendix 1).

What is represented in the building fabric are the masonry skills and techniques that were used, and the close resemblance to that seen throughout the eastern areas of Europe. Creative endeavour and the plying of skills was one of the reasons the Australian Government favoured taking Italian POWs; to fill the gap left by the Australian men and women in rural communities contributing to the war effort. Their agrarian background and abilities were the attraction, however their contribution far exceeded these.

Policy 15: Consideration should be given to some physical building representation to assist the visitor's understanding of the form and scale of the place.

Policy 16: Broader interpretation of the site in a physical form should be considered.

Apart from photographic evidence, it is difficult for the visitor to place the remnant structures in a Camp context. It is granted that there has been vast improvements over the years, in improving the visitor experience, assisting in their understanding of the place, from an unmown field to an area which has interpretative signage and a path leading around following the perimeter fence line as much as is possible.

The fenced enclosure to the Battery Room area has been discussed earlier in this Plan, as too the potential for identifying building footprints in the Garrison Area using gravel to define the perimeter of buildings.

It is beyond the scope of this CMP to investigate the broader area, however greater physical representations would greatly assist visitor appreciation of the place. Possibly even relocating buildings back to the site that have been formerly moved from the site would assist to retain authenticity.

Policy 17: An Interpretation Centre is an imperative. The Centre could also house a site model to visually assist an appreciation of the vastness of the facility and its layout albeit that this is an outmoded form of interpretation, it is still effective.

Archaeological finds and the array of artistic and relict items from the camp should be brought together into one facility for curating and accessibility and become a research centre and focus for the Friends.

Policy 18: Interpretation needs to be improved and broadened. Site interpretation is very good and the representation of the place as the Peace Precinct is an appropriate contemporary presentation. There is a wealth of material to be presented from the site, particularly the Italian contingent contribution. Treasures such as the altar paintings from the chapel, and mysteries on the site particularly the concrete form close to or a part of the former Chapel, are elements that further research may supplement the overall story of the camp.

During this investigation, the details of the dismantling of the camp that were found adds another dimension to Australia at war and the post war austerity, to name one facet.

There is no detracting from the Japanese breakout and the events following August 5th 1944, including the loss of life on both sides, as a unique occurrence in Australia, and it deserves full disclosure and representation. There are also cultural elements that make and made a positive contribution to Australian life during and long after the war.

Policy 19: Surveillance. Monitoring of visitor activity on the site needs to be maintained. The writer is unclear as to visitor monitoring and movement in and around the site. Guided walks and self-guided tours with a recorded narrative would assist in both providing a structured visit, availing the opportunity to gain feedback from visitors and to track their response and comments, in order to enhance the experience.

The production of a visitor app for smartphones would be a simple addition, with a point and listen response such as is available on "Layar" for a range of uses.

Policy 20: Fire protection. Even though the remnants on the site are masonry and concrete, the impact of fire can still be devastating for fragile fabric. A fire protection strategy should be considered for fabric preservation and visitor protection. It is assumed that in high fire danger periods, the area gates are closed to traffic as a minimum strategy.

Policy 21: Warnings to visitors as to the potential for snakes being encountered around the site. As part of each interpretative sign, the ever-present possibility of encountering snakes, particularly around the remnant building platforms where there may be under floor voids that provide an ideal environment for nesting, should be reinforced.



Figure 42 A large Brown Snake guarding the concrete structure near the former Chapel.

Cowra Community News 02-08-2012

Policy 22: Warnings need to be provided to visitors as to the penalties/potential prosecution, for removal of fabric and / or materials laying loose on the site. This can be achieved by specific signage at the main entry points and can form part of the interpretative signage explaining why taking souvenirs is detrimental to the site integrity and the historical research and educational value.

Policy 23: Works to be performed on the building and site should be overseen by an experienced heritage conservation architect or materials conservator. Any ground disturbance should be monitored by an archaeologist and the works being carried out in all the foregoing spheres shall be recorded photographically and set out in a report format identifying the Aim, the Methodology, the anticipated results and potential risks and manner of mitigating those risks and deleterious or harmful impacts, culminating in the actual result and conclusions drawn or benefits achieved through the intervention.

Policy 24: Only suitably skilled tradespeople with appropriate heritage trades references shall be engaged in doing remedial and conservation works on the building. The building is too rare and fragile to allow any well-intentioned works to be carried out by unskilled people. The original stonework was assembled with a great deal of thought going into the placement of each course and stone, to achieve the overall effect we now see. Poor workmanship, inappropriate mortars and products applied to the structure can be fatal to its longevity.

Mortar composition analysis is imperative to be completed prior to any repairs or repointing being carried out.

Policy 25: Any work necessitating ground disturbance shall be assessed by an experienced archaeologist, (refer also to Policy 23) and the appropriate approvals sought from the Heritage Council, prior to commencement on site. The archaeologist will be the most appropriate person to assemble any approvals documents required by the Heritage Council, and to provide advice in relation to archaeology as opposed to built heritage. Preliminary negotiations should be carried out with the Heritage Authorities prior to final documentation and submission of any Applications to carry out works or excavations.

Policy 26: The immediate site of the building shall be kept weed, tree and shrub-type vegetation free. The site of the building should not be allowed to develop tree growth any closer than 8 to 10 metres from the structure to avoid future damage through root growth and ground disturbance. Significant trees can alter the ground water conditions resulting

in differential movements in founding soils. Such movements would be highly detrimental to the integrity and stability of the remaining structure.

Policy 27: **Further research on the broader camp site is required**, and specific research should be directed to finding the reference plan associated with the dismantling for sale schedule included within this CMP. The schedule of buildings and materials available to salvage post war, from the Camp is a vital record of the recycling that was being proposed. Identifying the specific buildings cross referenced from the report to a Plan would be invaluable in fleshing out further details of the operation of the whole camp and opening up a line of investigation into the final destinations of the removed materials.

Policy 28: Determination of the composition of the mortars and renders used on the building should be pursued. (Refer to Policy 24 above). This is the most basic physical requirement as a precursor to any repointing or remedial works on the stonework. During the course of the CMP preparation, out endeavours to have samples analysed were fruitless.

Policy 29: The broader site needs to incorporate **recognition and interpretation of the Aboriginal presence in the cultural landscape** of the Peace Precinct and former Camp 12 site. Certainly not the last or least priority, but as it relates to the broader site, is a more general observation and ambition. The Aboriginal Archaeological Survey Report of May 2012 prepared by Artefact Heritage Services, could be the basis of providing such a layer in the interpretation of the Cultural Landscape.

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13.0 APPENDICES

Appendix 1 Archaeological Assessment of the Prisoner of War Camp 12, Cowra NSW, Heritage Archaeology 2003. pp83-97

Appendix 2 National Archives of Australia: SP857/3, CL/10187, NSW Cowra POW Camp File. 218 pages.

Appendix 3 The Burra Charter. 2013, Australia ICOMOS.

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APPENDIX 1

Archaeological Assessment of the Prisoner of War Camp 12, Cowra NSW, Heritage Archaeology 2003. pp83-97

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Site C12/K03

The most intact structure on the POW Camp 12 site is a single ruinous, above ground stone pitched structure, Site C12/K03, located at the north-western end of the AMF Compound No. 2 area. It comprises four walls constructed from a variety of materials including stone rubble, broken terracotta, salvaged bricks and concrete blocks with some wood and metal incorporated into the structure.

The structure is unroofed and is in urgent need of stabilisation. There is evidence that the building had a relatively shallow-pitched roof. The narrow ends have shallow gables and there is door opening on the southern side. Window openings are on the eastern and western ends. The stone, cement and other materials used in the construction of this building are similar to those used in the construction of the POW Camp 12 entrance gate pillars on Binni Creek Road. Date of construction has not yet been confirmed.



Figure 53: Site C12/K03 - The only extant structure in the POW Camp 12 area. It is considered that this structure was the electricity switch room and emergency supply building.

Vandalism was noted during the course of the archaeological assessment. The building has a concrete floor and is almost totally covered by leaf litter, discarded rubbish and fragments of building material that have fallen from the building. The stone building has previously been incorrectly described as 'a petrol store' [53] and as a 'Farrier's Forge'. [54] The internal, and possibly the external walls, were once rendered with cement to provide an impervious, hard smooth finish. Remnants of the cement render are seen inside the building and in the rubble around the structure.

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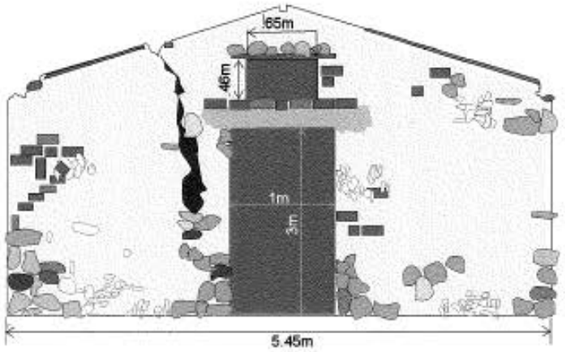
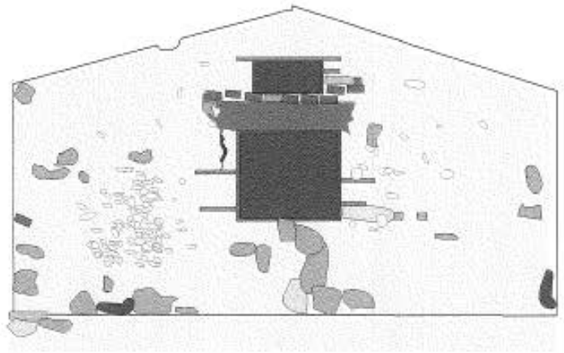
[53] Register of the National Estate site description.

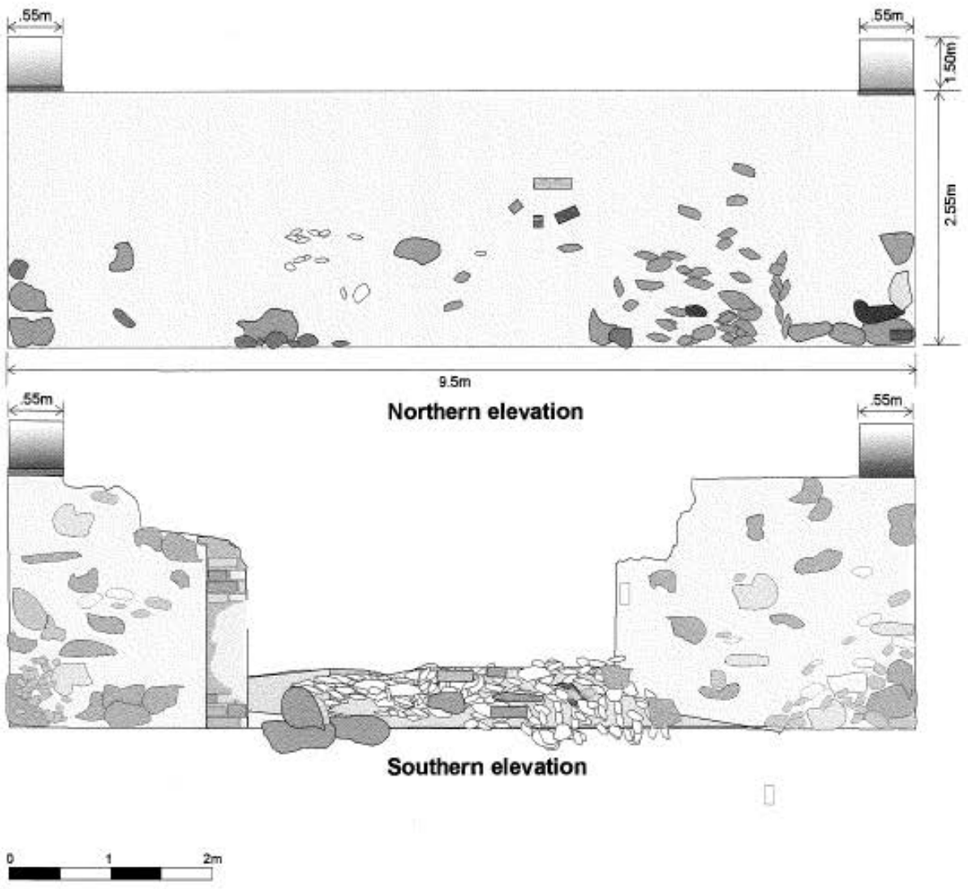
[54] Miles, V., Nov. 2000 PREH2017 Site Recording Portfolio pp.1-6].

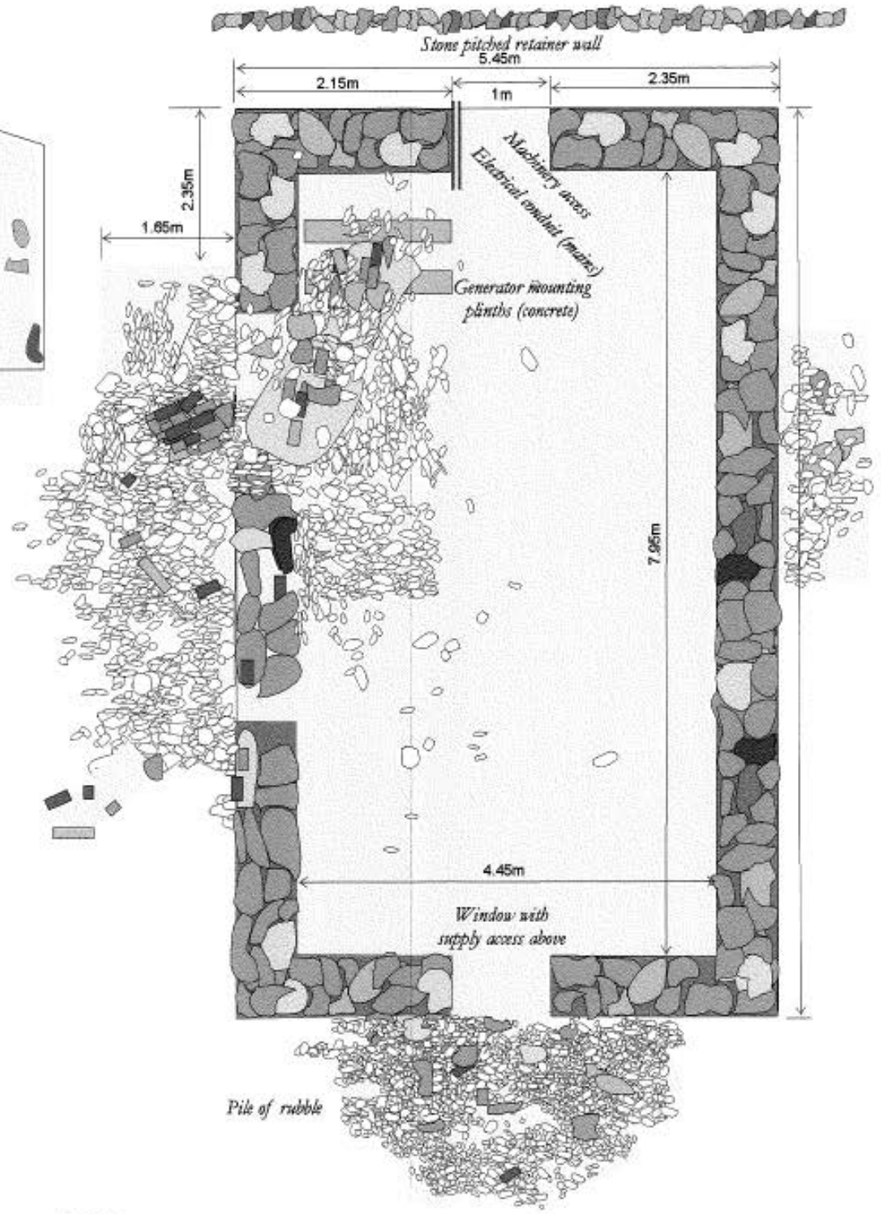


Western elevation



Eastern elevation





C12/K03 Site Sketch - Electricity (Emergency Supply) & Switch Room

Archaeology of Prisoner of War Camp 12, Cowra, NSW.

HERITAGE ARCHAEOLOGY 2003



Figure 54: The eastern elevation of the building. Note the foundation and the opening for power cables above each window.



Figure 55: Remnants of the cement render on the internal wall of building C12/K03.



Figure 56: Stone pebbles inlaid into the cement render and stone pitching.

In certain areas in the walls of the building round river pebbles have been set into the cement mortar used in the stone pitching. There are pathways in the 22nd Australian Garrison headquarters area [AMF Compound 2] that comprise similar pebbles laid on the ground. This type of pebbled pathway was often a feature of military camps and was usually associated with the headquarters building or the sergeants' or officers' mess.

To the western side of the structure is low stone pitched wall with associated earthworks cut into the gentle slope of the hillside. It is considered that this feature supported storm water drainage in the area. The opening in the western elevation of the structure currently appears to be a doorway. However, it is considered that the opening was originally a window and entry to the building was via the door way in the southern wall of the building.



This structure is a significant & intact archaeological feature on the 22nd Garrison Compound. It is in urgent need of stabilisation. During fieldwork it was noted that damage by vandals continued to impact on the structure.

It is considered that this is the emergency electrical supply building

The building must be considered for preservation and conservation

This area was once an enclosed stonewall and matched the opening in the eastern elevation



Remains of the heavy duty electricity supply cable and conduit are *in situ* at this point.

C12/K03/001
Heavy duty electricity supply cable and conduit
(steel threaded conduit & copper cable)

0 1 2 3 4cm
All artefacts shown actual size

Artefacts Site C12/K03 - Building Curtilage - Electrical Conduit & Cable
Archaeology of Prisoner of War Camp 12, Cowra, NSW.
HERITAGE ARCHAEOLOGY 2003



Figure 57: The low stone pitched wall to the western end of the structure. This wall may have been a later feature when the building was modified to have a door at this end of the building.

After consideration of the archaeological remains, artefacts present and supporting historical photographs, it is argued that in its original condition and while in use during the operation of POW Camp 12 that the building was used as an electricity switch room and emergency electricity supply. The emergency power was once supplied from a diesel or petrol generator. Artefacts found in and in close association with this building included numerous electrical switch gear components, glazed ceramic electrical fuse covers and remains of dry cell batteries.

At the western end of the structure and approximately 9 metres from the building a stone pitched drain has been exposed by erosion of the hill slope and continued use the roadway by motor vehicles. It must be noted that this building and the area surrounding the building contain important archaeological features, landscape features and artefacts. Erosion caused by storm water runoff down the slope is exposing more artefactual material and continued to uncover the stone pitched drain. Until a detailed study of the building and excavation is completed in this area the roadway should be closed off by erecting a security fence to contain the archaeological features. Artefacts exposed by the erosion process should be recovered with a suitable earthen fill.



Figure 58: The eroded roadway near the standing stone structure. Note the exposure of the stone pitched drain and the ruts formed by water run off. This roadway should be closed.



Figure 59: The stone pitched drain. Note the red clay brick and other ceramic and metal artefacts exposed in the background of the photograph.



Figure 60: Artefacts within the curtilage of site C12/K03 eroding from the soil.

Artefacts such as these are in the roadway and were being impacted upon by vehicles being driven in the area. Artefacts relating to the operation of the building and the occupation of POW Camp 12 were located on the surface or exposed in erosion gullies and ruts. In most cases the artefacts were subject to further disturbance by being driven over by vehicles or trodden upon by livestock. It was also noted that bottle collectors were active in several areas. This illegal practise will continue. There is no signage of any sort to explain that the whole site is an archaeological and heritage site of national important listed on the NSW State Heritage Register and the Register of the National Estate.

During the archaeological assessment it was considered that the artefacts on the surface in certain areas were under threat and they were salvaged. The artefacts have been stabilised, catalogued and where possible used and commented upon in this publication. It was beyond the scope and budget of this archaeological assessment to undertake any excavation, analysis and research. It is considered that many more artefacts are present and that research and excavation is necessary for the site. On the floor of the building are two raised concrete sections. This feature was used to raise machinery up off the ground. The raising would have provided ventilation and protection from water or other fluids spilt in the area or as flooding from storm water. The raised sections are typical of the mountings for an electric motor or generator. Residue of oil base fluid, possibly diesel fuel is present within the rubble on the floor of this building. It is argued that the mounts held a three phase generator. An historical photograph shows fuel drums stored beside this building. Artefacts salvaged from the roadway within the curtilage of K03 and inside the remains of K03 strongly indicate electricity supply switch yards and emergency electricity supply generator.



Figure 61: Raised concrete sections used to mount machinery (most likely a three phase generator).

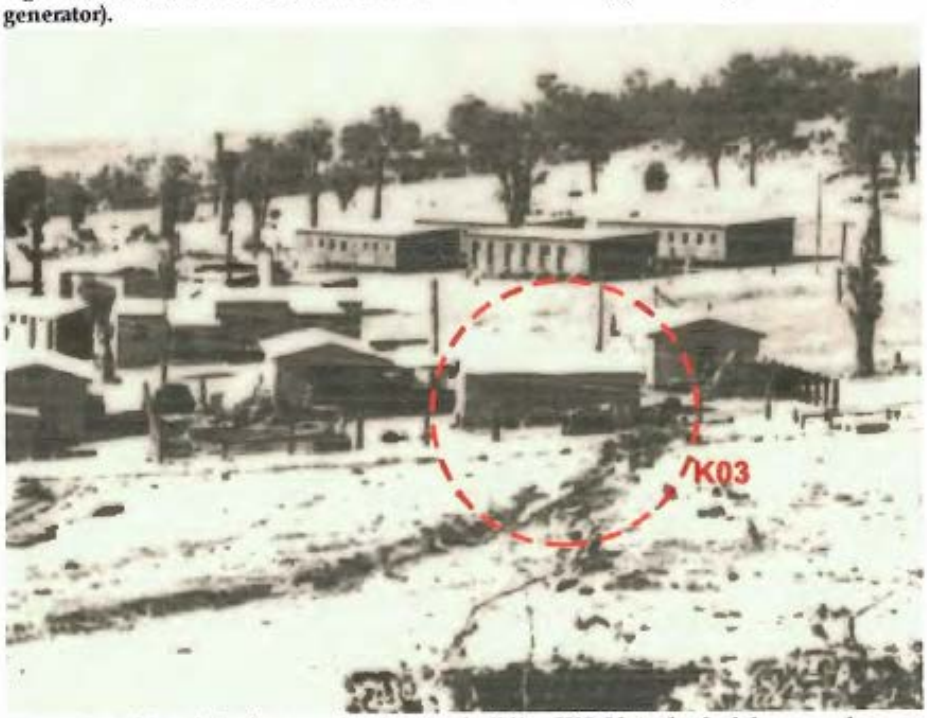


Figure 62: A historical photographs showing building K03. Note the fuel drums and power lines.



Figure 63: Electrical fittings and fixings recovered from the curtilage of Site C12/K03.



Figure 64: Remains of batteries recovered from the curtilage of Site C12/K03.

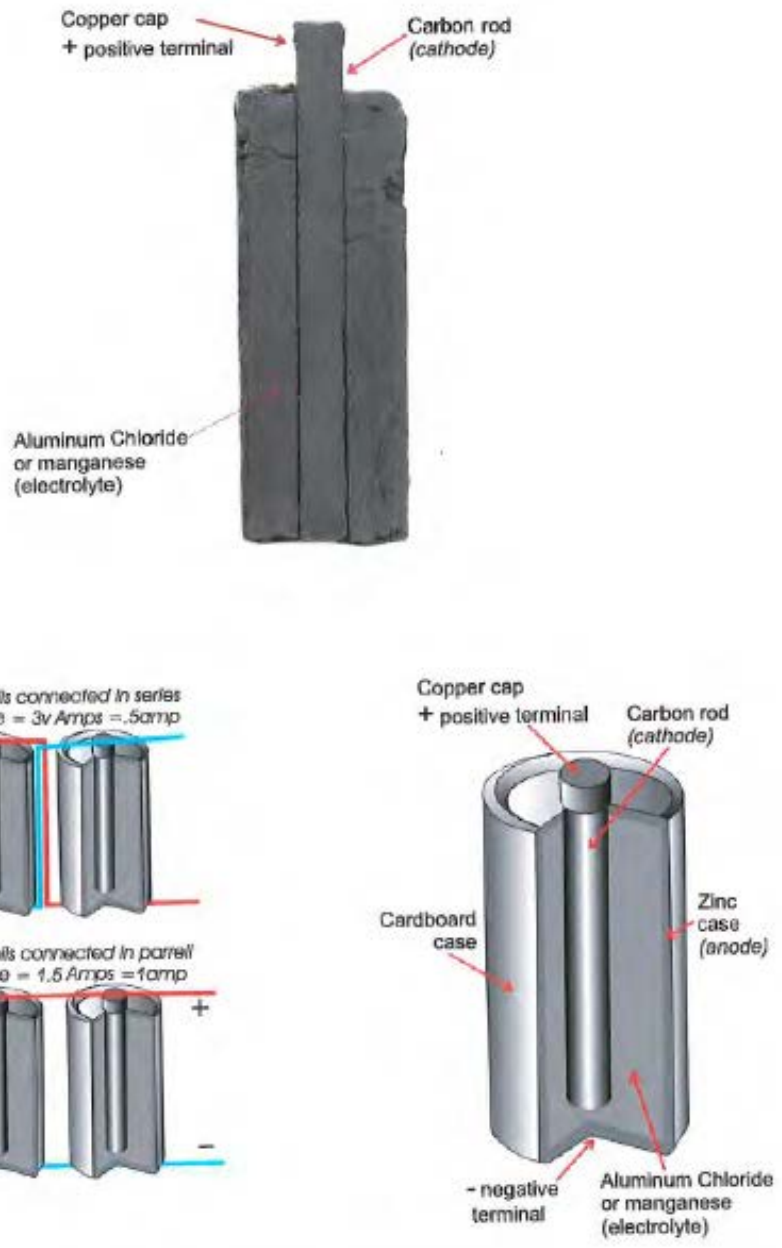


Diagram of Artefact C12/K03/036 - Building Curtilage

Archaeology of Prisoner of War Camp 12, Cowra, NSW.
HERITAGE ARCHAEOLOGY 2003

0 1 2 3 4cm
All artefacts shown actual size

Figure 65: Diagram of the type of battery found in the artefact assemblage for Site C12/K03.

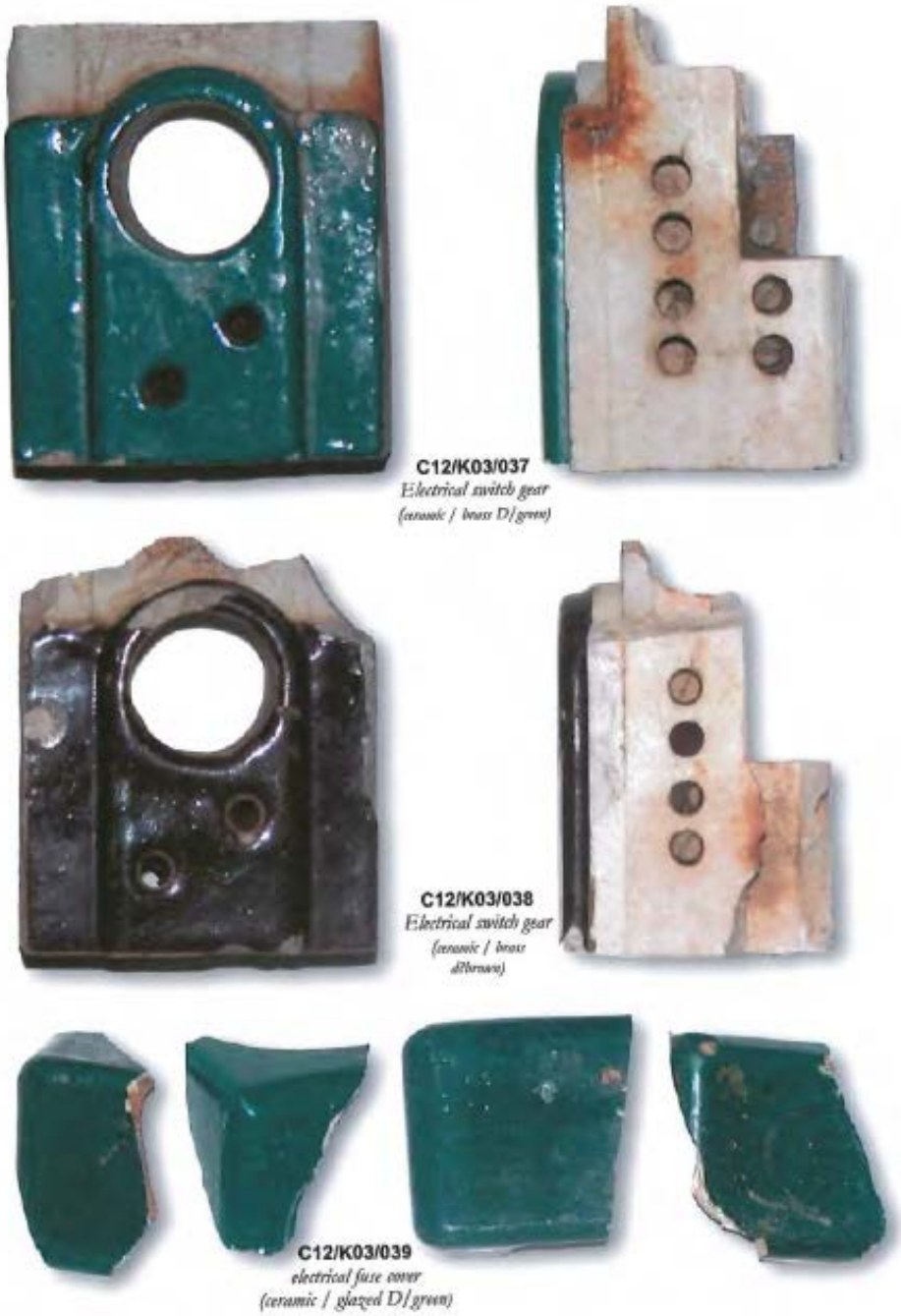


Figure 66: Ceramic electrical fittings from the site C12/ K03.

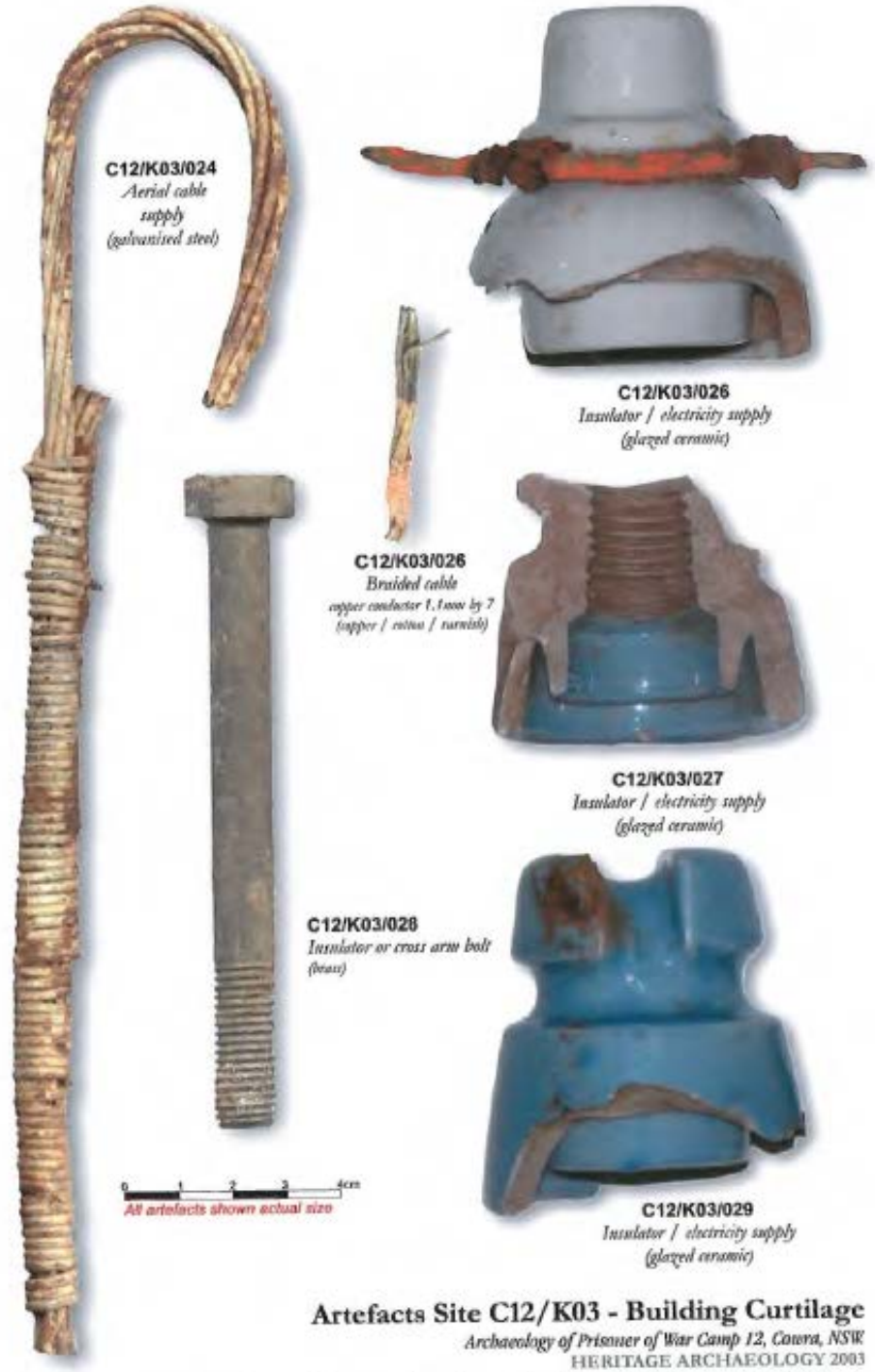


Figure 67: Examples of the insulators and sections of aerial and braided cable from Site C12/K03.

A variety of insulators were located in proximity to site C12/K03.

By March, 1938, four types of insulators [three porcelain and one glass] were chosen for testing purposes on certain trunk lines between Melbourne and Dromana, Victoria. These styles included U-1502, U-1542, U-1154 and CD 432.

U-1502, was currently the standard porcelain Trunk Insulator of Australia, U-1542 was the standard B.P.O. [British Post Office] Trunk Insulator, U-1154 was the "new" design combining the best features of the first two, and CD 432 was included as a modified glass version of U-1154 in order to examine the value of this material for the particular purpose. After examining four months of test results, belief in the single skirt design of U-1154 was confirmed. It became the new porcelain Departmental [P.O.] Standard, known as "Insulator, Trunk, L.S." [Long Skirt], which distinguished it from the previously accepted Trunk Insulator.

Porcelain insulators came to be preferred in Australia, because glass had a higher percentage of breakage and lower insulation, especially under wet conditions. They were manufactured by Robert Fowler Limited. U-1502 uses 1 9/32" thread, U-1542 uses a 5/8" thread and the U-1154 & CD-432 uses 1" thread.

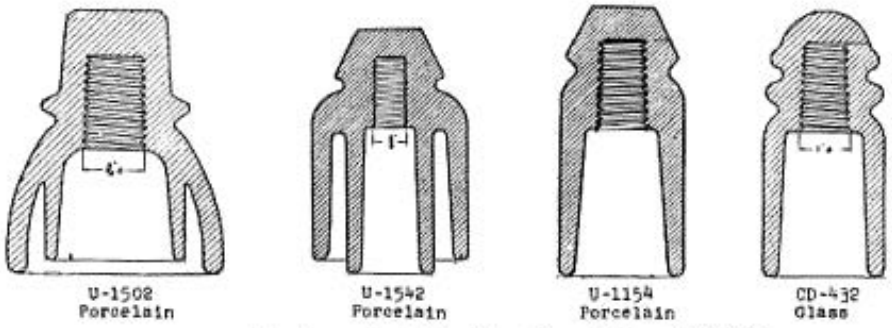


Figure 68: Various types of insulators including those found at the of C12/K03.

Artefact C12/K03/026 is a Slaters Acme white insulator complete with transmission wire and take off tails. During the early years of the Telegraph, porcelain insulators dominated the wires and there were numerous Australian manufacturers. Types produced were the "U" types such as 1154, 1145, 1160, 1148, 1491, 1493, 1497, 1500, 1502, 1503 and 1504.

Australian companies who produced porcelain insulators included the following: R.F. Fowler and Fowler Ltd. [Sydney], F13 [thought to be Fire Brick Co.- Melbourne], Sunshine [Melbourne], Welland [Adelaide], Koster Pottery [Adelaide], Slaters Acme [Melbourne], Rabone Feez [Sydney], Bennetts [Adelaide], NPA [Nilsons Pottery - Melbourne] and Morland Industries [Melbourne].

It is possible Slaters Acme may have imported their insulators from overseas as they were also an agent for Oppenheimer telephone/telegraph equipment.



Figure 69: Electrical fittings and fixings recovered from the curtilage of Site C12/K03.



Figure 70: Electrical fittings and fixings salvaged from the curtilage of Site C12/K03 within the AMF Compound No. 2.

Archaeological Assessment of the Site of Prisoner of War Camp 12, Cowra, NSW 97

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APPENDIX 2

National Archives of Australia: SP857/3, CL/10187, NSW Cowra POW Camp File. 218 pages

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ARB NSW No. 4613 ARB VIC No. 1768
managing director

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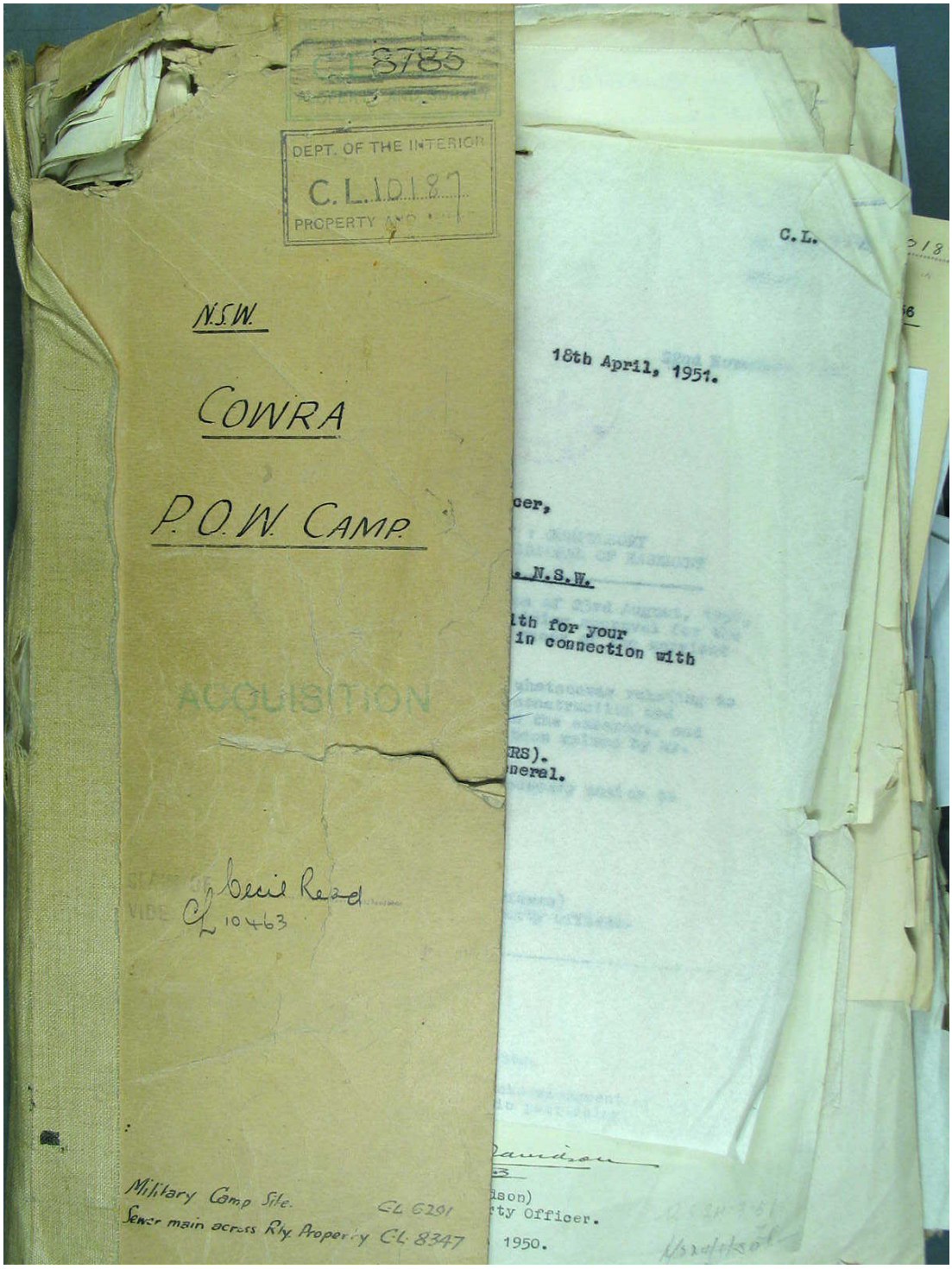
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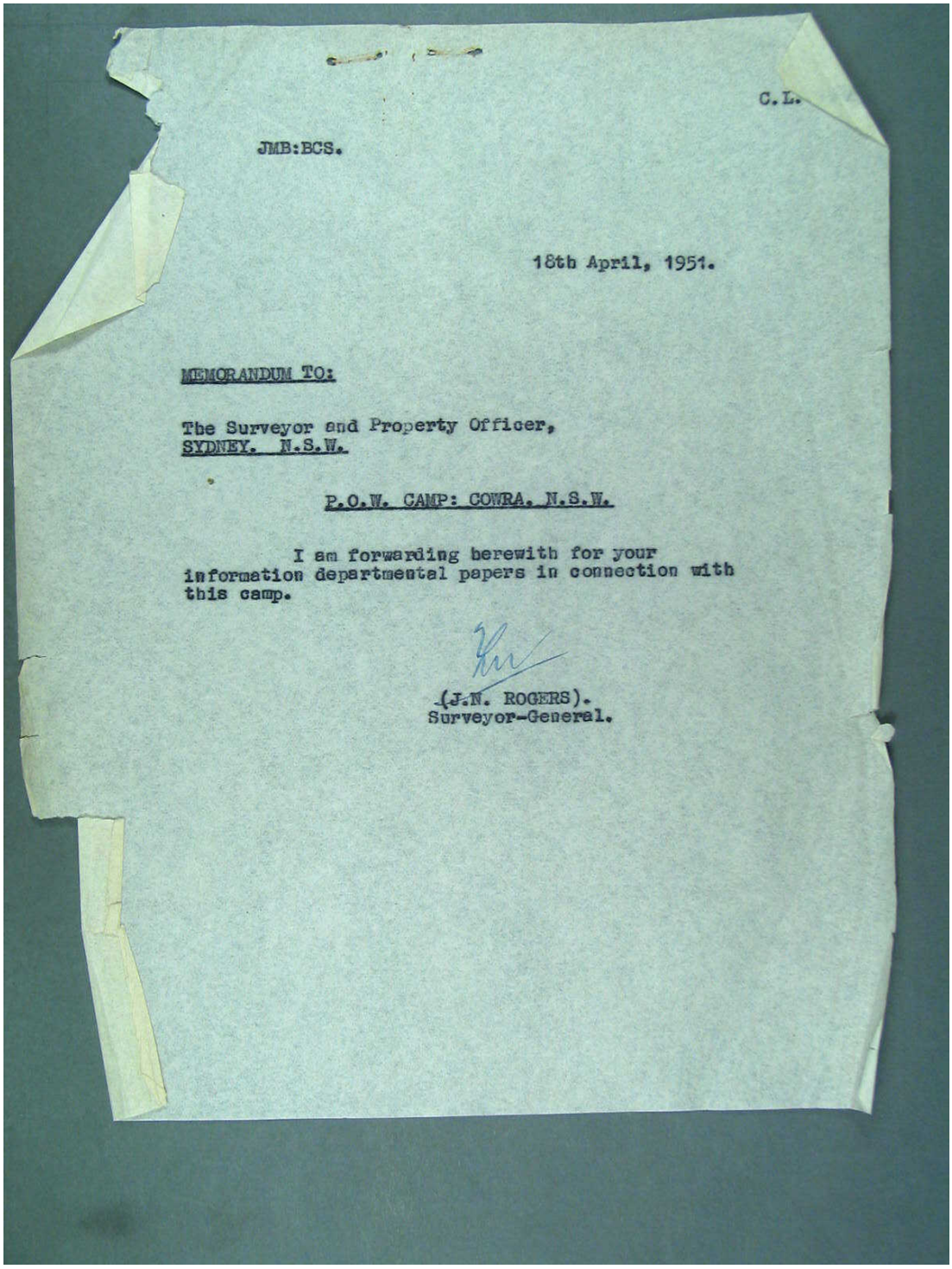


C.L.

JMB:BCS.

18th April, 1951.

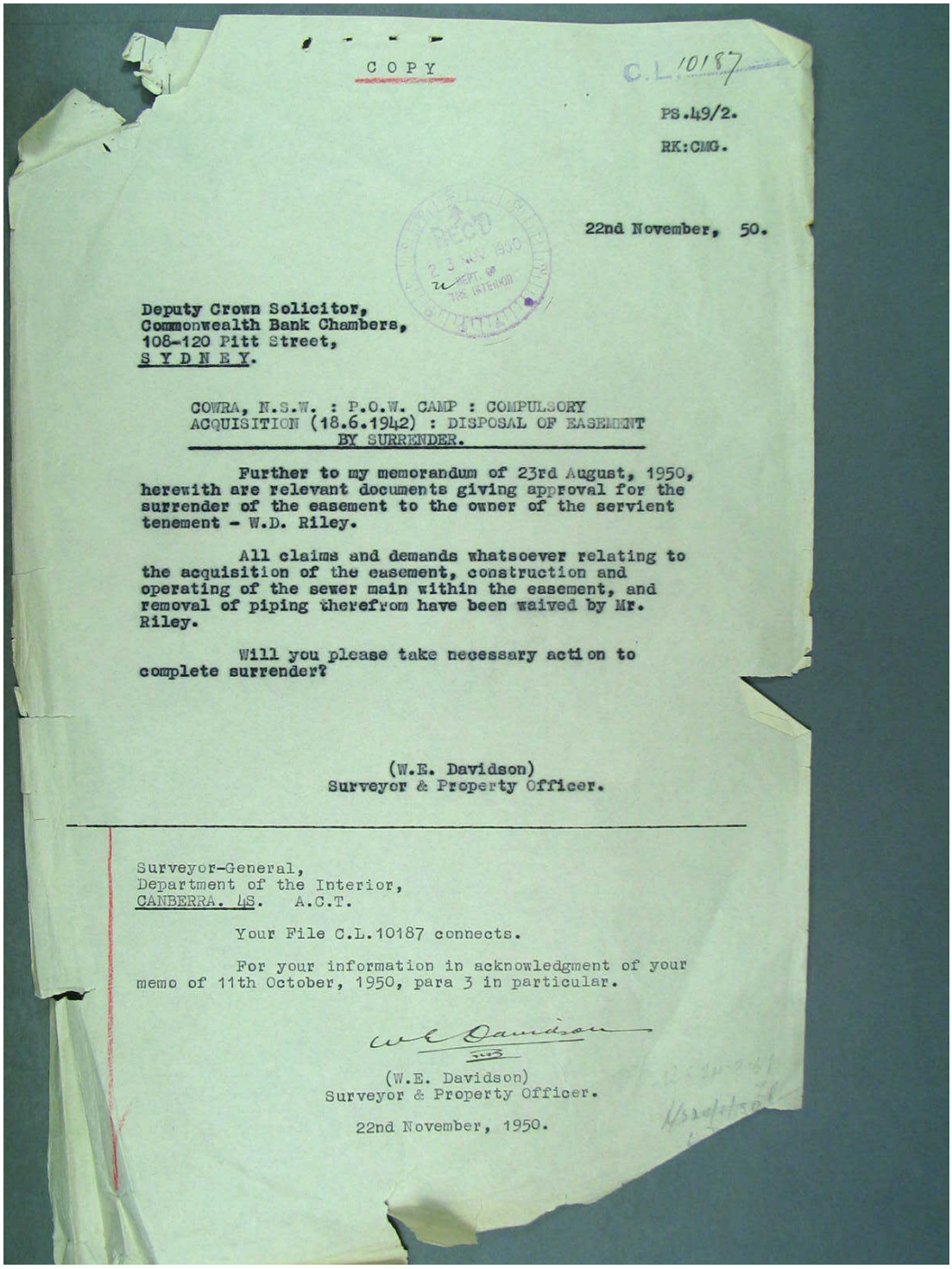
MEMORANDUM TO:

The Surveyor and Property Officer,
SYDNEY. N.S.W.

P.O.W. CAMP: COWRA. N.S.W.

I am forwarding herewith for your information departmental papers in connection with this camp.

(J.N. ROGERS).
Surveyor-General.



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RK:CMG.

22nd November, 50.

Deputy Crown Solicitor,
Commonwealth Bank Chambers,
108-120 Pitt Street,
SYDNEY.

COWRA, N.S.W. : P.O.W. CAMP : COMPULSORY ACQUISITION (18.6.1942) : DISPOSAL OF EASEMENT BY SURRENDER.

Further to my memorandum of 23rd August, 1950, herewith are relevant documents giving approval for the surrender of the easement to the owner of the servient tenement - W.D. Riley.

All claims and demands whatsoever relating to the acquisition of the easement, construction and operating of the sewer main within the easement, and removal of piping therefrom have been waived by Mr. Riley.

Will you please take necessary action to complete surrender?

(W.E. Davidson)
Surveyor & Property Officer.

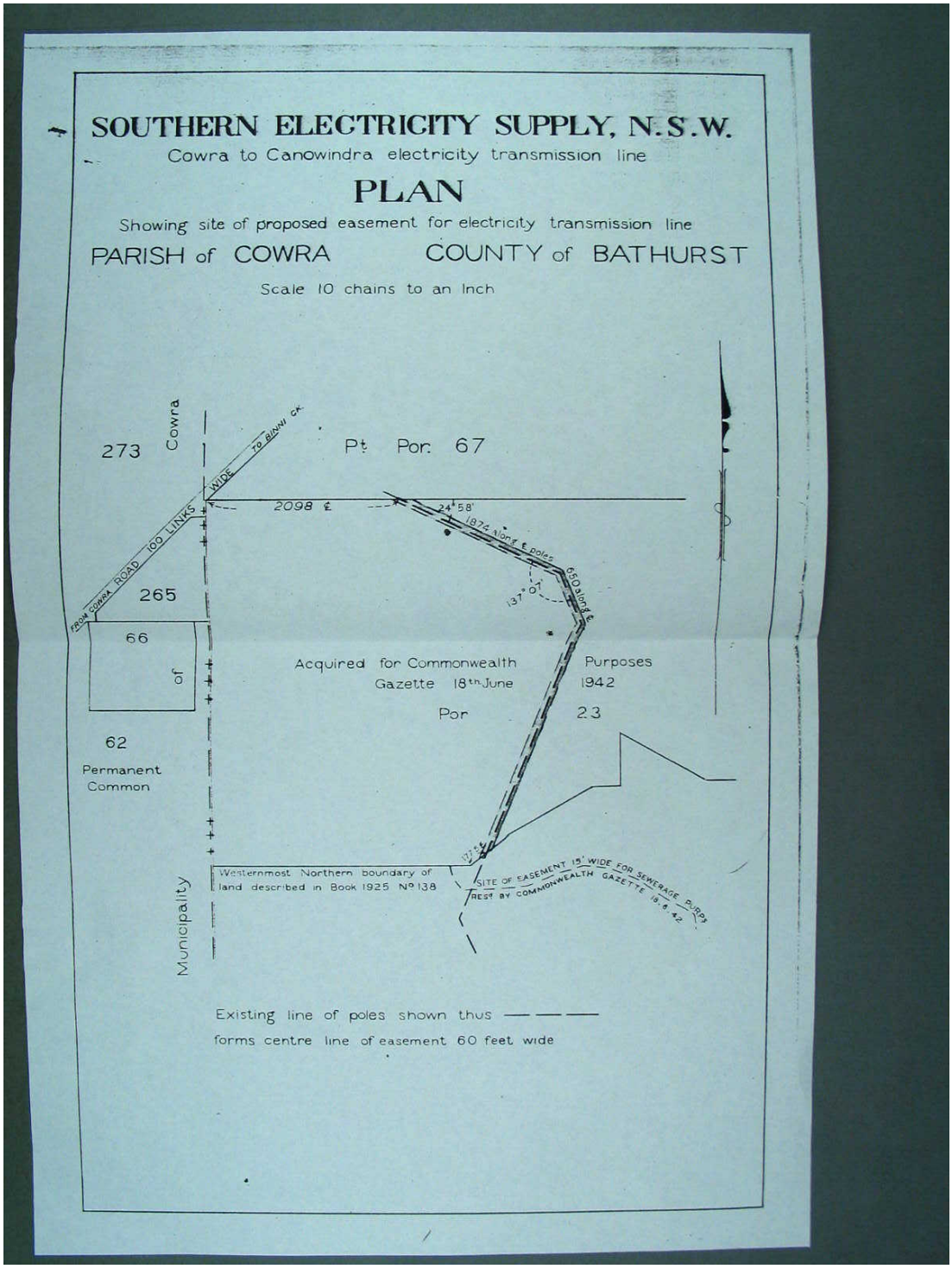
Surveyor-General,
Department of the Interior,
CANBERRA. A.C.T.

Your File C.L.10187 connects.

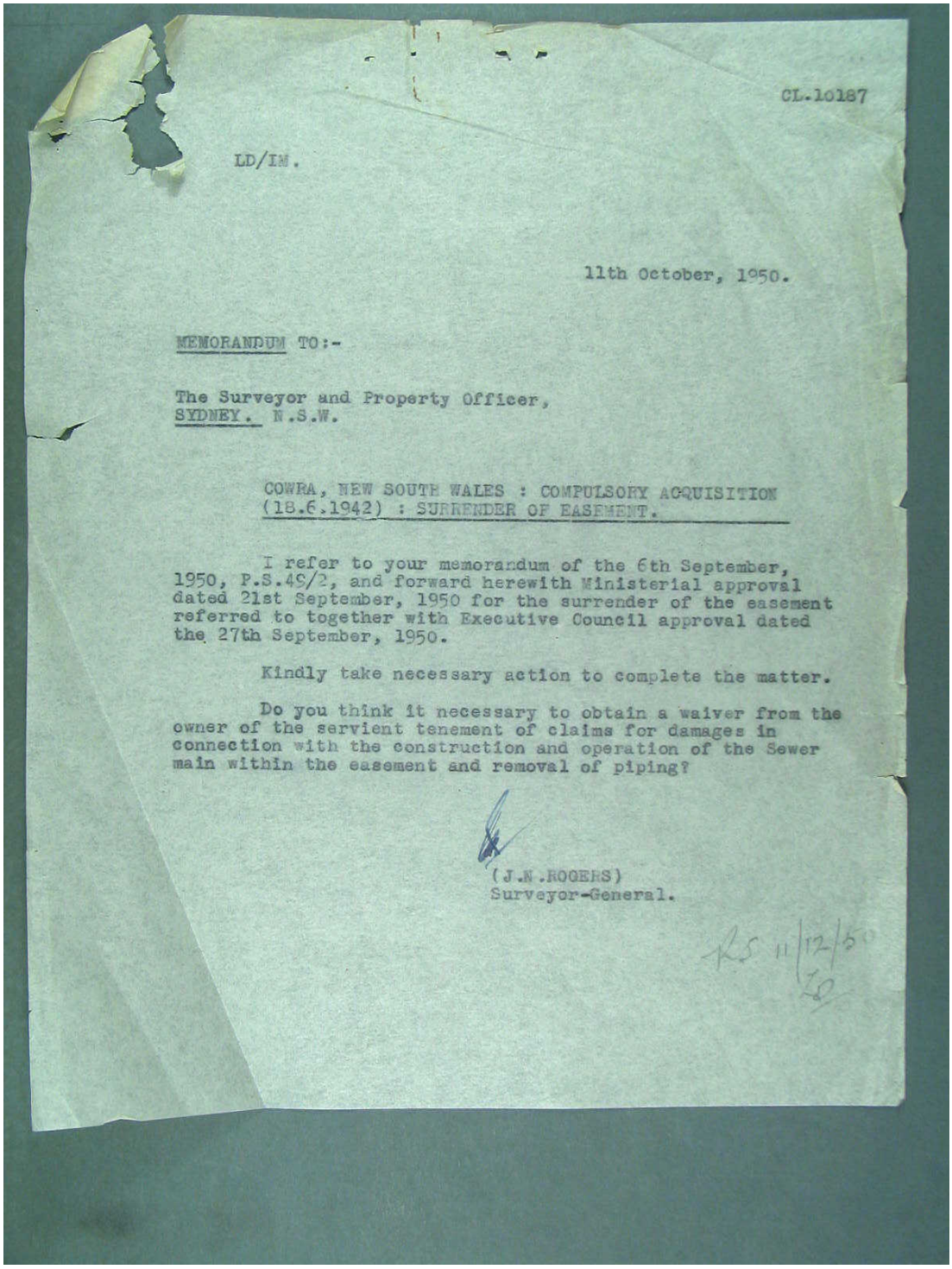
For your information in acknowledgment of your memo of 11th October, 1950, para 3 in particular.

(W.E. Davidson)
Surveyor & Property Officer.

22nd November, 1950.


SOUTHERN ELECTRICITY SUPPLY, N.S.W.
Cowra to Canowindra electricity transmission line
PLAN
Showing site of proposed easement for electricity transmission line
PARISH of COWRA
COUNTY of BATHURST
Scale 10 chains to an Inch
273
Cowra
Pt Por. 67
2098 ℄
24° 58'
1874 along ℄ poles
650 along ℄
137° 07'
FROM COWRA ROAD 100 LINKS WIDE TO BINNI CK.
265
66
of
62
Permanent Common
Acquired for Commonwealth Purposes
Gazette 18th June 1942
Por 23
Westernmost Northern boundary of land described in Book 1925 No 138
SITE OF EASEMENT 15' WIDE FOR SEWERAGE PURPS
RESD BY COMMONWEALTH GAZETTE 18.6.42
Municipality
Existing line of poles shown thus
forms centre line of easement 60 feet wide

Page 4



CL.10187

LD/IM.

11th October, 1950.

MEMORANDUM TO:-

The Surveyor and Property Officer,
SYDNEY. N.S.W.

COWRA, NEW SOUTH WALES : COMPULSORY ACQUISITION (18.6.1942) : SURRENDER OF EASEMENT.

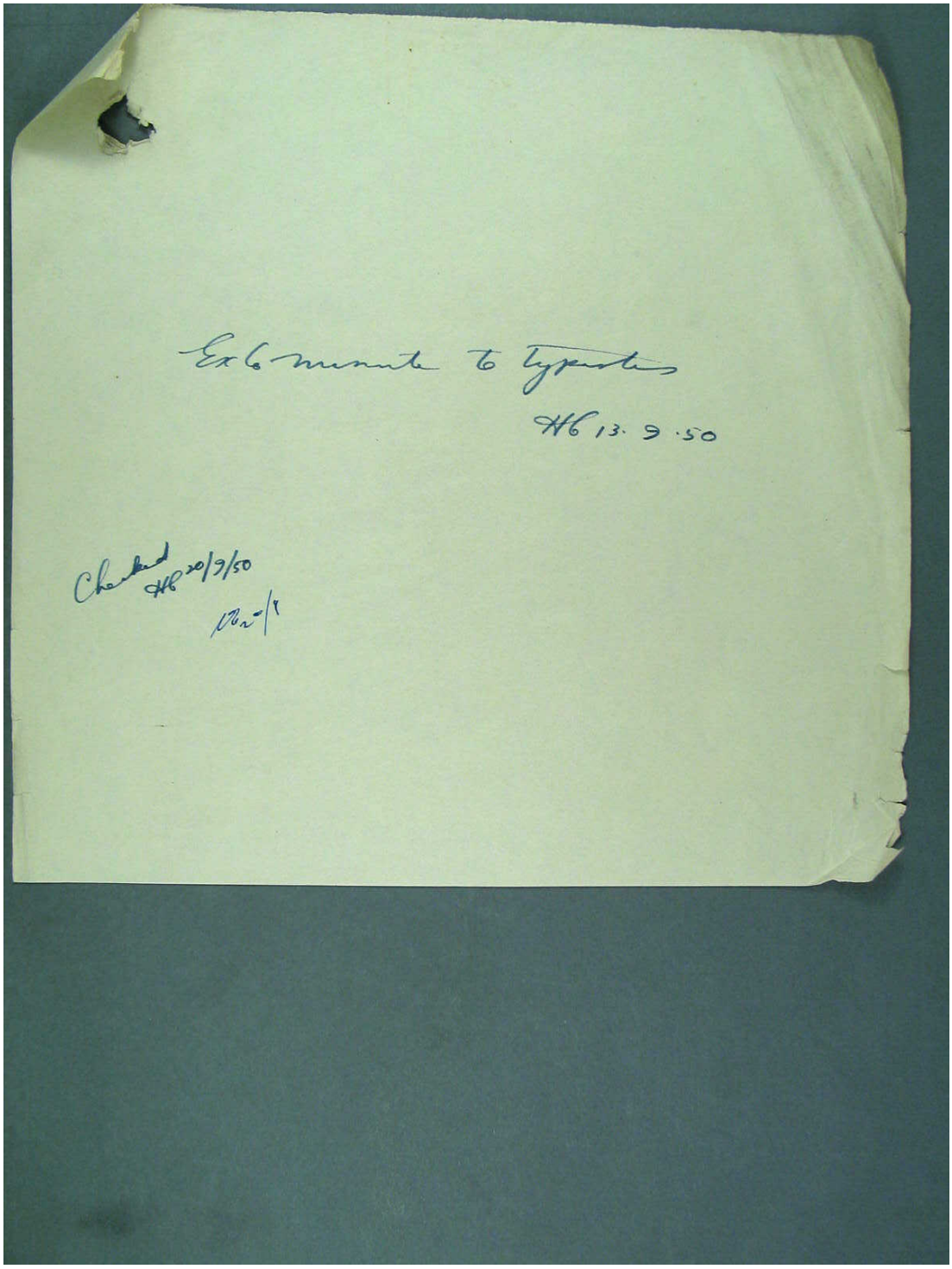
I refer to your memorandum of the 6th September, 1950, P.S.49/2, and forward herewith Ministerial approval dated 21st September, 1950 for the surrender of the easement referred to together with Executive Council approval dated the 27th September, 1950.

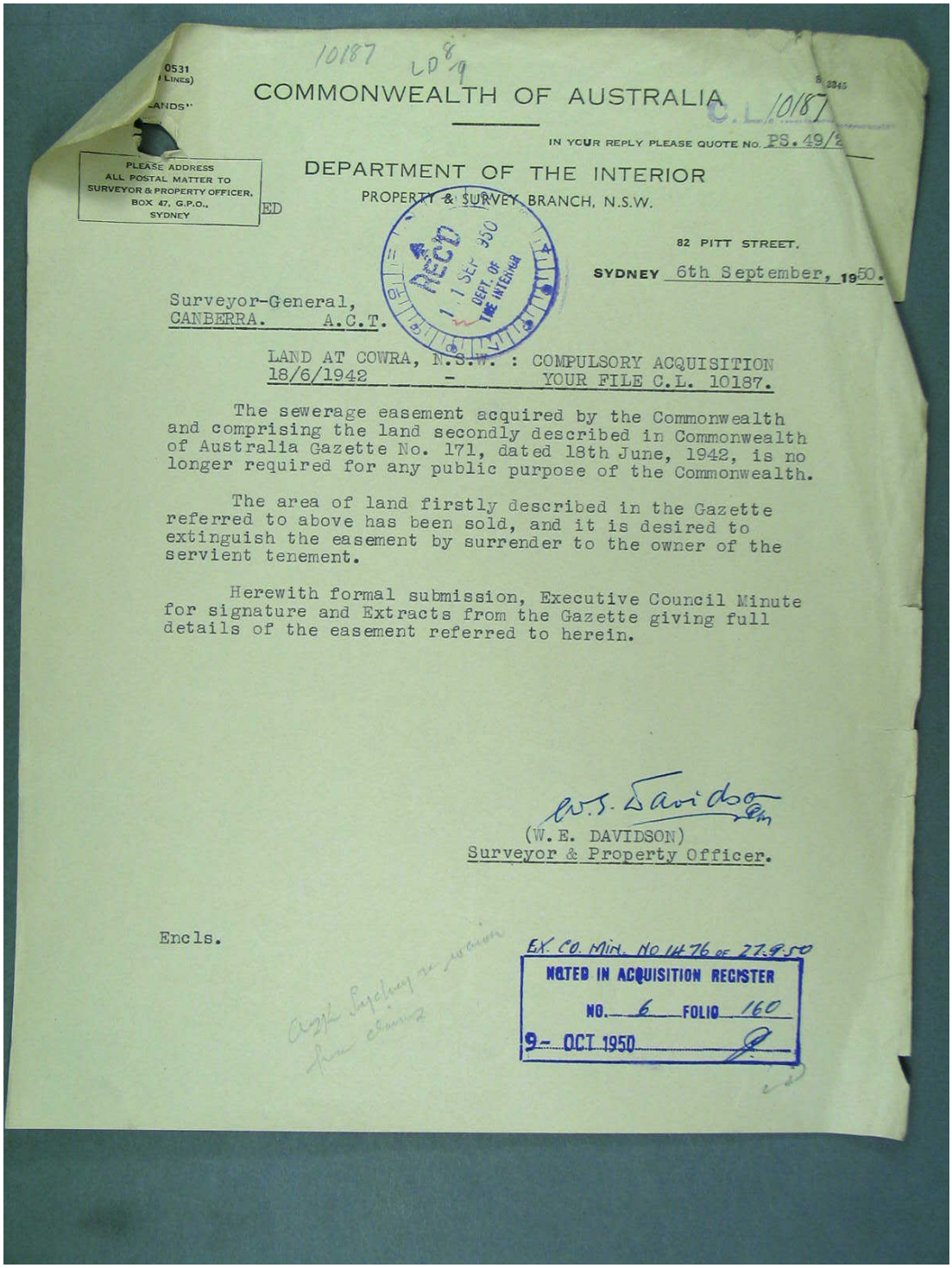
Kindly take necessary action to complete the matter.

Do you think it necessary to obtain a waiver from the owner of the servient tenement of claims for damages in connection with the construction and operation of the Sewer main within the easement and removal of piping?

(J.N.ROGERS)
Surveyor-General.

RS 11/12/50
IO


Ex b minute to typist
HG 13. 9. 50
Checked HG 20/9/50



10187 LD 8/9

COMMONWEALTH OF AUSTRALIA

C.L. 10187

IN YOUR REPLY PLEASE QUOTE No. PS. 49/2

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

DEPARTMENT OF THE INTERIOR

PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET.

SYDNEY 6th September, 1950.

RECD 1 SEP 1950 DEPT. OF THE INTERIOR

Surveyor-General,
CANBERRA. A.C.T.

LAND AT COWRA, N.S.W. : COMPULSORY ACQUISITION
18/6/1942 - YOUR FILE C.L. 10187.

The sewerage easement acquired by the Commonwealth and comprising the land secondly described in Commonwealth of Australia Gazette No. 171, dated 18th June, 1942, is no longer required for any public purpose of the Commonwealth.

The area of land firstly described in the Gazette referred to above has been sold, and it is desired to extinguish the easement by surrender to the owner of the servient tenement.

Herewith formal submission, Executive Council Minute for signature and Extracts from the Gazette giving full details of the easement referred to herein.

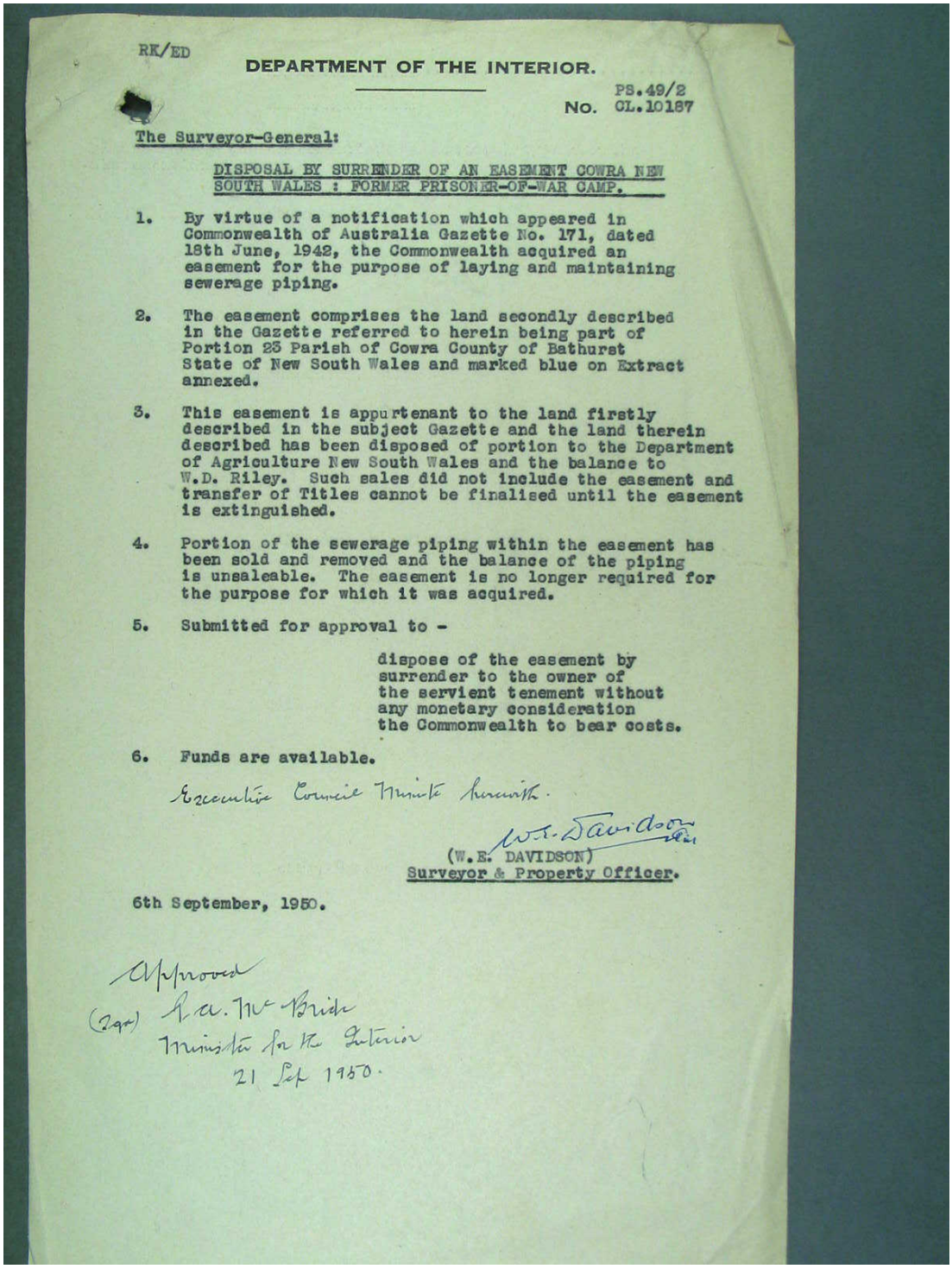
W.E. Davidson

(W. E. DAVIDSON)
Surveyor & Property Officer.

Encls.

EX. CO. MIN. NO 1476 OF 27.9.50

NOTED IN ACQUISITION REGISTER
NO. 6 FOLIO 160
9- OCT 1950



RK/ED

DEPARTMENT OF THE INTERIOR.

PS.49/2
No. CL.10187

The Surveyor-General:

DISPOSAL BY SURRENDER OF AN EASEMENT COWRA NEW SOUTH WALES : FORMER PRISONER-OF-WAR CAMP.

1. By virtue of a notification which appeared in Commonwealth of Australia Gazette No. 171, dated 18th June, 1942, the Commonwealth acquired an easement for the purpose of laying and maintaining sewerage piping.

2. The easement comprises the land secondly described in the Gazette referred to herein being part of Portion 23 Parish of Cowra County of Bathurst State of New South Wales and marked blue on Extract annexed.

3. This easement is appurtenant to the land firstly described in the subject Gazette and the land therein described has been disposed of portion to the Department of Agriculture New South Wales and the balance to W.D. Riley. Such sales did not include the easement and transfer of Titles cannot be finalised until the easement is extinguished.

4. Portion of the sewerage piping within the easement has been sold and removed and the balance of the piping is unsaleable. The easement is no longer required for the purpose for which it was acquired.

5. Submitted for approval to -

dispose of the easement by surrender to the owner of the servient tenement without any monetary consideration the Commonwealth to bear costs.

6. Funds are available.

Executive Council Minute herewith.

W.E. Davidson

(W.E. DAVIDSON)
Surveyor & Property Officer.

6th September, 1950.

Approved
(Sgd) R.A. McBride
Minister for the Interior
21 Sept 1950.

[Extract from *Commonwealth of Australia Gazette, No.* 171, dated 18th June, 1942.]

COMMONWEALTH OF AUSTRALIA.

The *Lands Acquisition Act* 1906-1936.

NOTIFICATION OF THE ACQUISITION OF LAND AND EASEMENT BY THE COMMONWEALTH.

IT is hereby notified and declared by His Excellency the Governor-General acting with the advice of the Federal Executive Council, that the land firstly hereunder described together with the right for the Commonwealth of Australia its successors and assigns and the owners and occupiers for the time being of the said land firstly hereunder described and as appurtenant thereto to lay use and maintain a line or lines of sewerage pipes through over and along the land secondly hereunder described and together with the right to enter into or upon the said land secondly hereunder described by its workmen servants and others for the purpose of excavating constructing laying cleansing amending or repairing such line or lines of pipes has been acquired by the Commonwealth under the *Lands Acquisition Act* 1906-1936 for the following public purpose, namely: Defence purposes at Cowra, New South Wales.—(C.L.8785.)

Dated this third day of June, One thousand nine hundred and forty-two.

GOWRIE
Governor-General.

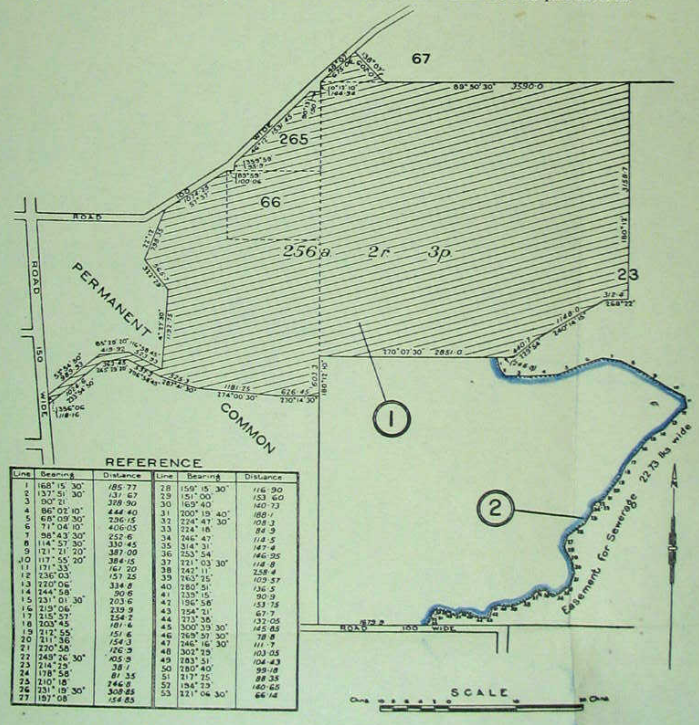
By His Excellency's Command,

J. S. COLLINGS
Minister of State for the Interior.

DESCRIPTION OF LAND REFERRED TO.

Firstly: All that piece of land containing an area of 256 acres 2 roods 3 perches more or less being Portions 66 and 265 and part of Portions 23 and 67 and part of Permanent Common Parish of Cowra County of Bathurst State of New South Wales as shown hachured and numbered 1 on plan hereunder: Commencing at the northwestern corner of Portion 23 Parish of Cowra and bounded thence by part of a south-eastern side of a road 100 links wide bearing 48 degrees 7 minutes 675.06 links thence by a line bearing 138 degrees 7 minutes 602 links thence by part of the southern boundary of Portion 67 Parish of Cowra bearing 89 degrees 50 minutes 30 seconds 3590 links thence by lines bearing 180 degrees 12 minutes 3158.7 links 268 degrees 22 minutes 312.4 links 240 degrees 14 minutes 15 seconds 1148 links 229 degrees 54 minutes 440.7 links and 270 degrees 7 minutes 30 seconds 2851 links thence by part of the western boundary of Portion 23 Parish of Cowra bearing 180 degrees 12 minutes 10 seconds 603.3 links thence by lines bearing 270 degrees 14 minutes 30 seconds 626.45 links 274 degrees 30 seconds 1181.25 links 237 degrees 41 minutes 30 seconds 525.3 links 296 degrees 58 minutes 45 seconds 537.2 links 265 degrees 29 minutes 20 seconds 363.45 links and 233 degrees 54 minutes 50 seconds 1024.6 links thence by part of the northeastern side of a road 150 links wide bearing 358 degrees 6 minutes 118.16 links thence by lines bearing 53 degrees 54 minutes 50 seconds 989.93 links 85 degrees 29 minutes 20 seconds 419.92 links 116 degrees 58 minutes 45 seconds 523.93 links 4 degrees 27 minutes 30 seconds 1192.75 links 322 degrees 29 minutes 565.7 links and 22 degrees 12 minutes 798.35 links thence by part of a southeastern side a southern side an eastern side a south-eastern side a southern side and an eastern side of the road first abovementioned bearing 57 degrees 37 minutes 1074.25 links 89 degrees 59 minutes 100.06 links 359 degrees 59 minutes 95.9 links 46 degrees 12 minutes 1531.45 links 90 degrees 13 minutes 150 links and 12 minutes 10 seconds 144.94 links to the point of commencement.

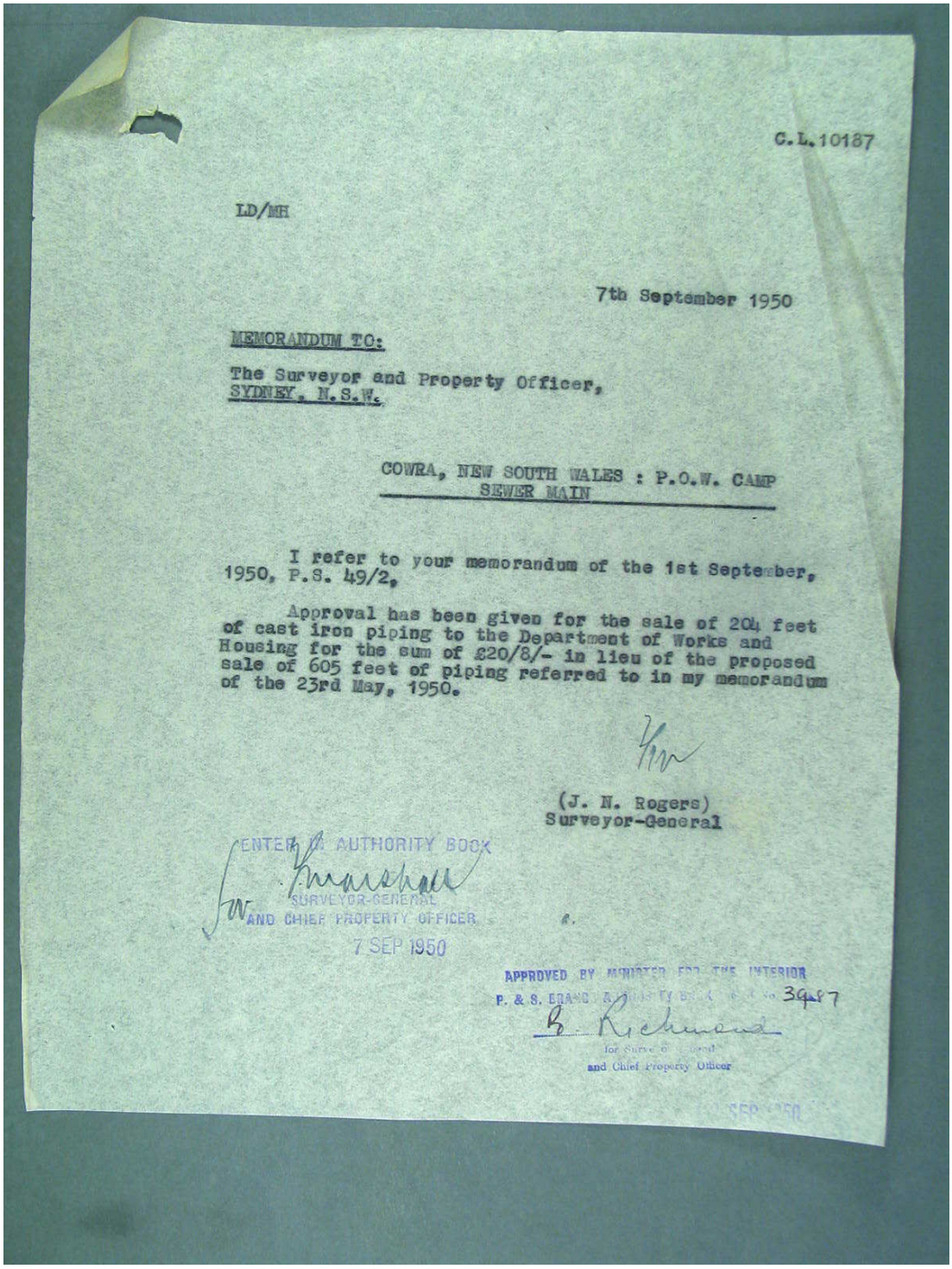
Secondly: All that piece of land being part of Portion 23 Parish of Cowra County of Bathurst State of New South Wales as shown numbered 2 on plan hereunder.



REFERENCE

Line	Bearing	Distance	Line	Bearing	Distance
1	168° 15' 30"	185.77	28	159° 15' 30"	116.90
2	137° 51' 30"	131.67	29	151° 00'	153.60
3	90° 21'	328.90	30	169° 40'	140.73
4	86° 01' 10"	444.40	31	200° 19' 40"	180.1
5	68° 09' 30"	236.15	32	224° 47' 30"	108.3
6	71° 04' 10"	406.05	33	224° 18'	84.9
7	98° 43' 30"	252.6	34	246° 47'	114.5
8	114° 57' 30"	330.45	35	314° 31'	147.4
9	171° 71' 20"	387.00	36	253° 54'	146.25
10	117° 55' 20"	384.15	37	221° 03' 30"	114.8
11	171° 33'	161.20	38	143° 11'	238.4
12	236° 03'	157.25	39	263° 15'	109.57
13	270° 06'	334.8	40	280° 51'	136.5
14	244° 08'	90.6	41	235° 15'	90.9
15	231° 01' 30"	203.6	42	194° 56'	153.75
16	213° 06'	239.9	43	256° 31'	67.7
17	215° 53'	254.2	44	273° 36'	137.05
18	203° 45'	181.6	45	300° 39' 30"	145.85
19	217° 55'	151.6	46	265° 57' 30"	78.8
20	211° 36'	154.3	47	246° 16' 30"	111.7
21	220° 38'	126.3	48	302° 29'	103.05
22	249° 26' 30"	105.9	49	283° 51'	104.43
23	214° 23'	38.1	50	280° 40'	99.18
24	178° 58'	81.35	51	217° 25'	88.35
25	210° 18'	246.8	52	194° 23'	140.65
26	231° 18' 30"	308.85	53	321° 04' 30"	66.14
27	197° 08'	154.85			

By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.



C.L.10187

LD/MH

7th September 1950

MEMORANDUM TO:

The Surveyor and Property Officer,
SYDNEY, N.S.W.

COWRA, NEW SOUTH WALES : P.O.W. CAMP
SEWER MAIN

I refer to your memorandum of the 1st September, 1950, P.S. 49/2.

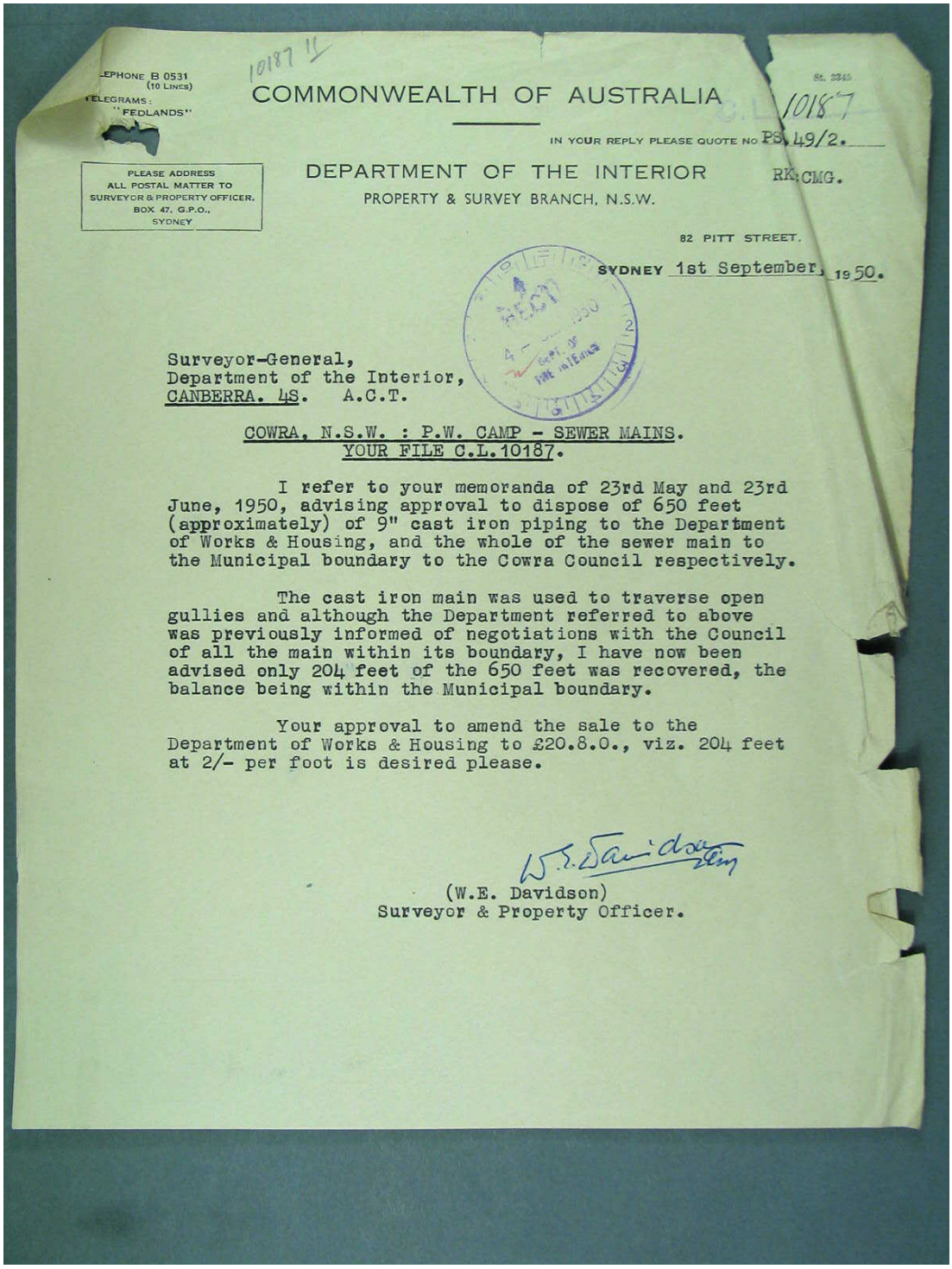
Approval has been given for the sale of 204 feet of cast iron piping to the Department of Works and Housing for the sum of £20/8/- in lieu of the proposed sale of 605 feet of piping referred to in my memorandum of the 23rd May, 1950.

(J. N. Rogers)
Surveyor-General

ENTERED AUTHORITY BOOK
for SURVEYOR-GENERAL
AND CHIEF PROPERTY OFFICER
7 SEP 1950

APPROVED BY MINISTER FOR THE INTERIOR
P. & S. BRANCH AUTHORITY BOOK No. 3987
B. Richmond
for Surveyor-General
and Chief Property Officer

SEP 1950



TELEPHONE B 0531 (10 LINES)
TELEGRAMS: "FEDLANDS"

10187 11

COMMONWEALTH OF AUSTRALIA

10187

IN YOUR REPLY PLEASE QUOTE NO. PS. 49/2.

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

DEPARTMENT OF THE INTERIOR

PROPERTY & SURVEY BRANCH, N.S.W.

RK:CMG.

82 PITT STREET.

SYDNEY 1st September, 1950.

Surveyor-General,
Department of the Interior,
CANBERRA. 4S. A.C.T.

COWRA, N.S.W. : P.W. CAMP - SEWER MAINS.
YOUR FILE C.L.10187.

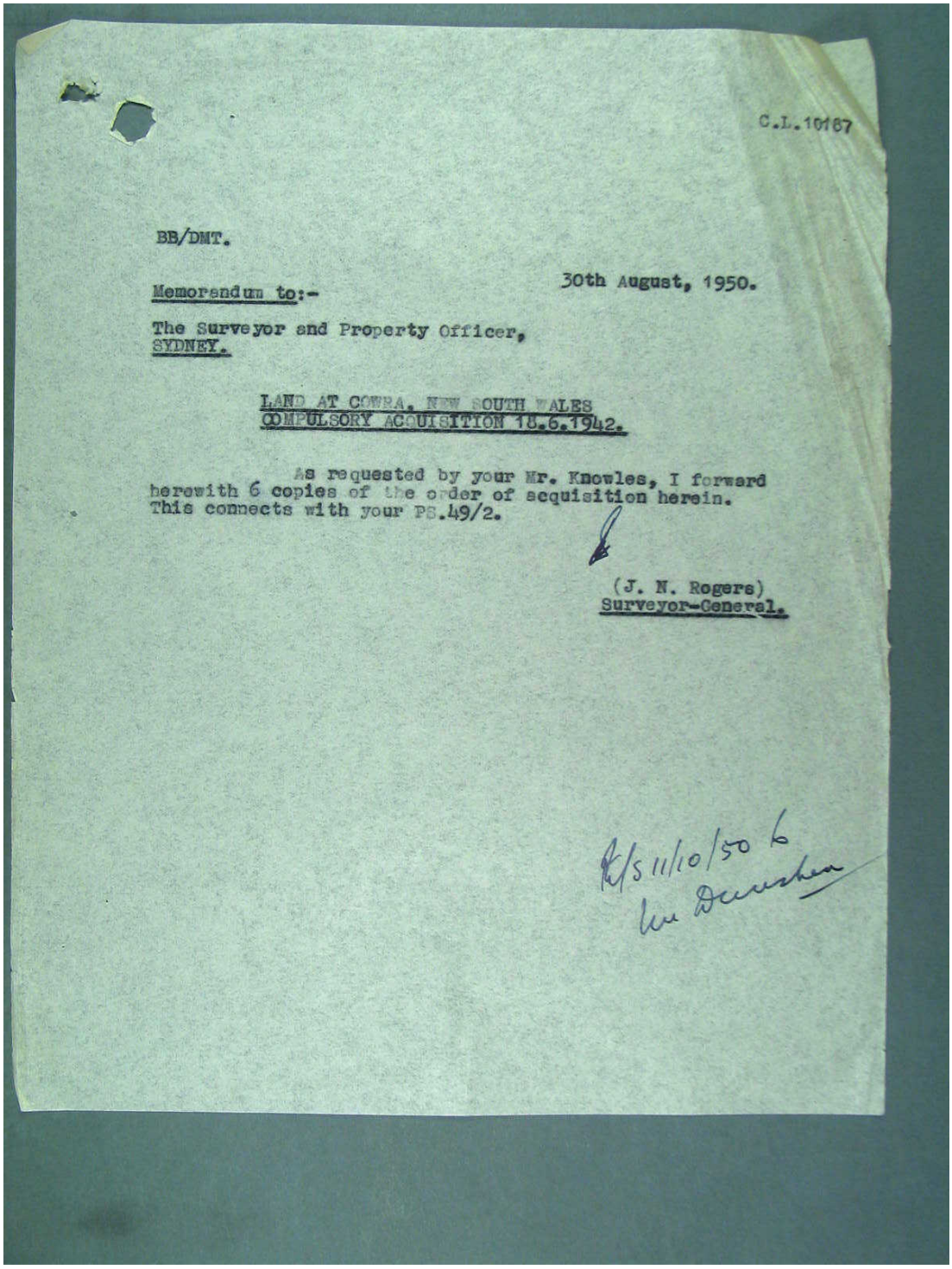
I refer to your memoranda of 23rd May and 23rd June, 1950, advising approval to dispose of 650 feet (approximately) of 9" cast iron piping to the Department of Works & Housing, and the whole of the sewer main to the Municipal boundary to the Cowra Council respectively.

The cast iron main was used to traverse open gullies and although the Department referred to above was previously informed of negotiations with the Council of all the main within its boundary, I have now been advised only 204 feet of the 650 feet was recovered, the balance being within the Municipal boundary.

Your approval to amend the sale to the Department of Works & Housing to £20.8.0., viz. 204 feet at 2/- per foot is desired please.

W.E. Davidson

(W.E. Davidson)
Surveyor & Property Officer.



C.L.10187

BB/DMT.

Memorandum to:- 30th August, 1950.

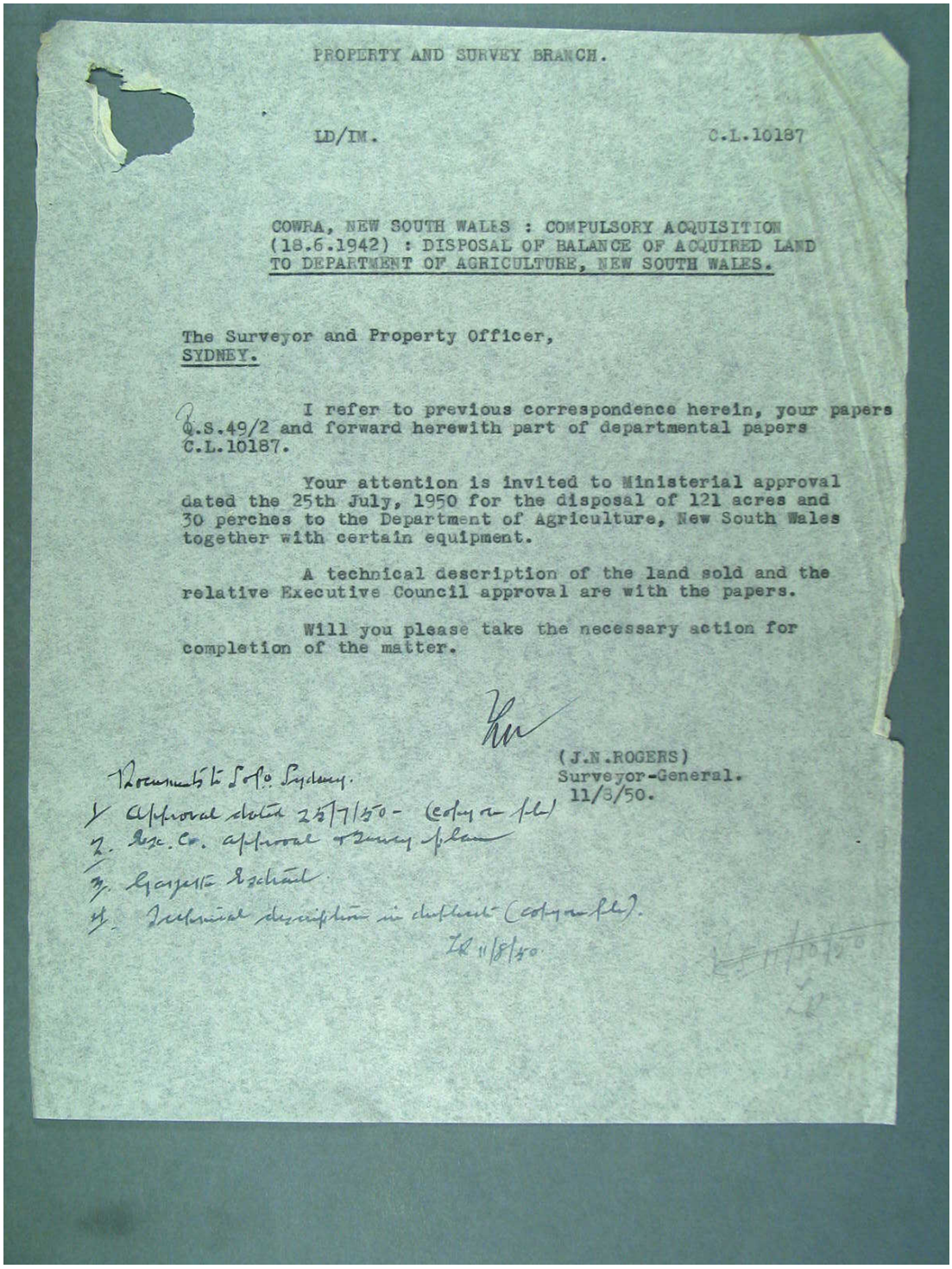
The Surveyor and Property Officer,
SYDNEY.

LAND AT COWRA, NEW SOUTH WALES
COMPULSORY ACQUISITION 18.6.1942.

As requested by your Mr. Knowles, I forward herewith 6 copies of the order of acquisition herein. This connects with your PS.49/2.

(J. N. Rogers)
Surveyor-General.

R/S 11/10/50 6



PROPERTY AND SURVEY BRANCH.

LD/IM. C.L.10187

COWRA, NEW SOUTH WALES : COMPULSORY ACQUISITION (18.6.1942) : DISPOSAL OF BALANCE OF ACQUIRED LAND TO DEPARTMENT OF AGRICULTURE, NEW SOUTH WALES.

The Surveyor and Property Officer,
SYDNEY.

I refer to previous correspondence herein, your papers Q.S.49/2 and forward herewith part of departmental papers C.L.10187.

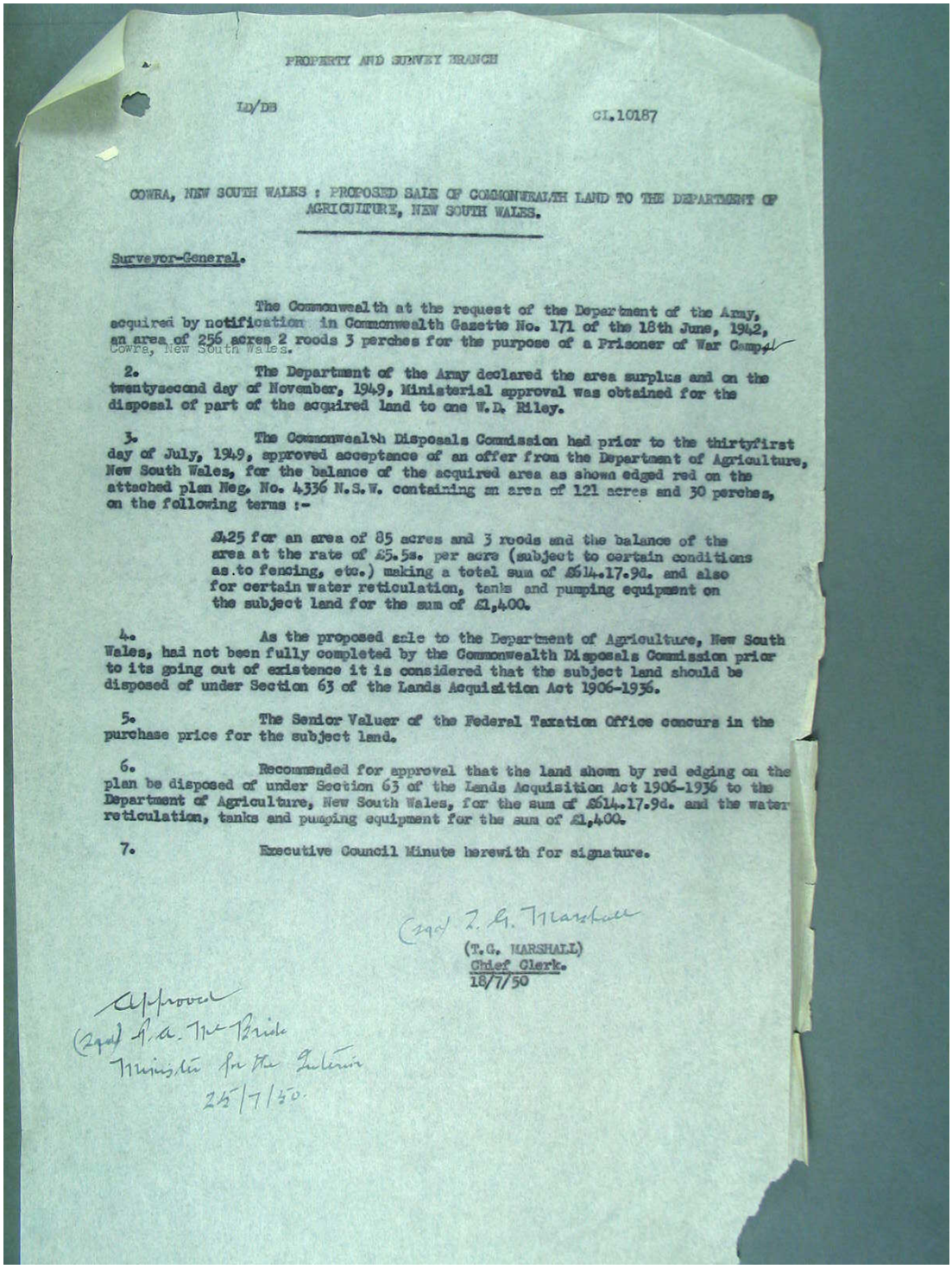
Your attention is invited to Ministerial approval dated the 25th July, 1950 for the disposal of 121 acres and 30 perches to the Department of Agriculture, New South Wales together with certain equipment.

A technical description of the land sold and the relative Executive Council approval are with the papers.

Will you please take the necessary action for completion of the matter.

(J.N.ROGERS)
Surveyor-General.
11/8/50.

Documents to Solr. Sydney.
1. Approval dated 25/7/50 - (copy on file)
2. Dept. Co. approval & Survey plan
3. Gazette Schedule
4. Technical description in duplicate (copy on file).
LR 11/8/50.



PROPERTY AND SURVEY BRANCH

LL/DB CL.10187

COWRA, NEW SOUTH WALES : PROPOSED SALE OF COMMONWEALTH LAND TO THE DEPARTMENT OF AGRICULTURE, NEW SOUTH WALES.

Surveyor-General.

The Commonwealth at the request of the Department of the Army, acquired by notification in Commonwealth Gazette No. 171 of the 18th June, 1942, an area of 256 acres 2 roods 3 perches for the purpose of a Prisoner of War Camp at Cowra, New South Wales.

2. The Department of the Army declared the area surplus and on the twentysecond day of November, 1949, Ministerial approval was obtained for the disposal of part of the acquired land to one W.D. Riley.

3. The Commonwealth Disposals Commission had prior to the thirtyfirst day of July, 1949, approved acceptance of an offer from the Department of Agriculture, New South Wales, for the balance of the acquired area as shown edged red on the attached plan Neg. No. 4336 N.S.W. containing an area of 121 acres and 30 perches, on the following terms :-

£425 for an area of 85 acres and 3 roods and the balance of the area at the rate of £5.5s. per acre (subject to certain conditions as to fencing, etc.) making a total sum of £614.17.9d. and also for certain water reticulation, tanks and pumping equipment on the subject land for the sum of £1,400.

4. As the proposed sale to the Department of Agriculture, New South Wales, had not been fully completed by the Commonwealth Disposals Commission prior to its going out of existence it is considered that the subject land should be disposed of under Section 63 of the Lands Acquisition Act 1906-1936.

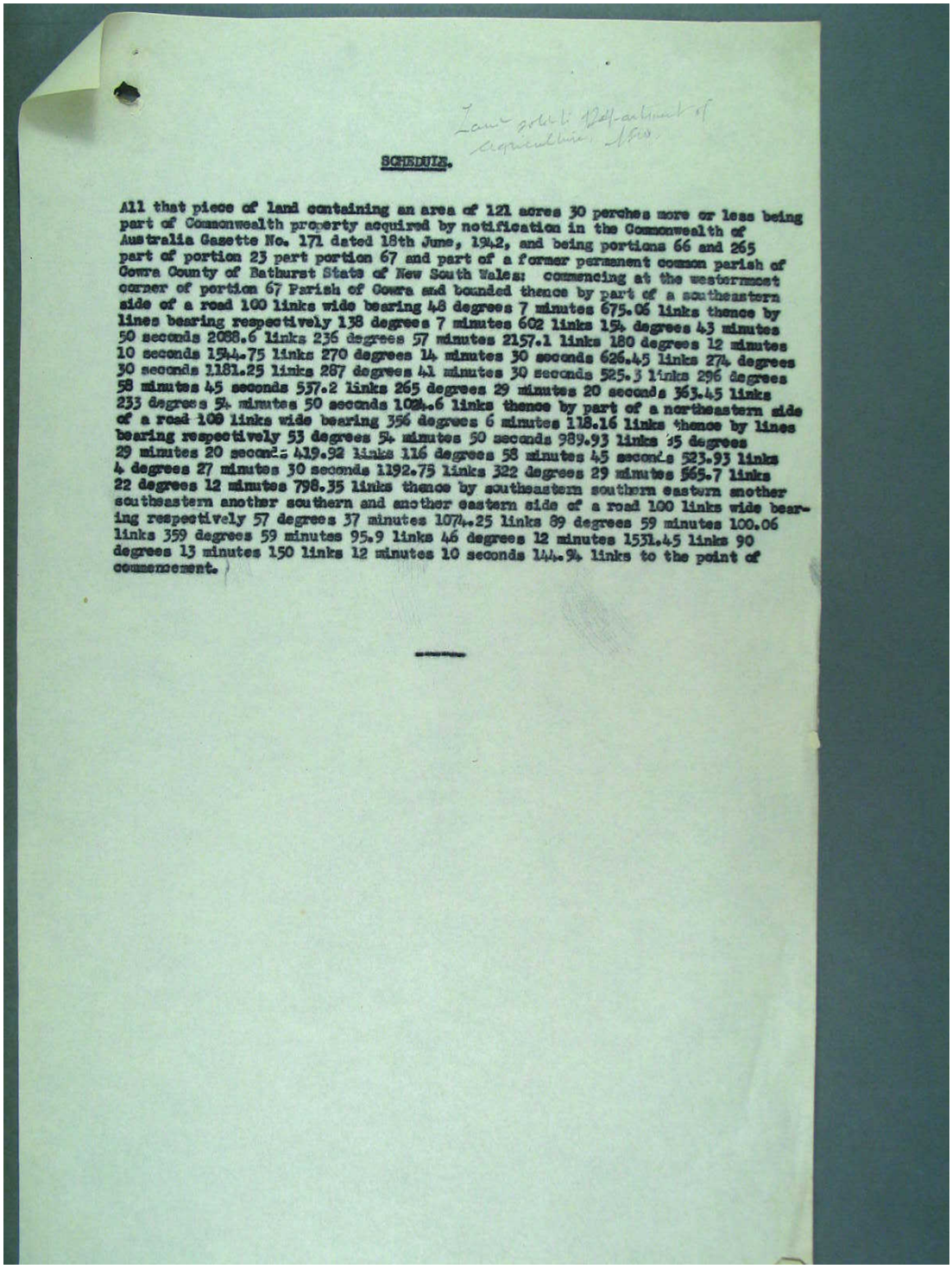
5. The Senior Valuer of the Federal Taxation Office concurs in the purchase price for the subject land.

6. Recommended for approval that the land shown by red edging on the plan be disposed of under Section 63 of the Lands Acquisition Act 1906-1936 to the Department of Agriculture, New South Wales, for the sum of £614.17.9d. and the water reticulation, tanks and pumping equipment for the sum of £1,400.

7. Executive Council Minute herewith for signature.

(sgd) T. G. Marshall
(T.G. MARSHALL)
Chief Clerk.
18/7/50

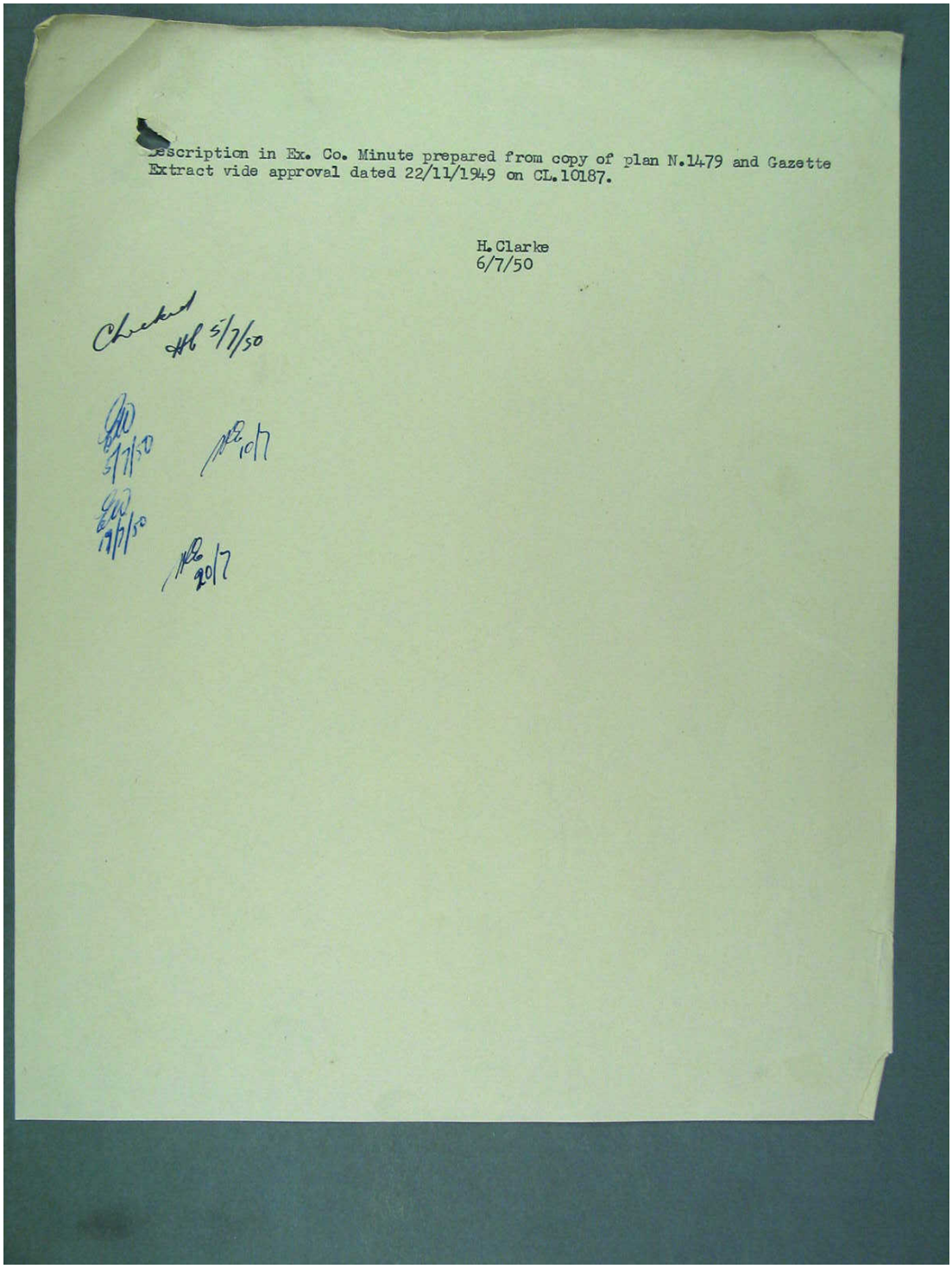
Approved
(sgd) P. A. McBride
Minister for the Interior
25/7/50.



Land sold: Department of Agriculture N.S.W.

SCHEDULE.

All that piece of land containing an area of 121 acres 30 perches more or less being part of Commonwealth property acquired by notification in the Commonwealth of Australia Gazette No. 171 dated 18th June, 1942, and being portions 66 and 265 part of portion 23 part portion 67 and part of a former permanent common parish of Cowra County of Bathurst State of New South Wales: commencing at the westernmost corner of portion 67 Parish of Cowra and bounded thence by part of a southeastern side of a road 100 links wide bearing 48 degrees 7 minutes 675.06 links thence by lines bearing respectively 138 degrees 7 minutes 602 links 154 degrees 43 minutes 50 seconds 2088.6 links 236 degrees 57 minutes 2157.1 links 180 degrees 12 minutes 10 seconds 1544.75 links 270 degrees 14 minutes 30 seconds 626.45 links 274 degrees 30 seconds 1181.25 links 287 degrees 41 minutes 30 seconds 525.3 links 296 degrees 58 minutes 45 seconds 537.2 links 265 degrees 29 minutes 20 seconds 363.45 links 233 degrees 54 minutes 50 seconds 1024.6 links thence by part of a northeastern side of a road 100 links wide bearing 356 degrees 6 minutes 118.16 links thence by lines bearing respectively 53 degrees 54 minutes 50 seconds 989.93 links 65 degrees 29 minutes 20 seconds 419.92 links 116 degrees 58 minutes 45 seconds 523.93 links 4 degrees 27 minutes 30 seconds 1192.75 links 322 degrees 29 minutes 565.7 links 22 degrees 12 minutes 798.35 links thence by southeastern southern eastern another southeastern another southern and another eastern side of a road 100 links wide bearing respectively 57 degrees 37 minutes 1074.25 links 89 degrees 59 minutes 100.06 links 359 degrees 59 minutes 95.9 links 46 degrees 12 minutes 1531.45 links 90 degrees 13 minutes 150 links 12 minutes 10 seconds 144.94 links to the point of commencement.



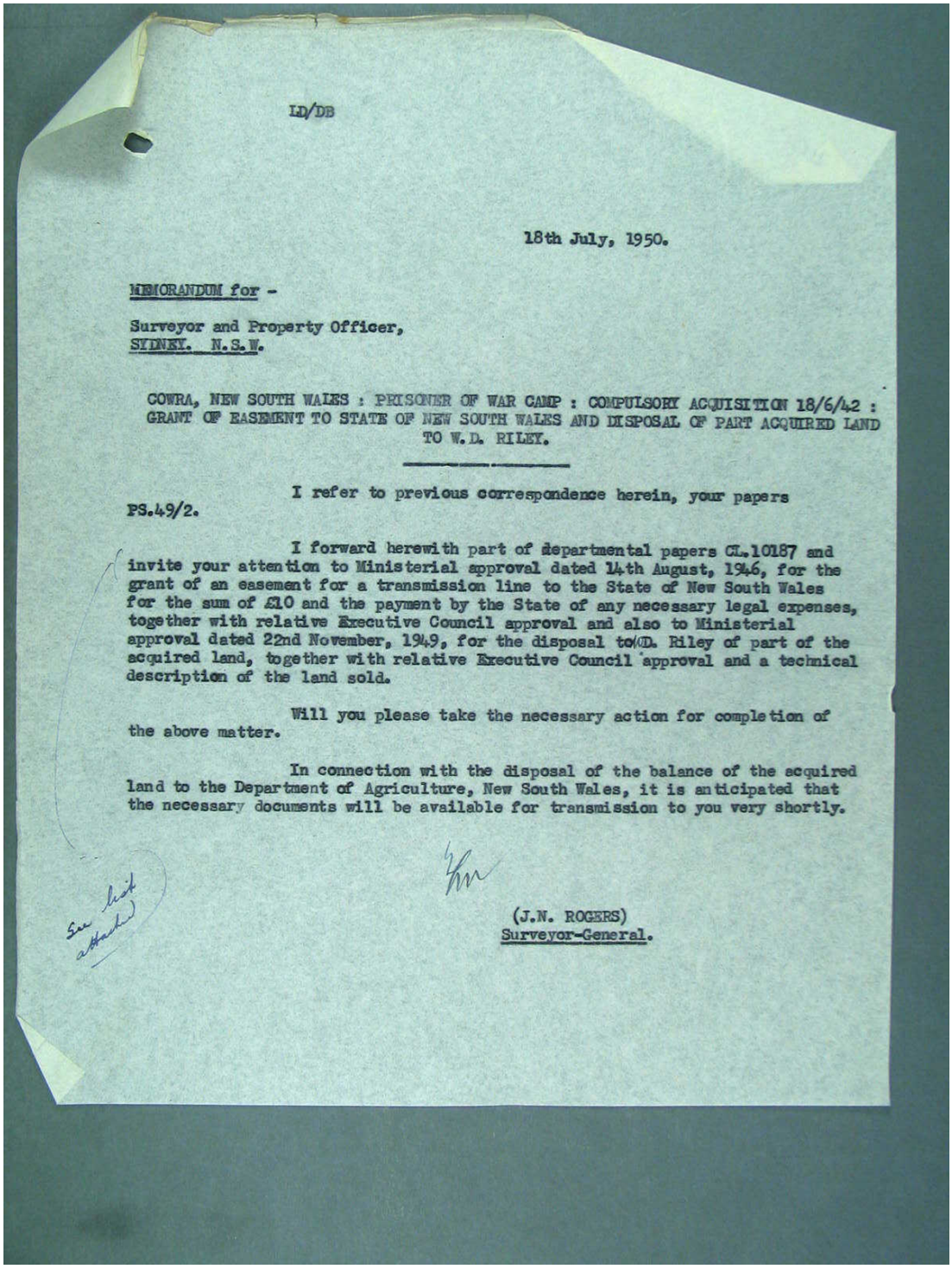
Description in Ex. Co. Minute prepared from copy of plan N.1479 and Gazette Extract vide approval dated 22/11/1949 on CL.10187.

H. Clarke
6/7/50

Checked HH 5/7/50

5/7/50 10/7

19/7/50 20/7



LD/DB

18th July, 1950.

MEMORANDUM for -

Surveyor and Property Officer,
SYDNEY. N.S.W.

COWRA, NEW SOUTH WALES : PRISONER OF WAR CAMP : COMPULSORY ACQUISITION 18/6/42 : GRANT OF EASEMENT TO STATE OF NEW SOUTH WALES AND DISPOSAL OF PART ACQUIRED LAND TO W.D. RILEY.

I refer to previous correspondence herein, your papers PS.49/2.

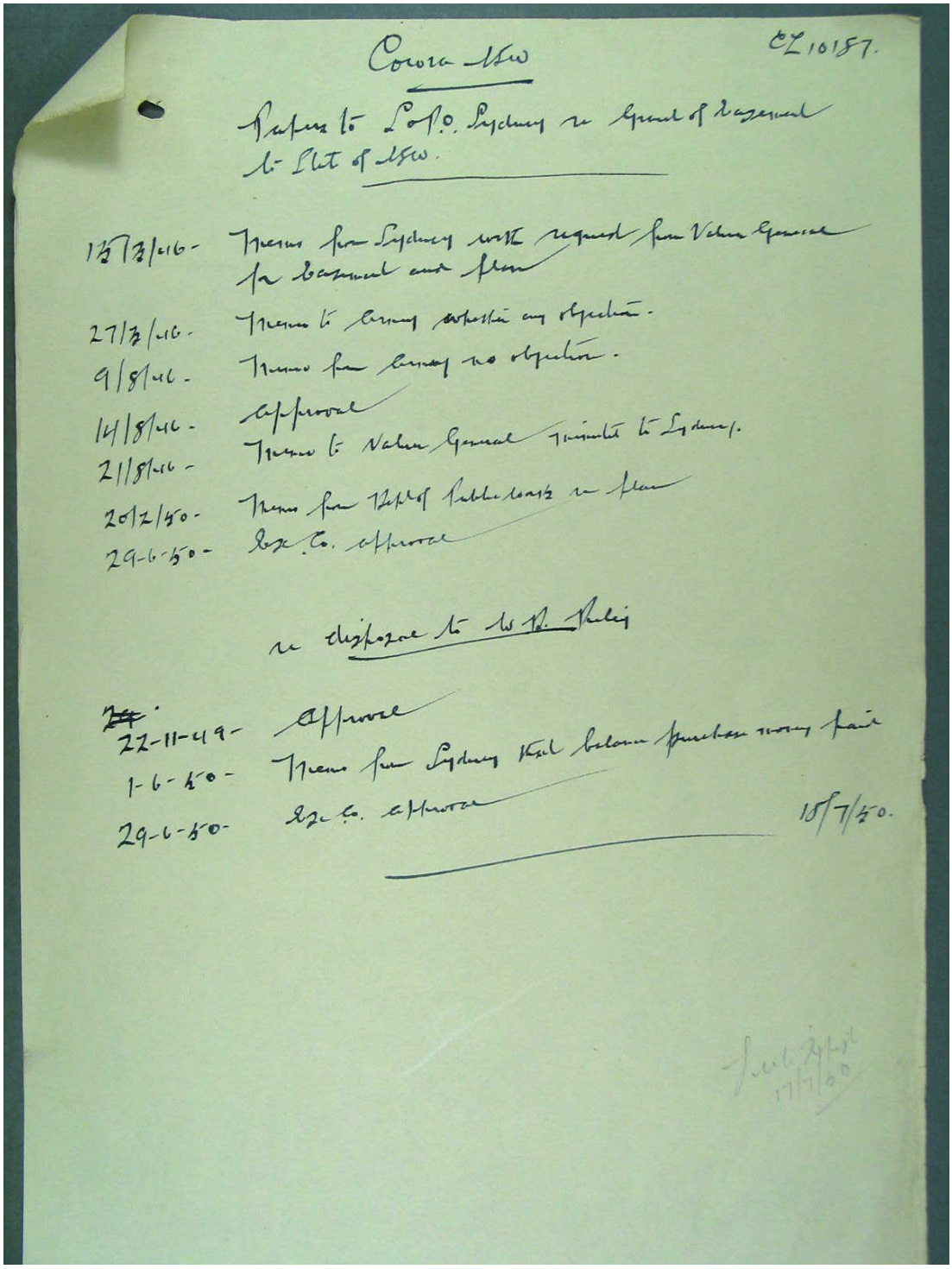
I forward herewith part of departmental papers CL.10187 and invite your attention to Ministerial approval dated 14th August, 1946, for the grant of an easement for a transmission line to the State of New South Wales for the sum of £10 and the payment by the State of any necessary legal expenses, together with relative Executive Council approval and also to Ministerial approval dated 22nd November, 1949, for the disposal to W.D. Riley of part of the acquired land, together with relative Executive Council approval and a technical description of the land sold.

Will you please take the necessary action for completion of the above matter.

In connection with the disposal of the balance of the acquired land to the Department of Agriculture, New South Wales, it is anticipated that the necessary documents will be available for transmission to you very shortly.

See list attached

(J.N. ROGERS)
Surveyor-General.



Cowra NSW CL 10187.

Papers to S.P.O. Sydney re Grant of Easement to Stat of NSW.

15/3/46 - Memo from Sydney with request from Valuer General for Easement and plan

27/3/46 - Memo to Army whether any objection.

9/8/46 - Memo from Army no objection.

14/8/46 - Approval

21/8/46 - Memo to Valuer General minuted to Sydney.

20/2/50 - Memo from Dept of Public Works re plan

29-6-50 - Exe. Co. approval

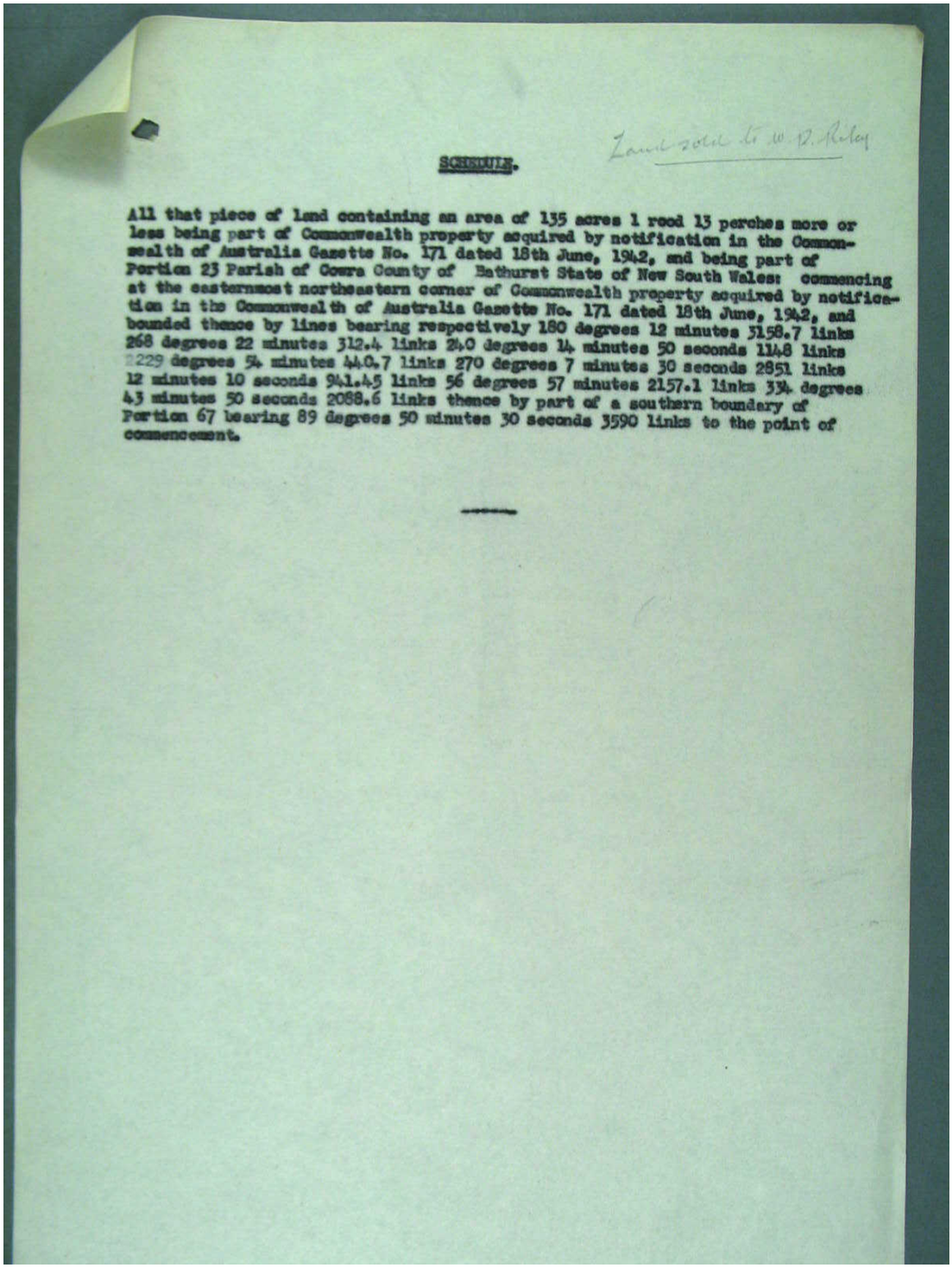
re disposal to W.B. Riley

~~24~~ 22-11-49 - Approval

1-6-50 - Memo from Sydney that balance purchase money paid

29-6-50 - Exe. Co. approval 18/7/50.

[illegible] 17/7/50



Land sold to W. D. Riley

SCHEDULE.

All that piece of land containing an area of 135 acres 1 rood 13 perches more or less being part of Commonwealth property acquired by notification in the Commonwealth of Australia Gazette No. 171 dated 18th June, 1942, and being part of Portion 23 Parish of Cowra County of Bathurst State of New South Wales: commencing at the easternmost northeastern corner of Commonwealth property acquired by notification in the Commonwealth of Australia Gazette No. 171 dated 18th June, 1942, and bounded thence by lines bearing respectively 180 degrees 12 minutes 3158.7 links 268 degrees 22 minutes 312.4 links 240 degrees 14 minutes 50 seconds 1148 links 229 degrees 54 minutes 440.7 links 270 degrees 7 minutes 30 seconds 2851 links 12 minutes 10 seconds 941.45 links 56 degrees 57 minutes 2157.1 links 334 degrees 43 minutes 50 seconds 2088.6 links thence by part of a southern boundary of Portion 67 bearing 89 degrees 50 minutes 30 seconds 3590 links to the point of commencement.

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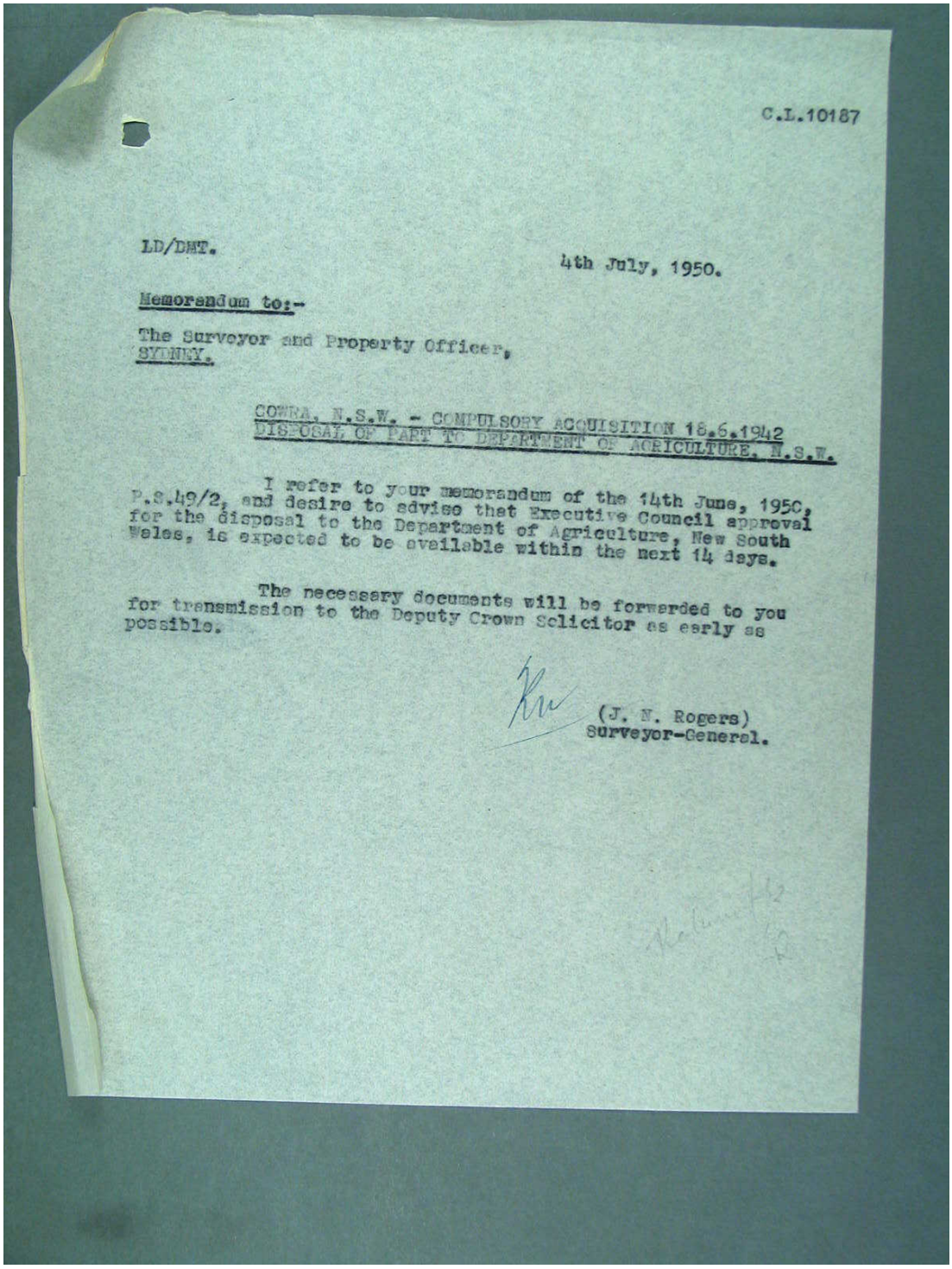


C.L.10187

LD/DMT.

4th July, 1950.

Memorandum to:-

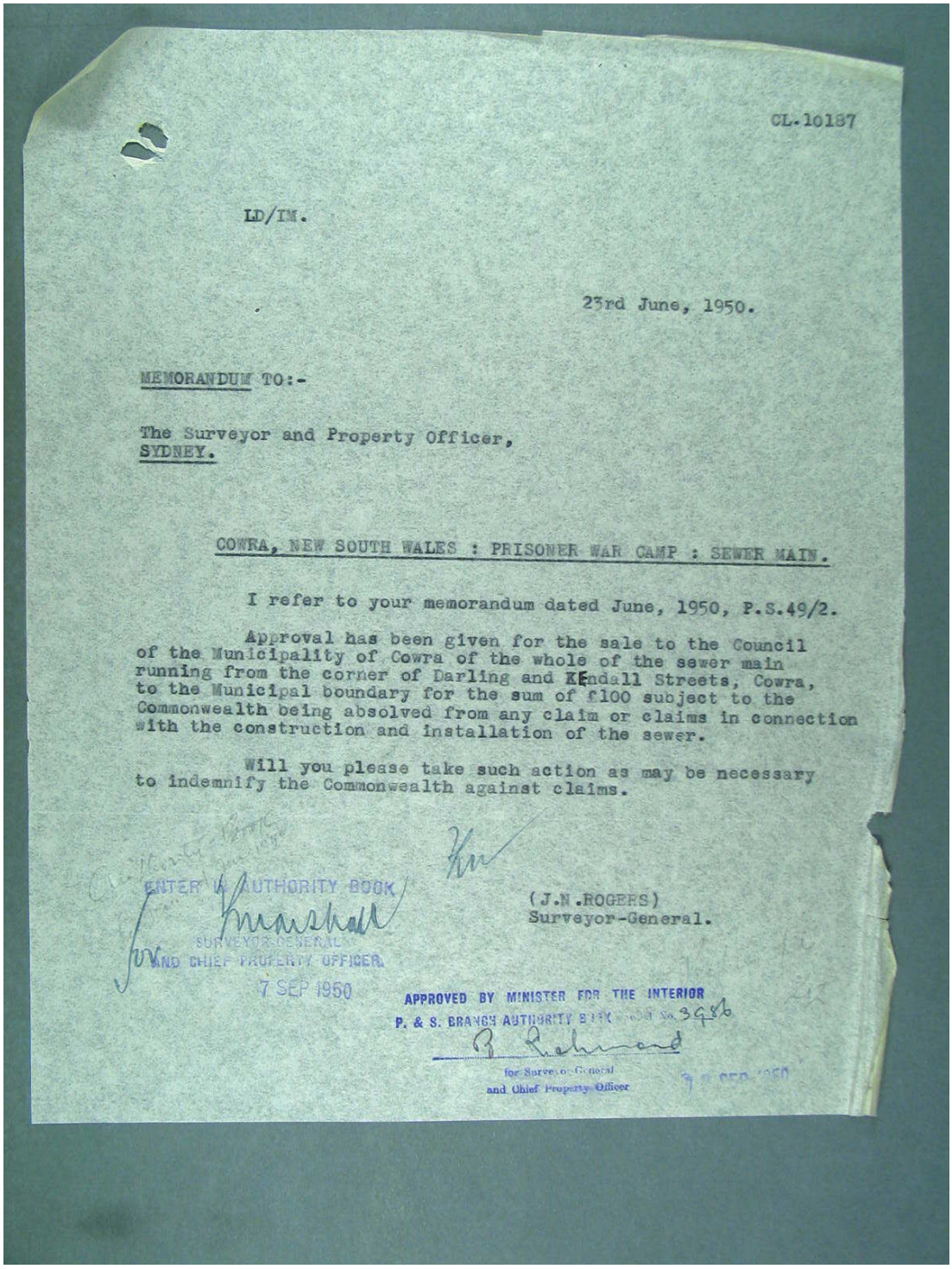
The Surveyor and Property Officer,
SYDNEY.

COWRA, N.S.W. - COMPULSORY ACQUISITION 18.6.1942
DISPOSAL OF PART TO DEPARTMENT OF AGRICULTURE, N.S.W.

I refer to your memorandum of the 14th June, 1950, P.S.49/2, and desire to advise that Executive Council approval for the disposal to the Department of Agriculture, New South Wales, is expected to be available within the next 14 days.

The necessary documents will be forwarded to you for transmission to the Deputy Crown Solicitor as early as possible.

(J. N. Rogers)
Surveyor-General.



CL.10187

LD/IM.

23rd June, 1950.

MEMORANDUM TO:-

The Surveyor and Property Officer,
SYDNEY.

COWRA, NEW SOUTH WALES : PRISONER WAR CAMP : SEWER MAIN.

I refer to your memorandum dated June, 1950, P.S.49/2.

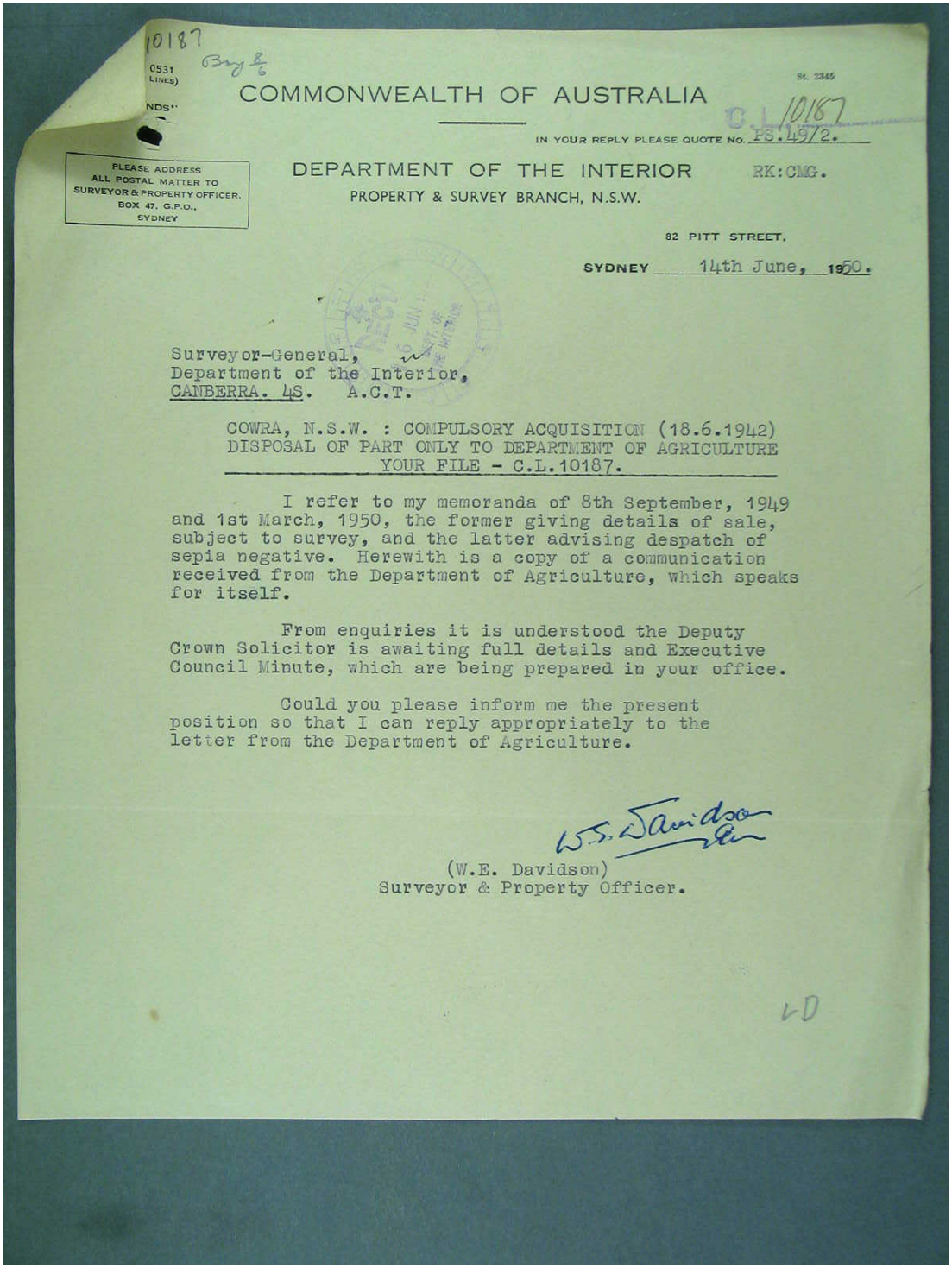
Approval has been given for the sale to the Council of the Municipality of Cowra of the whole of the sewer main running from the corner of Darling and Kendall Streets, Cowra, to the Municipal boundary for the sum of £100 subject to the Commonwealth being absolved from any claim or claims in connection with the construction and installation of the sewer.

Will you please take such action as may be necessary to indemnify the Commonwealth against claims.

(J.N.ROGERS)
Surveyor-General.

ENTER AUTHORITY BOOK
SURVEYOR-GENERAL
AND CHIEF PROPERTY OFFICER.
7 SEP 1950

APPROVED BY MINISTER FOR THE INTERIOR
P. & S. BRANCH AUTHORITY BOOK No 3986
for Surveyor-General
and Chief Property Officer



10187

0531 LINES)

NDS"

COMMONWEALTH OF AUSTRALIA

St. 2345

IN YOUR REPLY PLEASE QUOTE NO. C.L. 10187 PS.497/2.

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

DEPARTMENT OF THE INTERIOR RK:CMG.

PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET.

SYDNEY 14th June, 1950.

Surveyor-General,
Department of the Interior,
CANBERRA. 4S. A.C.T.

COWRA, N.S.W. : COMPULSORY ACQUISITION (18.6.1942)
DISPOSAL OF PART ONLY TO DEPARTMENT OF AGRICULTURE
YOUR FILE - C.L.10187.

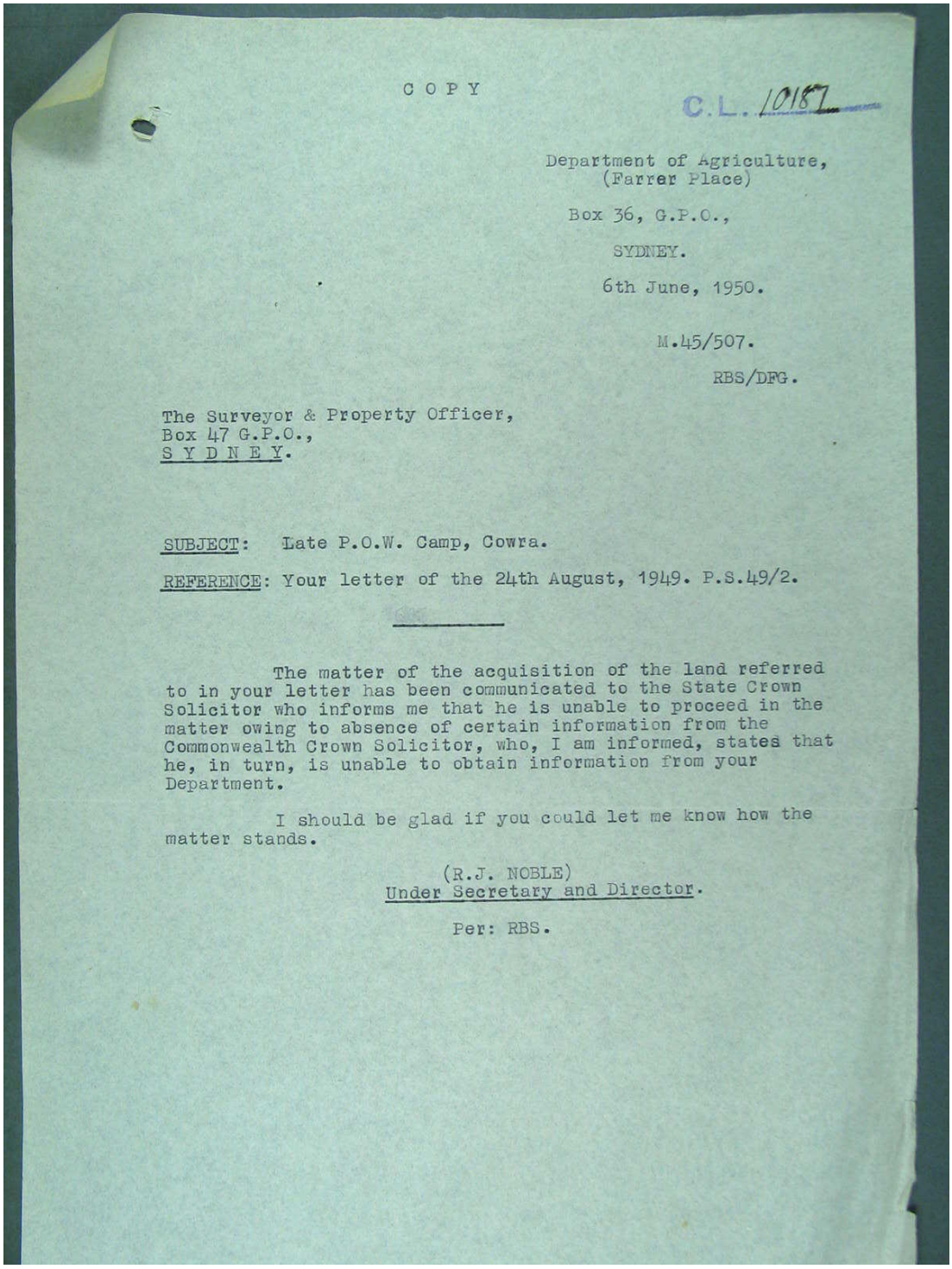
I refer to my memoranda of 8th September, 1949 and 1st March, 1950, the former giving details of sale, subject to survey, and the latter advising despatch of sepia negative. Herewith is a copy of a communication received from the Department of Agriculture, which speaks for itself.

From enquiries it is understood the Deputy Crown Solicitor is awaiting full details and Executive Council Minute, which are being prepared in your office.

Could you please inform me the present position so that I can reply appropriately to the letter from the Department of Agriculture.

W.E. Davidson

(W.E. Davidson)
Surveyor & Property Officer.



COPY

C.L. 10187

Department of Agriculture,
(Farrer Place)

Box 36, G.P.O.,

SYDNEY.

6th June, 1950.

M.45/507.

RBS/DFG.

The Surveyor & Property Officer,
Box 47 G.P.O.,
S Y D N E Y.

SUBJECT: Late P.O.W. Camp, Cowra.

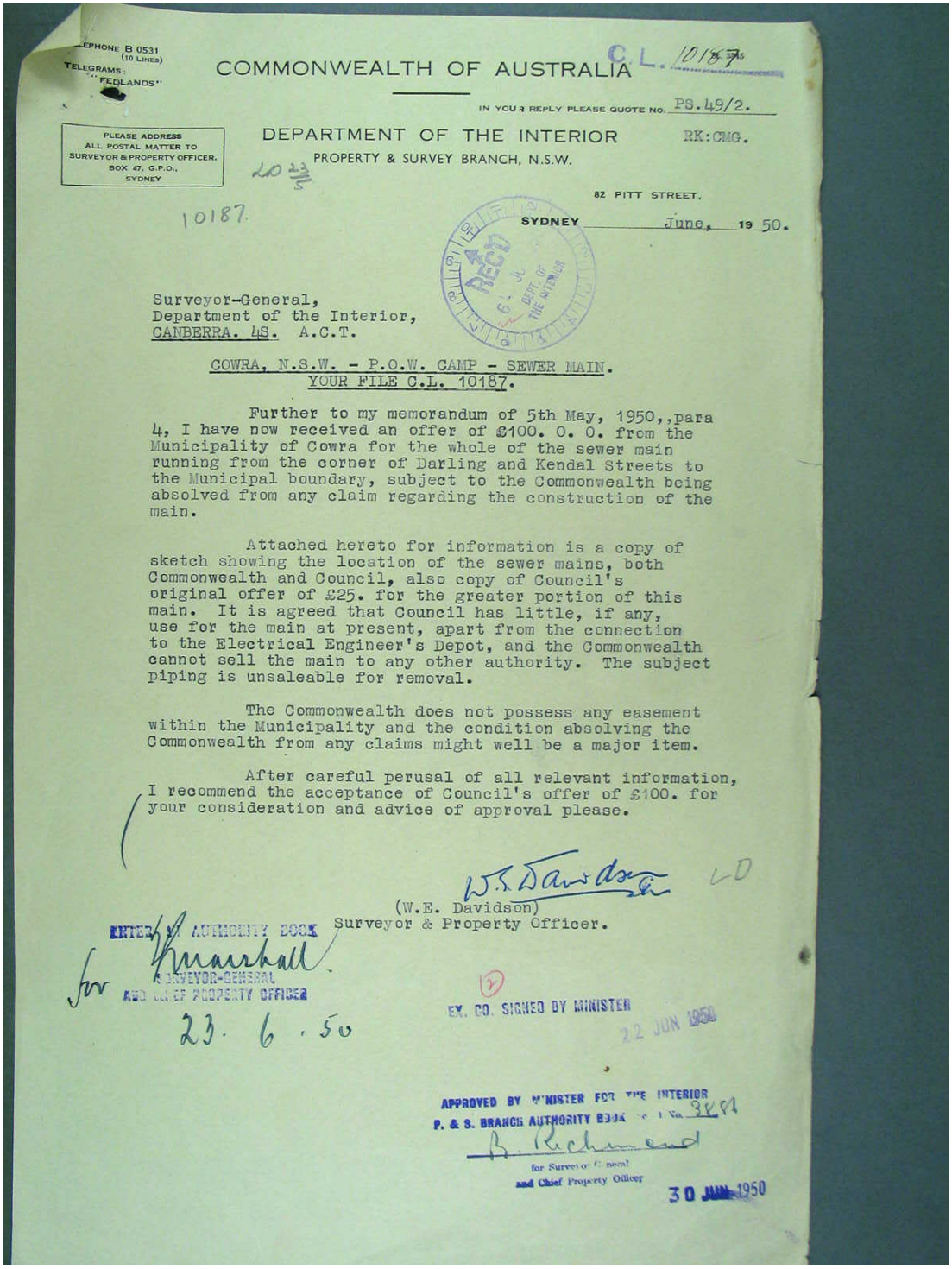
REFERENCE: Your letter of the 24th August, 1949. P.S.49/2.

The matter of the acquisition of the land referred to in your letter has been communicated to the State Crown Solicitor who informs me that he is unable to proceed in the matter owing to absence of certain information from the Commonwealth Crown Solicitor, who, I am informed, states that he, in turn, is unable to obtain information from your Department.

I should be glad if you could let me know how the matter stands.

(R.J. NOBLE)
Under Secretary and Director.

Per: RBS.



EPHONE B 0531 (10 LINES)
TELEGRAMS: "FEDLANDS"

COMMONWEALTH OF AUSTRALIA C.L. 10187

IN YOUR REPLY PLEASE QUOTE NO. PS.49/2.

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

DEPARTMENT OF THE INTERIOR RK:CMG.
PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET,
SYDNEY June, 19 50.

10187.

Surveyor-General,
Department of the Interior,
CANBERRA. 4S. A.C.T.

COWRA, N.S.W. - P.O.W. CAMP - SEWER MAIN.
YOUR FILE C.L. 10187.

Further to my memorandum of 5th May, 1950,,para 4, I have now received an offer of £100. 0. 0. from the Municipality of Cowra for the whole of the sewer main running from the corner of Darling and Kendal Streets to the Municipal boundary, subject to the Commonwealth being absolved from any claim regarding the construction of the main.

Attached hereto for information is a copy of sketch showing the location of the sewer mains, both Commonwealth and Council, also copy of Council's original offer of £25. for the greater portion of this main. It is agreed that Council has little, if any, use for the main at present, apart from the connection to the Electrical Engineer's Depot, and the Commonwealth cannot sell the main to any other authority. The subject piping is unsaleable for removal.

The Commonwealth does not possess any easement within the Municipality and the condition absolving the Commonwealth from any claims might well be a major item.

After careful perusal of all relevant information, I recommend the acceptance of Council's offer of £100. for your consideration and advice of approval please.

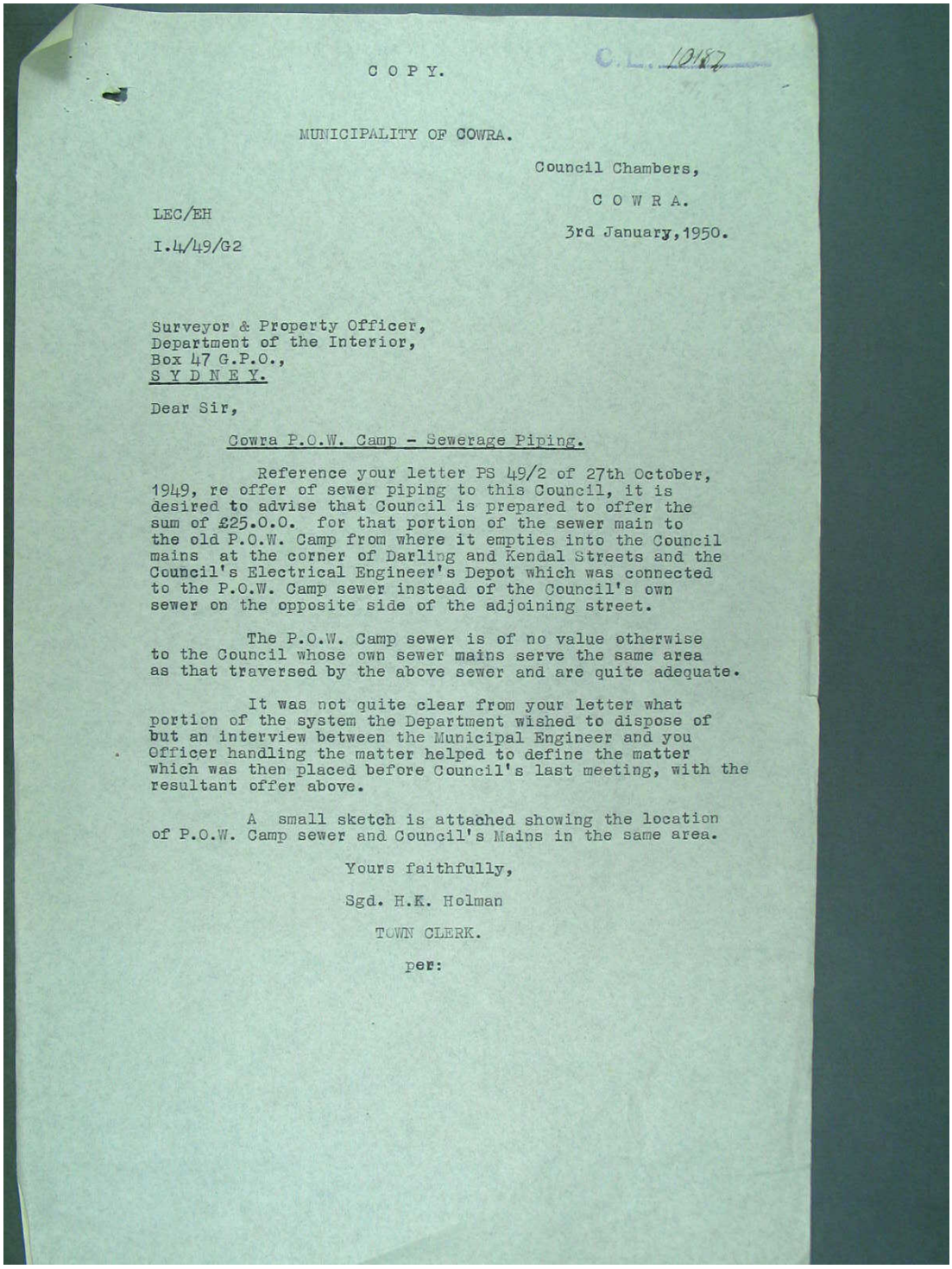
W.E. Davidson LD

(W.E. Davidson)
Surveyor & Property Officer.

ENTERED IN AUTHORITY BOOK
for Surveyor-General
AND CHIEF PROPERTY OFFICER
23. 6. 50

EX. CO. SIGNED BY MINISTER
22 JUN 1950

APPROVED BY MINISTER FOR THE INTERIOR
P. & S. BRANCH AUTHORITY BOOK Vol No 3K91
B. Richmond
for Surveyor-General
and Chief Property Officer
30 JUN 1950



C O P Y.

O.L. 10187

MUNICIPALITY OF COWRA.

Council Chambers,

C O W R A.

LEC/EH

I.4/49/G2

3rd January, 1950.

Surveyor & Property Officer,
Department of the Interior,
Box 47 G.P.O.,
S Y D N E Y.

Dear Sir,

Cowra P.O.W. Camp - Sewerage Piping.

Reference your letter PS 49/2 of 27th October, 1949, re offer of sewer piping to this Council, it is desired to advise that Council is prepared to offer the sum of £25.0.0. for that portion of the sewer main to the old P.O.W. Camp from where it empties into the Council mains at the corner of Darling and Kendal Streets and the Council's Electrical Engineer's Depot which was connected to the P.O.W. Camp sewer instead of the Council's own sewer on the opposite side of the adjoining street.

The P.O.W. Camp sewer is of no value otherwise to the Council whose own sewer mains serve the same area as that traversed by the above sewer and are quite adequate.

It was not quite clear from your letter what portion of the system the Department wished to dispose of but an interview between the Municipal Engineer and you Officer handling the matter helped to define the matter which was then placed before Council's last meeting, with the resultant offer above.

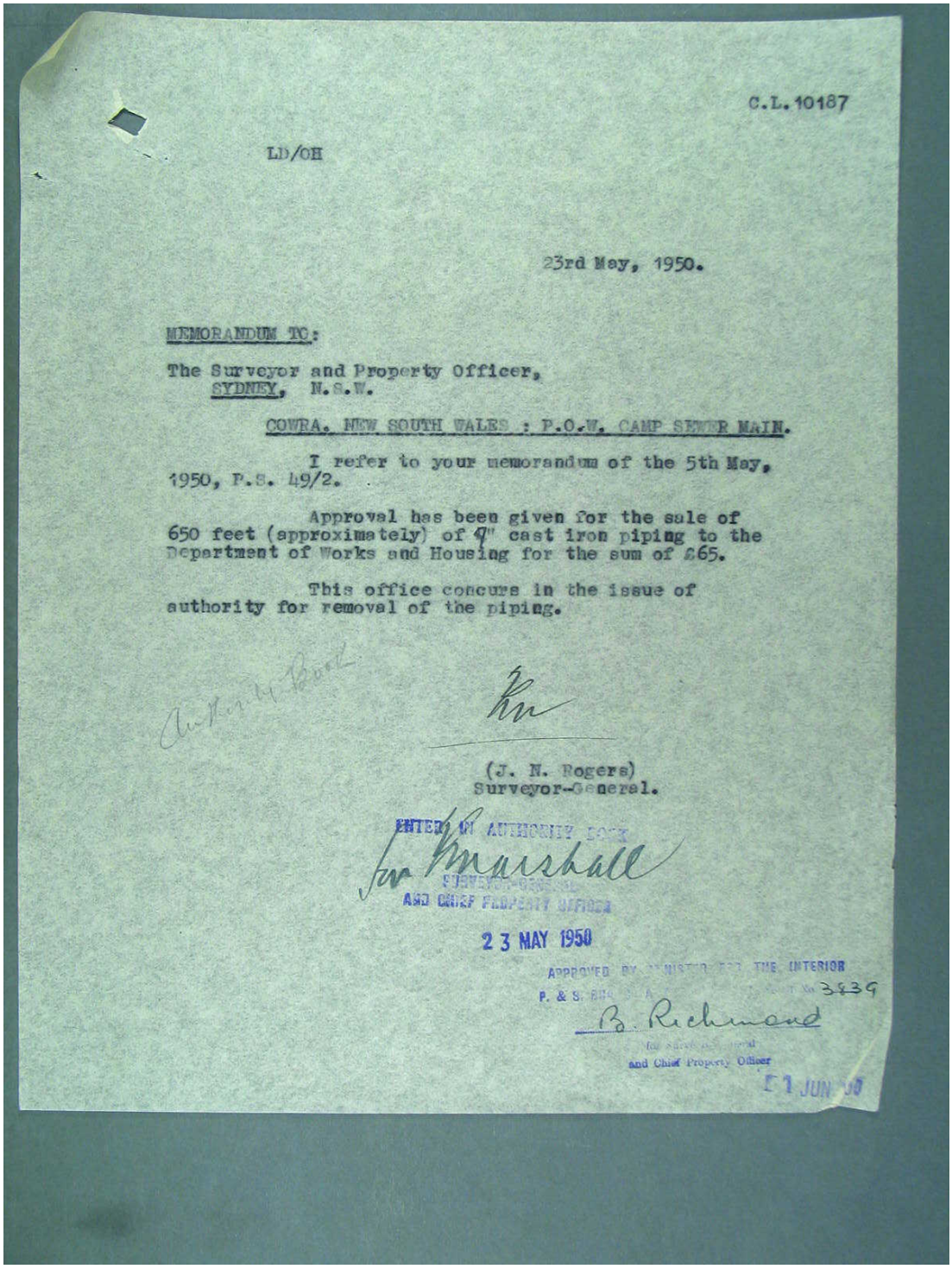
A small sketch is attached showing the location of P.O.W. Camp sewer and Council's Mains in the same area.

Yours faithfully,

Sgd. H.K. Holman

TOWN CLERK.

per:



C.L.10187

LD/OH

23rd May, 1950.

MEMORANDUM TO:

The Surveyor and Property Officer,
SYDNEY, N.S.W.

COWRA, NEW SOUTH WALES : P.O.W. CAMP SEWER MAIN.

I refer to your memorandum of the 5th May, 1950, P.S. 49/2.

Approval has been given for the sale of 650 feet (approximately) of 9" cast iron piping to the Department of Works and Housing for the sum of £65.

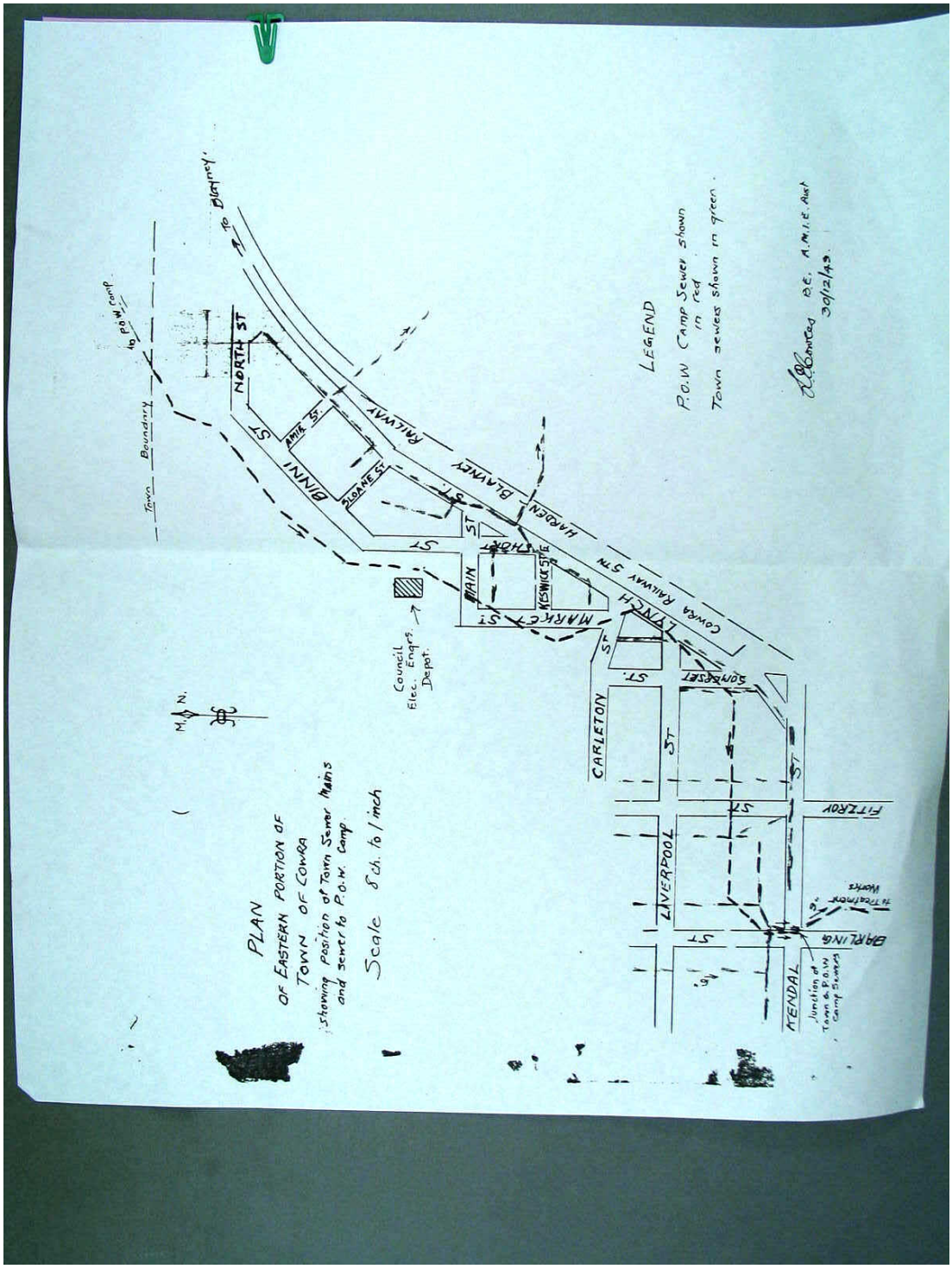
This office concurs in the issue of authority for removal of the piping.

Authority Book

(J. N. Rogers)
Surveyor-General.

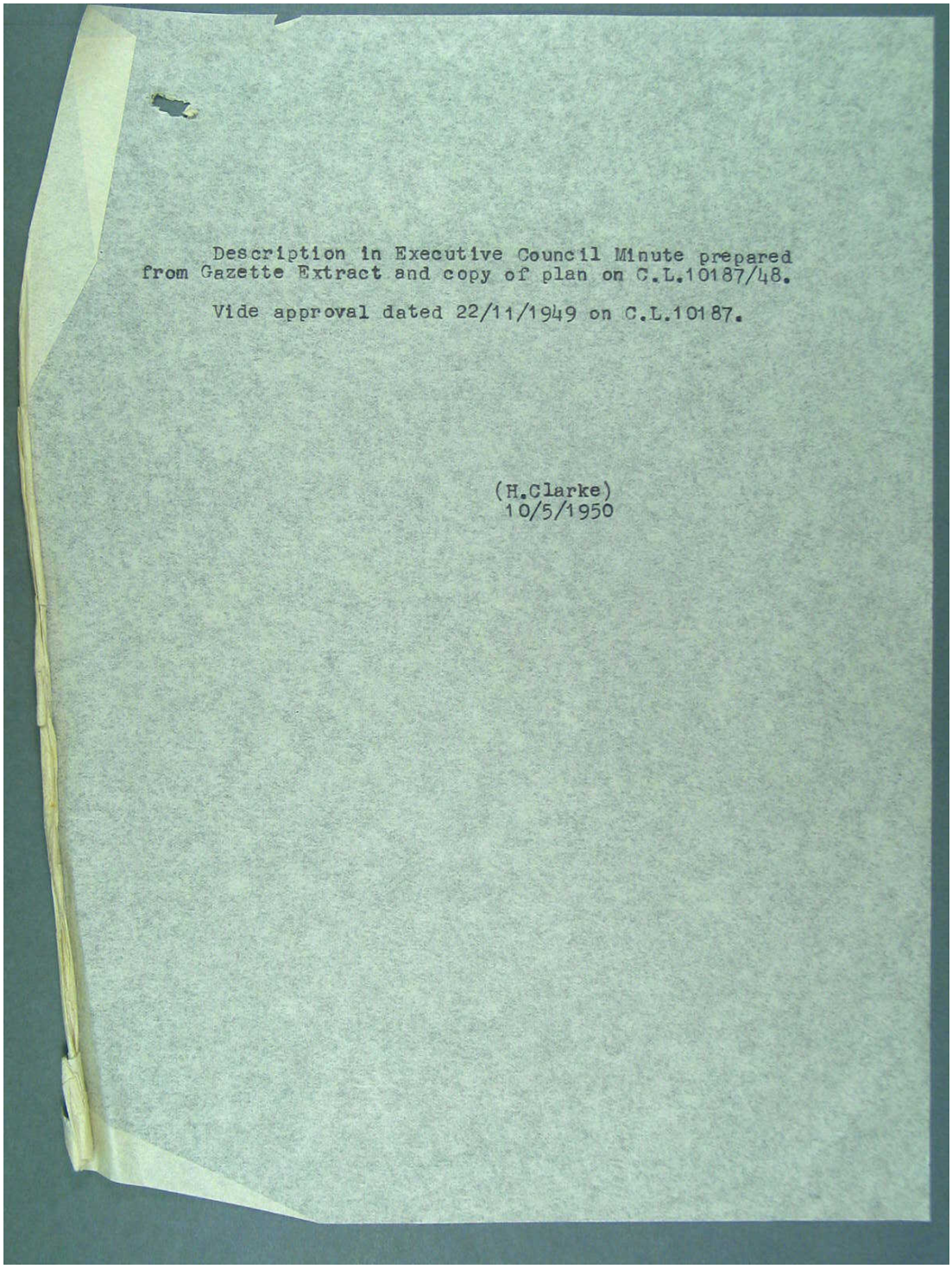
ENTERED IN AUTHORITY BOOK
for Marshall
SURVEYOR-GENERAL
AND CHIEF PROPERTY OFFICER
23 MAY 1950

APPROVED BY MINISTER FOR THE INTERIOR
P. & S. BRANCH ... No. 3839
B. Richmond
for Surveyor-General
and Chief Property Officer
1 JUN 50


PLAN
OF EASTERN PORTION OF
TOWN OF COWRA
showing position of Town Sewer Mains
and sewer to P.O.W. Camp.
Scale 8 ch. to 1 inch
LEGEND
P.O.W Camp Sewer shown in red
Town sewers shown in green.
Town Boundary
to P.O.W. Camp
To Blayney
NORTH ST
AMIE ST
BINNI ST
SLOANE ST
RAILWAY
BLAYNEY
HARDEN
COWRA RAILWAY 5TH
LYNCH
MAIN ST
MARKET ST
KESWICK ST
Council Elec. Engrs. Depot.
CARLETON ST
SOMERSET ST
FITZROY ST
LIVERPOOL ST
BARLING ST
KENDAL
Junction of Town & P.O.W Camp Sewers
To Treatment Works

Page 27

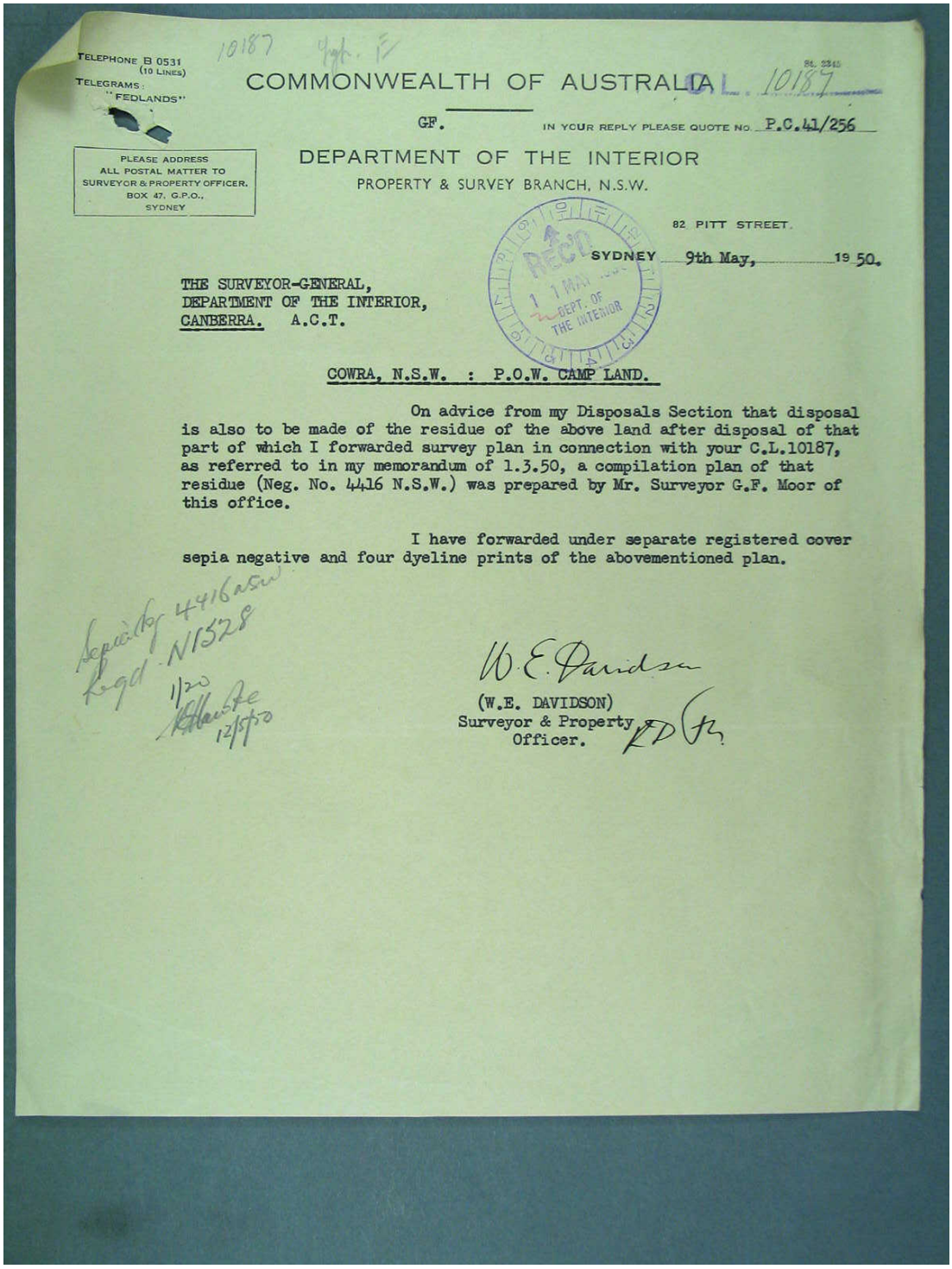
Description in Ex 6 Summit
prepared from Gazette Extract
and copy of plan on CL 1018 7/48 & 22/11/49.
Code approvals dated 14/8/46
Released 15/5/50
Checked
Ex 6 for Purpose Approved 8/6/50
Ex 6 19/5/50
11 9/6/50



Description in Executive Council Minute prepared from Gazette Extract and copy of plan on C.L.10187/48.

Vide approval dated 22/11/1949 on C.L.10187.

(H.Clarke)
10/5/1950



TELEPHONE B 0531 (10 LINES)
TELEGRAMS: "FEDLANDS"

10187 Yg. F

COMMONWEALTH OF AUSTRALIA

C.L. 10187

GF.

IN YOUR REPLY PLEASE QUOTE No. P.C.41/256

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET.

SYDNEY 9th May, 1950.

REC'D 11 MAY 1950 DEPT. OF THE INTERIOR

THE SURVEYOR-GENERAL,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

COWRA, N.S.W. : P.O.W. CAMP LAND.

On advice from my Disposals Section that disposal is also to be made of the residue of the above land after disposal of that part of which I forwarded survey plan in connection with your C.L.10187, as referred to in my memorandum of 1.3.50, a compilation plan of that residue (Neg. No. 4416 N.S.W.) was prepared by Mr. Surveyor G.F. Moor of this office.

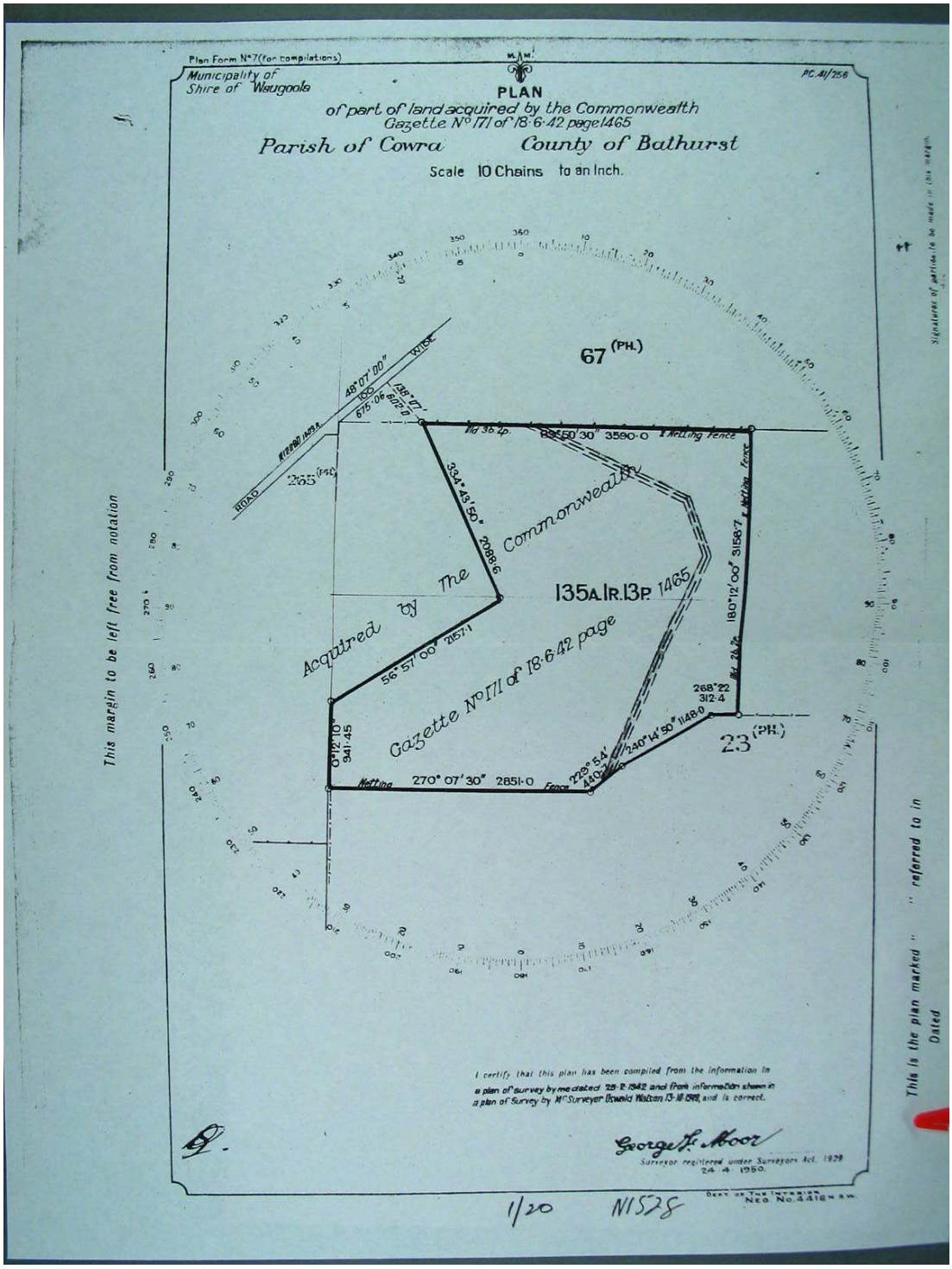
I have forwarded under separate registered cover sepia negative and four dyeline prints of the abovementioned plan.

Sepia Neg 4416 NSW
Regd. N1528
1/20
12/5/50

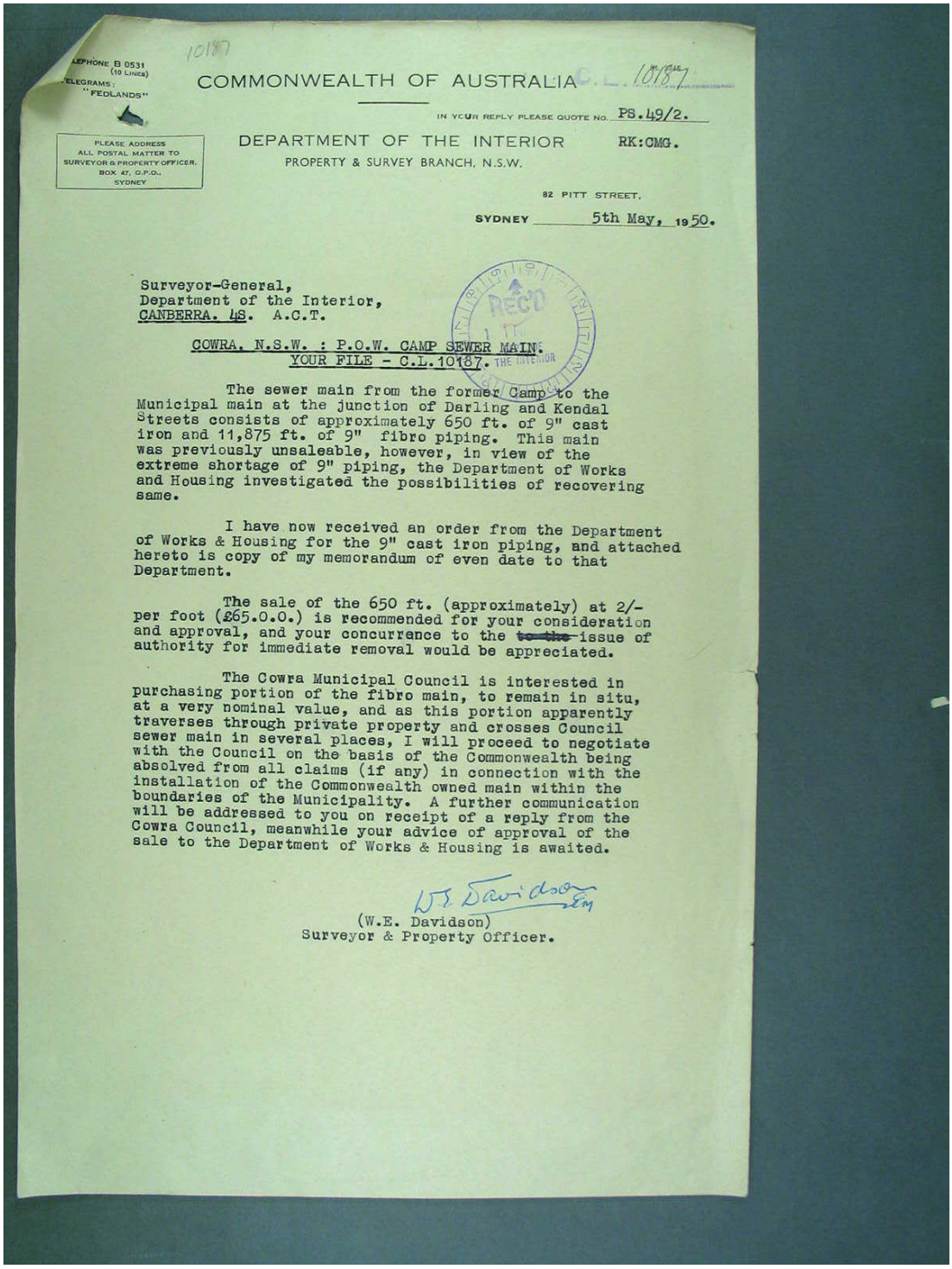
W.E. Davidson

(W.E. DAVIDSON)
Surveyor & Property Officer.

Page 30


Plan Form No 7 (for compilations)
Municipality of Shire of Waugoola
PC.41/256
PLAN
of part of land acquired by the Commonwealth
Gazette No 171 of 18·6·42 page 1465
Parish of Cowra County of Bathurst
Scale 10 Chains to an Inch.
67 (PH.)
265 (PH.)
23 (PH.)
135A.1R.13P. 1465
Acquired by The Commonwealth
Gazette No 171 of 18·6·42 page
Netting Fence
Netting
270° 07' 30" 2851·0
This margin to be left free from notation
This is the plan marked " " referred to in
Dated
I certify that this plan has been compiled from the information in a plan of survey by me dated 28·2·1942 and from information shown in a plan of Survey by Mr Surveyor Oswald Watson 13·10·1949, and is correct.
George F. Moor
Surveyor registered under Surveyors Act, 1929
24·4·1950.
1/20 N1528

Page 31



TELEPHONE B 0531
(10 Lines)
TELEGRAMS:
"FEDLANDS"

PLEASE ADDRESS
ALL POSTAL MATTER TO
SURVEYOR & PROPERTY OFFICER,
BOX 47, G.P.O.,
SYDNEY

10187

COMMONWEALTH OF AUSTRALIA C.L. 10187

IN YOUR REPLY PLEASE QUOTE NO. PS.49/2.

DEPARTMENT OF THE INTERIOR RK:CMG.

PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET,

SYDNEY 5th May, 1950.

RECD 11 MAY 1950 THE INTERIOR

Surveyor-General,
Department of the Interior,
CANBERRA. A.C.T.

COWRA, N.S.W. : P.O.W. CAMP SEWER MAIN.
YOUR FILE - C.L.10187.

The sewer main from the former Camp to the Municipal main at the junction of Darling and Kendal Streets consists of approximately 650 ft. of 9" cast iron and 11,875 ft. of 9" fibro piping. This main was previously unsaleable, however, in view of the extreme shortage of 9" piping, the Department of Works and Housing investigated the possibilities of recovering same.

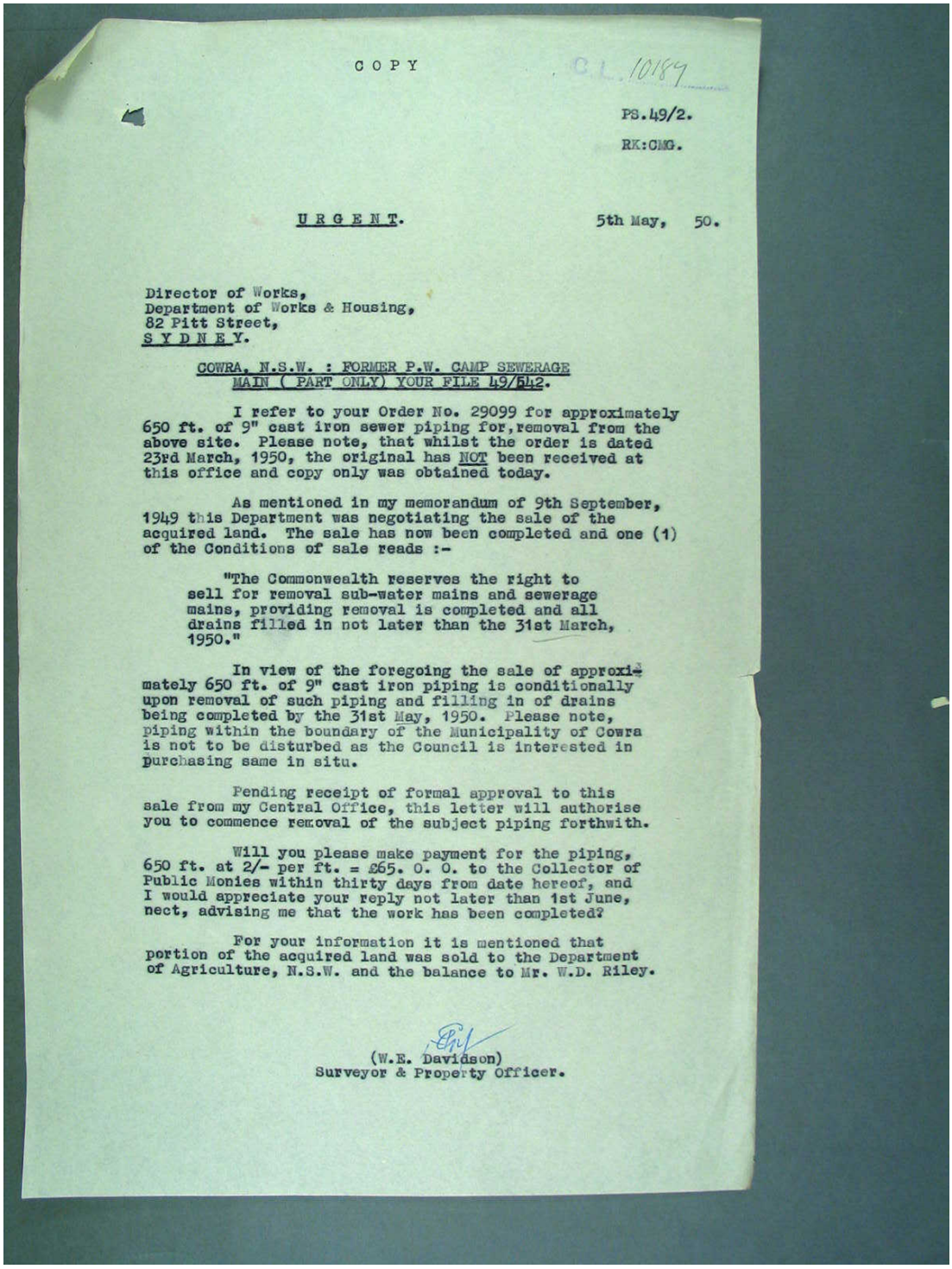
I have now received an order from the Department of Works & Housing for the 9" cast iron piping, and attached hereto is copy of my memorandum of even date to that Department.

The sale of the 650 ft. (approximately) at 2/- per foot (£65.0.0.) is recommended for your consideration and approval, and your concurrence to the ~~to the~~ issue of authority for immediate removal would be appreciated.

The Cowra Municipal Council is interested in purchasing portion of the fibro main, to remain in situ, at a very nominal value, and as this portion apparently traverses through private property and crosses Council sewer main in several places, I will proceed to negotiate with the Council on the basis of the Commonwealth being absolved from all claims (if any) in connection with the installation of the Commonwealth owned main within the boundaries of the Municipality. A further communication will be addressed to you on receipt of a reply from the Cowra Council, meanwhile your advice of approval of the sale to the Department of Works & Housing is awaited.

W.E. Davidson

(W.E. Davidson)
Surveyor & Property Officer.



COPY

C.L.10189

PS.49/2.
RK:CMG.

URGENT. 5th May, 50.

Director of Works,
Department of Works & Housing,
82 Pitt Street,
SYDNEY.

COWRA, N.S.W. : FORMER P.W. CAMP SEWERAGE MAIN (PART ONLY) YOUR FILE 49/542.

I refer to your Order No. 29099 for approximately 650 ft. of 9" cast iron sewer piping for,removal from the above site. Please note, that whilst the order is dated 23rd March, 1950, the original has NOT been received at this office and copy only was obtained today.

As mentioned in my memorandum of 9th September, 1949 this Department was negotiating the sale of the acquired land. The sale has now been completed and one (1) of the Conditions of sale reads :-

"The Commonwealth reserves the right to sell for removal sub-water mains and sewerage mains, providing removal is completed and all drains filled in not later than the 31st March, 1950."

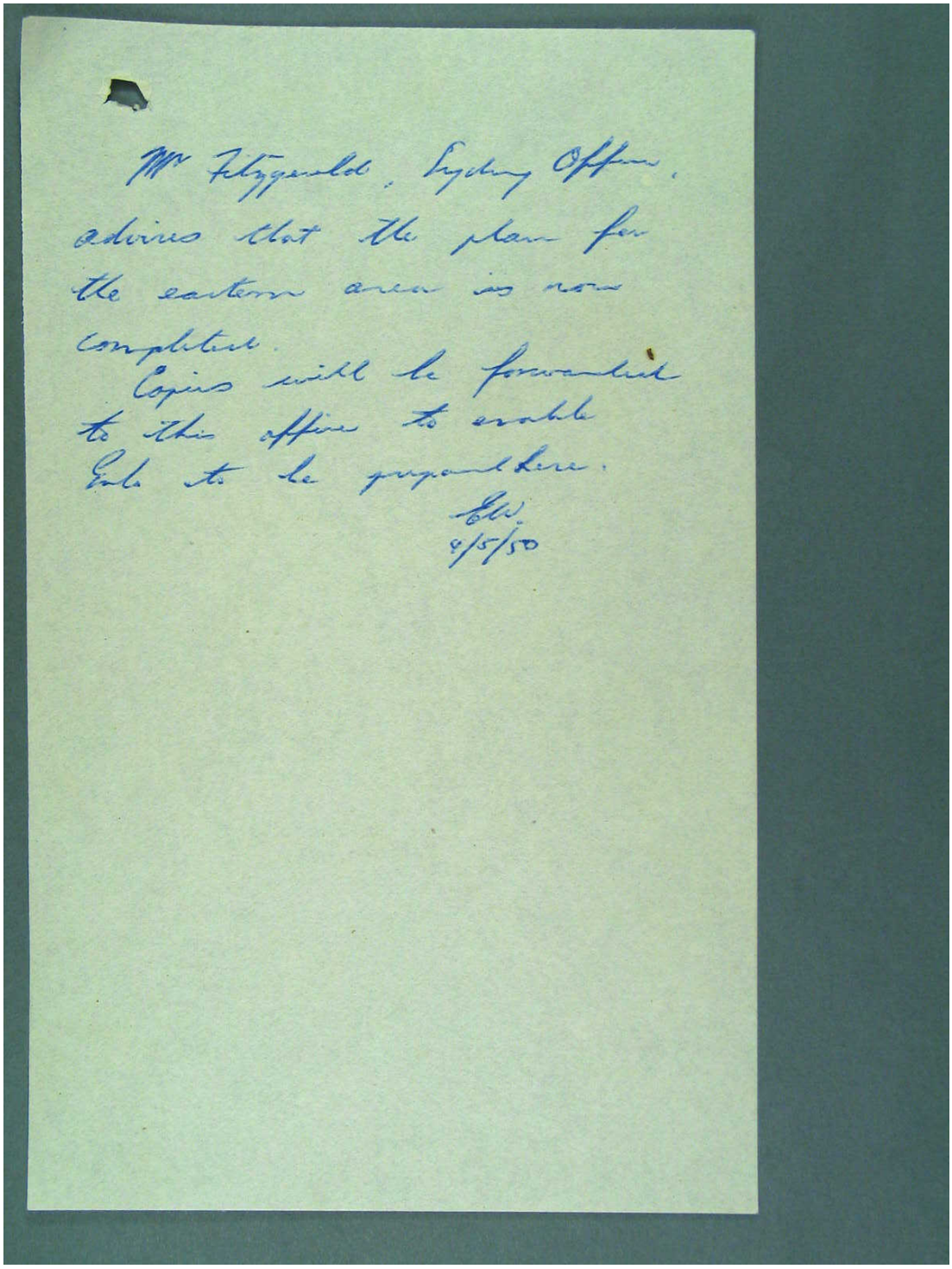
In view of the foregoing the sale of approximately 650 ft. of 9" cast iron piping is conditionally upon removal of such piping and filling in of drains being completed by the 31st May, 1950. Please note, piping within the boundary of the Municipality of Cowra is not to be disturbed as the Council is interested in purchasing same in situ.

Pending receipt of formal approval to this sale from my Central Office, this letter will authorise you to commence removal of the subject piping forthwith.

Will you please make payment for the piping, 650 ft. at 2/- per ft. = £65. 0. 0. to the Collector of Public Monies within thirty days from date hereof, and I would appreciate your reply not later than 1st June, nect, advising me that the work has been completed?

For your information it is mentioned that portion of the acquired land was sold to the Department of Agriculture, N.S.W. and the balance to Mr. W.D. Riley.

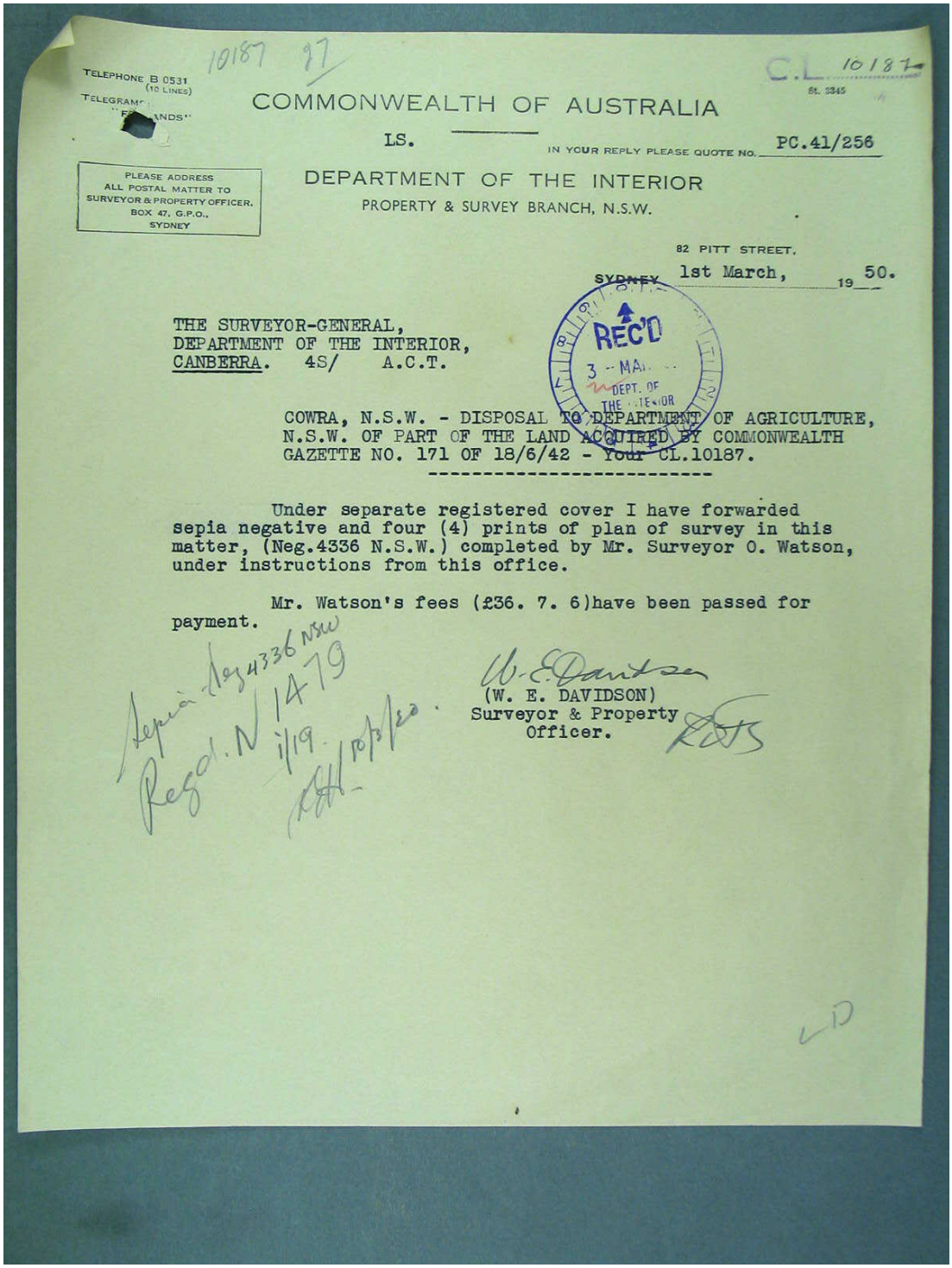
(W.E. Davidson)
Surveyor & Property Officer.



Mr Fitzgerald, Sydney Office, advises that the plans for the eastern area is now completed.

Copies will be forwarded to this office to enable Exhs to be prepared here.

[illegible]
9/5/50



10187 97

C.L. 10187

TELEPHONE B 0531 (10 LINES)
TELEGRAMS: "FRIENDS"

COMMONWEALTH OF AUSTRALIA

LS.

IN YOUR REPLY PLEASE QUOTE NO. PC.41/256

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET,
SYDNEY 1st March, 19 50.

REC'D 3 - MAR. DEPT. OF THE INTERIOR

THE SURVEYOR-GENERAL,
DEPARTMENT OF THE INTERIOR,
CANBERRA. 4S/ A.C.T.

COWRA, N.S.W. - DISPOSAL TO DEPARTMENT OF AGRICULTURE, N.S.W. OF PART OF THE LAND ACQUIRED BY COMMONWEALTH GAZETTE NO. 171 OF 18/6/42 - Your CL.10187.

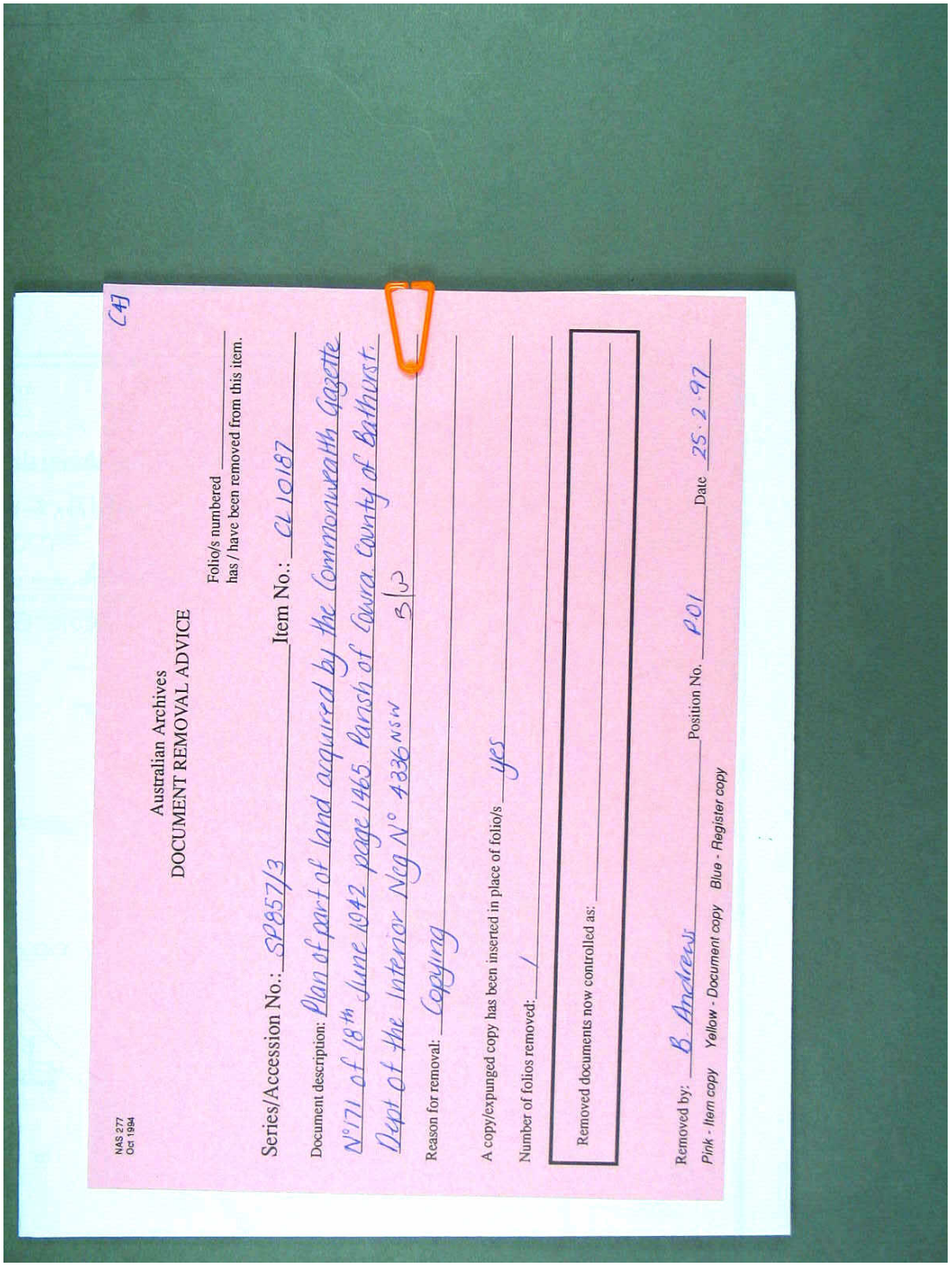
Under separate registered cover I have forwarded sepia negative and four (4) prints of plan of survey in this matter, (Neg.4336 N.S.W.) completed by Mr. Surveyor O. Watson, under instructions from this office.

Mr. Watson's fees (£36. 7. 6)have been passed for payment.

Sepia-Neg 4336 NSW
Regd. N 1479
1/19

W. E. Davidson
(W. E. DAVIDSON)
Surveyor & Property Officer.

LD



C47

NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered _____
has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL 10187

Document description: Plan of part of land acquired by the Commonwealth Gazette N°171 of 18th June 1942 page 1465 Parish of Cowra County of Bathurst. Dept of the Interior Neg N° 4336 NSW 3 of 3

Reason for removal: Copying

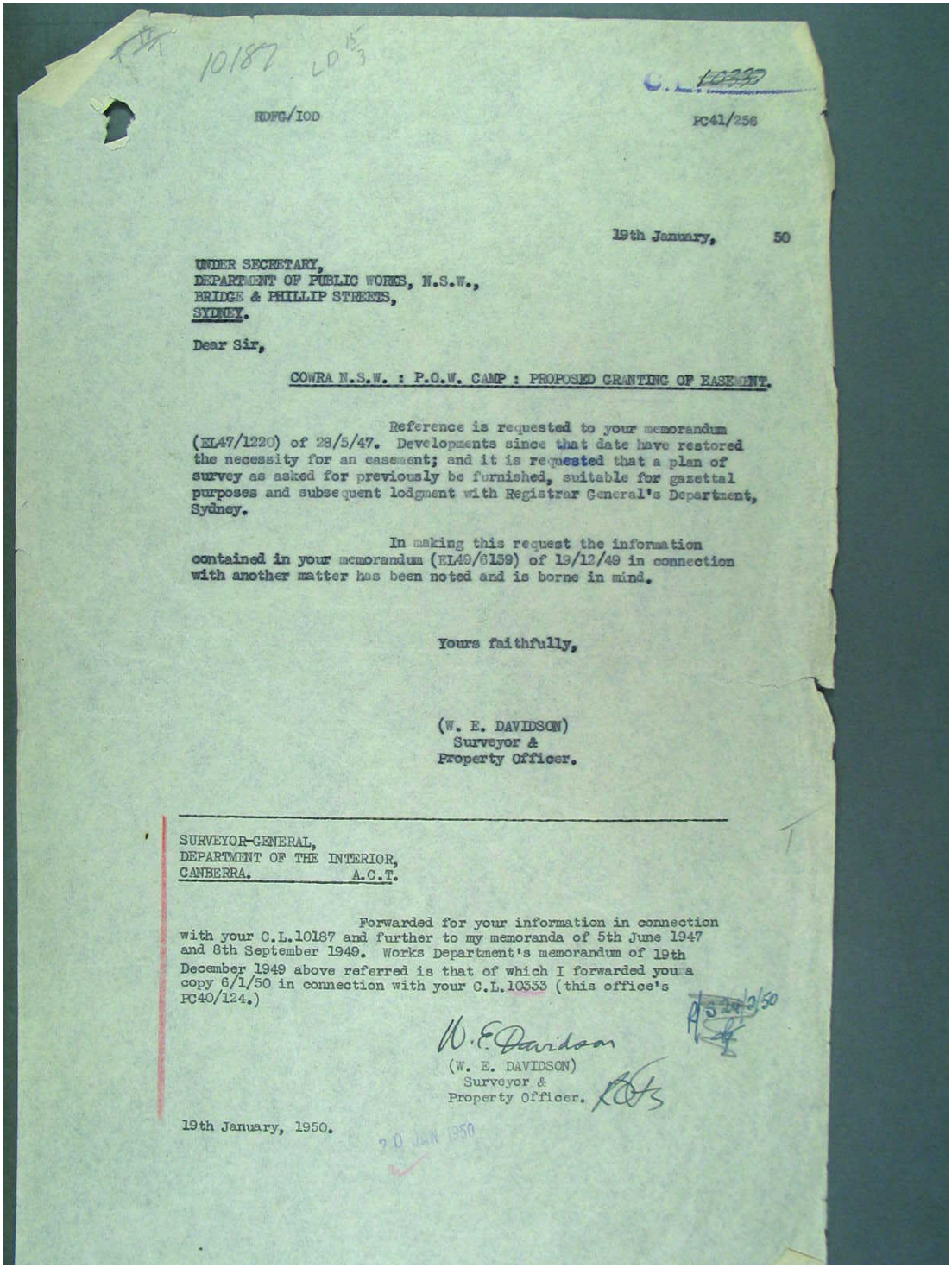
A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: 1

Removed documents now controlled as:

Removed by: B. Andrews Position No. P01 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy



10187 LD 15/3

C.L. 10333

RDWG/IOD PC41/256

19th January, 50

UNDER SECRETARY,
DEPARTMENT OF PUBLIC WORKS, N.S.W.,
BRIDGE & PHILLIP STREETS,
SYDNEY.

Dear Sir,

COWRA N.S.W. : P.O.W. CAMP : PROPOSED GRANTING OF EASEMENT.

Reference is requested to your memorandum (EL47/1220) of 28/5/47. Developments since that date have restored the necessity for an easement; and it is requested that a plan of survey as asked for previously be furnished, suitable for gazettal purposes and subsequent lodgment with Registrar General's Department, Sydney.

In making this request the information contained in your memorandum (EL49/6139) of 13/12/49 in connection with another matter has been noted and is borne in mind.

Yours faithfully,

(W. E. DAVIDSON)
Surveyor &
Property Officer.

SURVEYOR-GENERAL,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

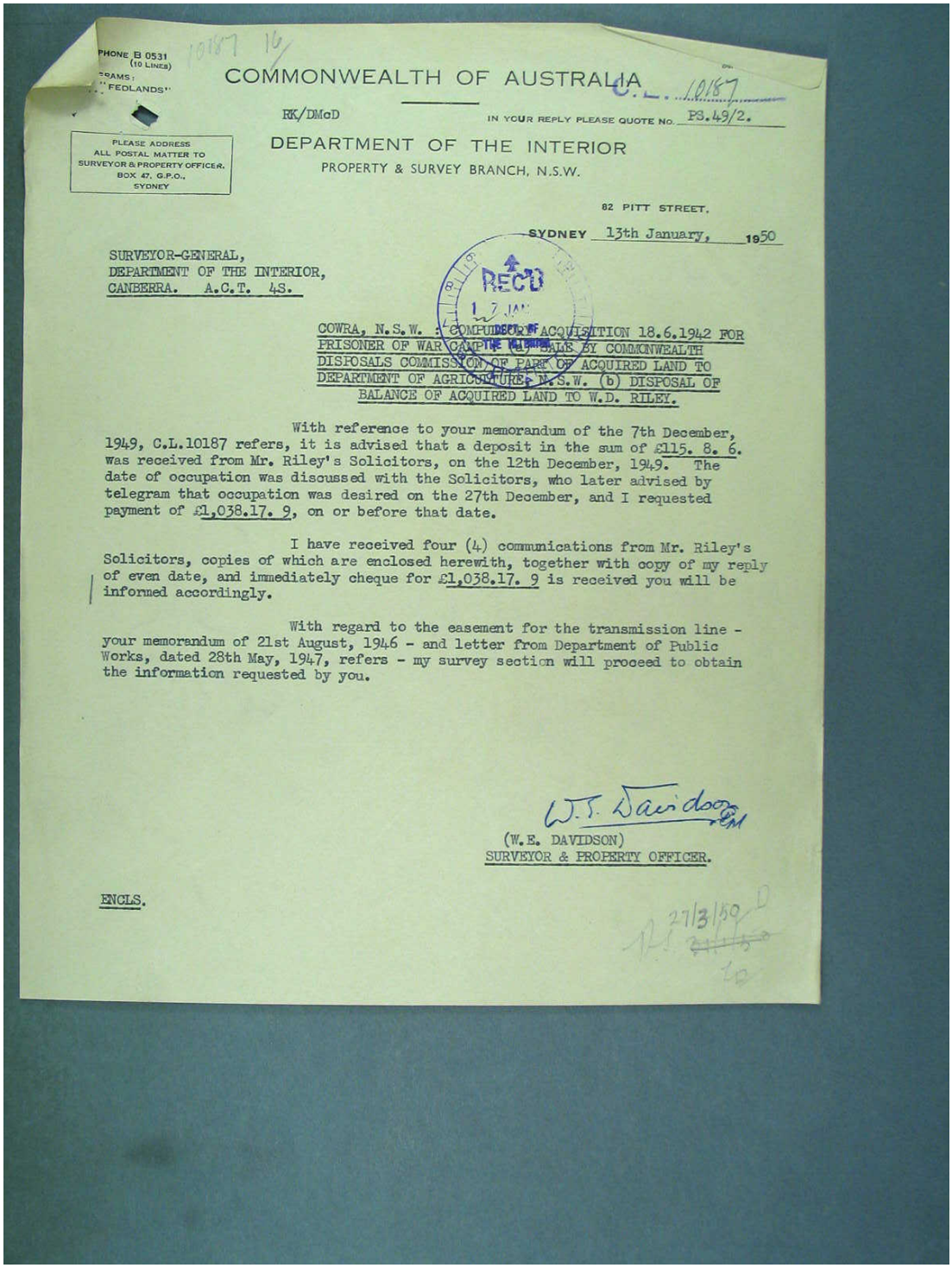
Forwarded for your information in connection with your C.L.10187 and further to my memoranda of 5th June 1947 and 8th September 1949. Works Department's memorandum of 19th December 1949 above referred is that of which I forwarded you a copy 6/1/50 in connection with your C.L.10333 (this office's PC40/124.)

W. E. Davidson

(W. E. DAVIDSON)
Surveyor &
Property Officer.

19th January, 1950.

20 JAN 1950



PHONE B 0531 (10 LINES)
TELEGRAMS: "FEDLANDS"

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

10187 16/

COMMONWEALTH OF AUSTRALIA

C.L. 10187

RK/DMcD

IN YOUR REPLY PLEASE QUOTE NO. PS.49/2.

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET,

SYDNEY 13th January, 1950

SURVEYOR-GENERAL,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T. 48.

RECD 17 JAN

COWRA, N.S.W. : COMPULSORY ACQUISITION 18.6.1942 FOR PRISONER OF WAR CAMP (a) SALE BY COMMONWEALTH DISPOSALS COMMISSION OF PART OF ACQUIRED LAND TO DEPARTMENT OF AGRICULTURE, N.S.W. (b) DISPOSAL OF BALANCE OF ACQUIRED LAND TO W.D. RILEY.

With reference to your memorandum of the 7th December, 1949, C.L.10187 refers, it is advised that a deposit in the sum of £115. 8. 6. was received from Mr. Riley's Solicitors, on the 12th December, 1949. The date of occupation was discussed with the Solicitors, who later advised by telegram that occupation was desired on the 27th December, and I requested payment of £1,038.17. 9, on or before that date.

I have received four (4) communications from Mr. Riley's Solicitors, copies of which are enclosed herewith, together with copy of my reply of even date, and immediately cheque for £1,038.17. 9 is received you will be informed accordingly.

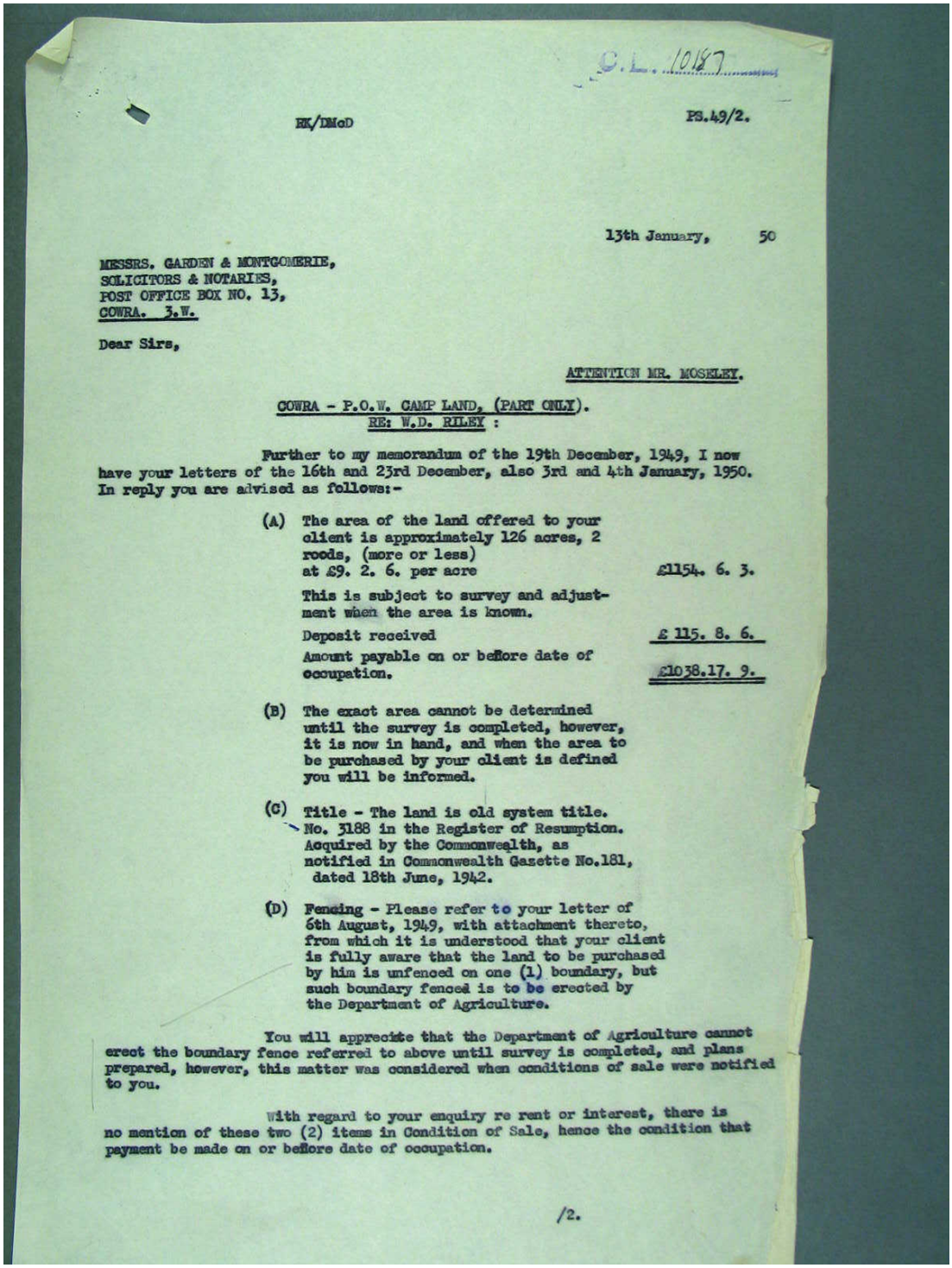
With regard to the easement for the transmission line - your memorandum of 21st August, 1946 - and letter from Department of Public Works, dated 28th May, 1947, refers - my survey section will proceed to obtain the information requested by you.

W.E. Davidson

(W.E. DAVIDSON)
SURVEYOR & PROPERTY OFFICER.

ENCLS.

27/3/50



C.L. 10187

EK/DMcD P3.49/2.

13th January, 50

MESSRS. GARDEN & MONTGOMERIE,
SOLICITORS & NOTARIES,
POST OFFICE BOX NO. 13,
COWRA. N.S.W.

Dear Sirs,

ATTENTION MR. MOSELEY.

COWRA - P.O.W. CAMP LAND, (PART ONLY).
RE: W.D. RILEY :

Further to my memorandum of the 19th December, 1949, I now have your letters of the 16th and 23rd December, also 3rd and 4th January, 1950. In reply you are advised as follows:-

(A) The area of the land offered to your client is approximately 126 acres, 2 roods, (more or less) at £9. 2. 6. per acre £1154. 6. 3.

This is subject to survey and adjustment when the area is known.

Deposit received £ 115. 8. 6.

Amount payable on or before date of occupation. £1038.17. 9.

(B) The exact area cannot be determined until the survey is completed, however, it is now in hand, and when the area to be purchased by your client is defined you will be informed.

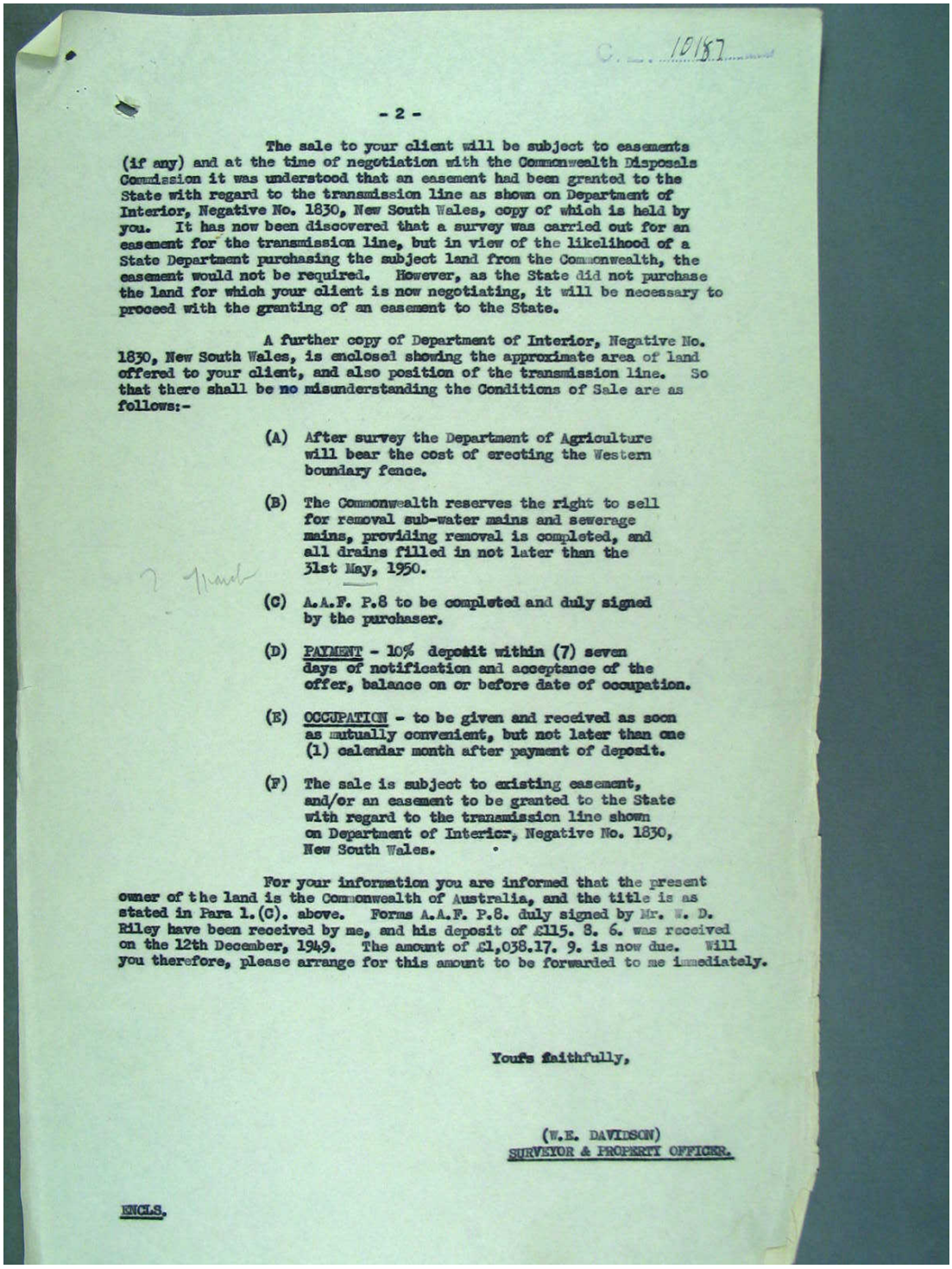
(C) Title - The land is old system title. No. 3188 in the Register of Resumption. Acquired by the Commonwealth, as notified in Commonwealth Gazette No.181, dated 18th June, 1942.

(D) Fencing - Please refer to your letter of 6th August, 1949, with attachment thereto, from which it is understood that your client is fully aware that the land to be purchased by him is unfenced on one (1) boundary, but such boundary fenced is to be erected by the Department of Agriculture.

You will appreciate that the Department of Agriculture cannot erect the boundary fence referred to above until survey is completed, and plans prepared, however, this matter was considered when conditions of sale were notified to you.

With regard to your enquiry re rent or interest, there is no mention of these two (2) items in Condition of Sale, hence the condition that payment be made on or before date of occupation.

/2.



C. 10187

- 2 -

The sale to your client will be subject to easements (if any) and at the time of negotiation with the Commonwealth Disposals Commission it was understood that an easement had been granted to the State with regard to the transmission line as shown on Department of Interior, Negative No. 1830, New South Wales, copy of which is held by you. It has now been discovered that a survey was carried out for an easement for the transmission line, but in view of the likelihood of a State Department purchasing the subject land from the Commonwealth, the easement would not be required. However, as the State did not purchase the land for which your client is now negotiating, it will be necessary to proceed with the granting of an easement to the State.

A further copy of Department of Interior, Negative No. 1830, New South Wales, is enclosed showing the approximate area of land offered to your client, and also position of the transmission line. So that there shall be no misunderstanding the Conditions of Sale are as follows:-

(A) After survey the Department of Agriculture will bear the cost of erecting the Western boundary fence.

(B) The Commonwealth reserves the right to sell for removal sub-water mains and sewerage mains, providing removal is completed, and all drains filled in not later than the 31st May, 1950.

(C) A.A.F. P.8 to be completed and duly signed by the purchaser.

(D) PAYMENT - 10% deposit within (7) seven days of notification and acceptance of the offer, balance on or before date of occupation.

(E) OCCUPATION - to be given and received as soon as mutually convenient, but not later than one (1) calendar month after payment of deposit.

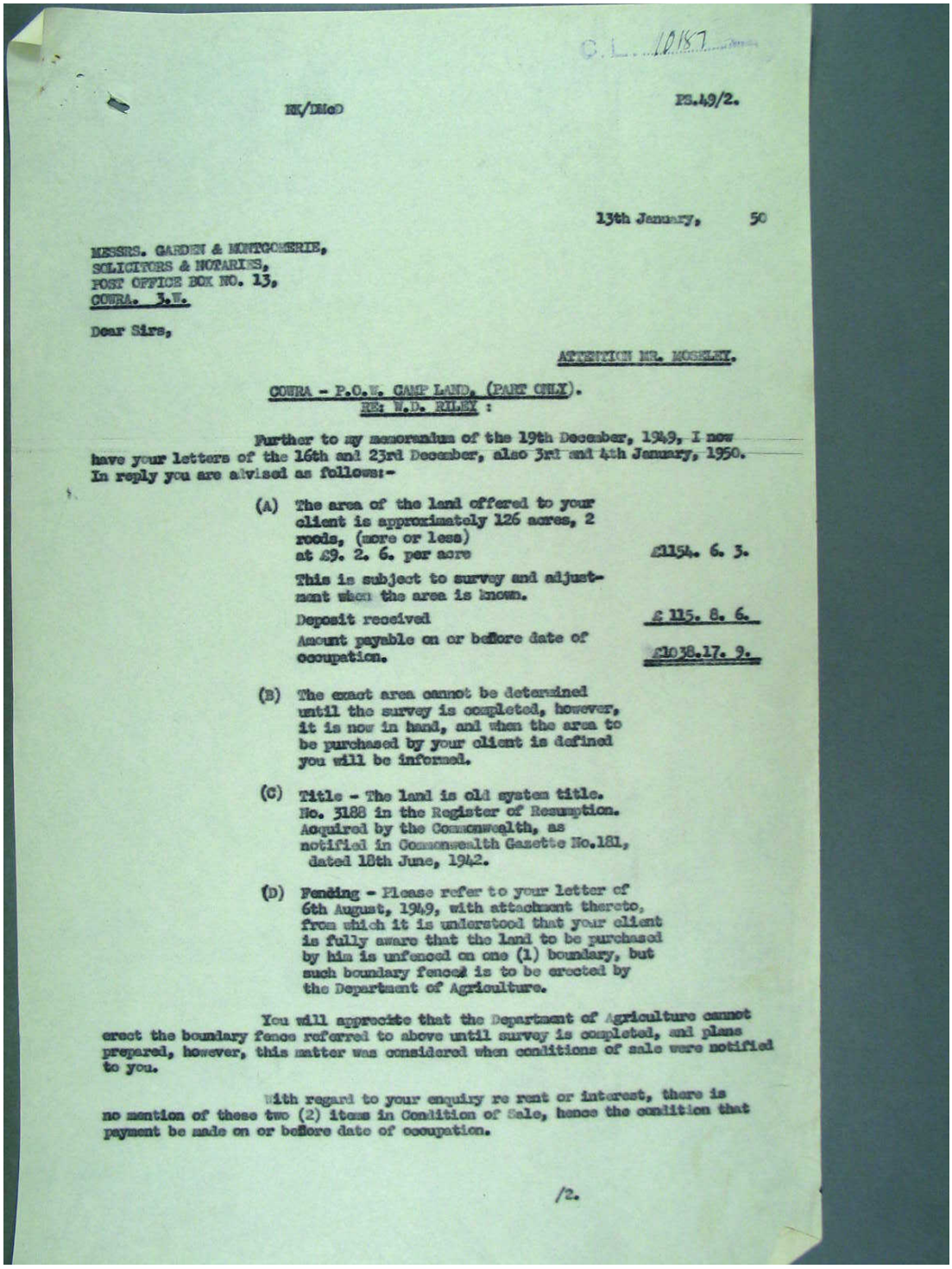
(F) The sale is subject to existing easement, and/or an easement to be granted to the State with regard to the transmission line shown on Department of Interior, Negative No. 1830, New South Wales.

For your information you are informed that the present owner of the land is the Commonwealth of Australia, and the title is as stated in Para 1.(C). above. Forms A.A.F. P.8. duly signed by Mr. W. D. Riley have been received by me, and his deposit of £115. 8. 6. was received on the 12th December, 1949. The amount of £1,038.17. 9. is now due. Will you therefore, please arrange for this amount to be forwarded to me immediately.

Youfs faithfully,

(W.E. DAVIDSON)
SURVEYOR & PROPERTY OFFICER.

ENCLS.



C.L. 10187

RK/DMcD

PS.49/2.

13th January, 50

MESSRS. GARDEN & MONTGOMERIE,
SOLICITORS & NOTARIES,
POST OFFICE BOX NO. 13,
COWRA. N.W.

Dear Sirs,

ATTENTION MR. MOSELEY.

COWRA - P.O.W. CAMP LAND, (PART ONLY).
RE: W.D. RILEY :

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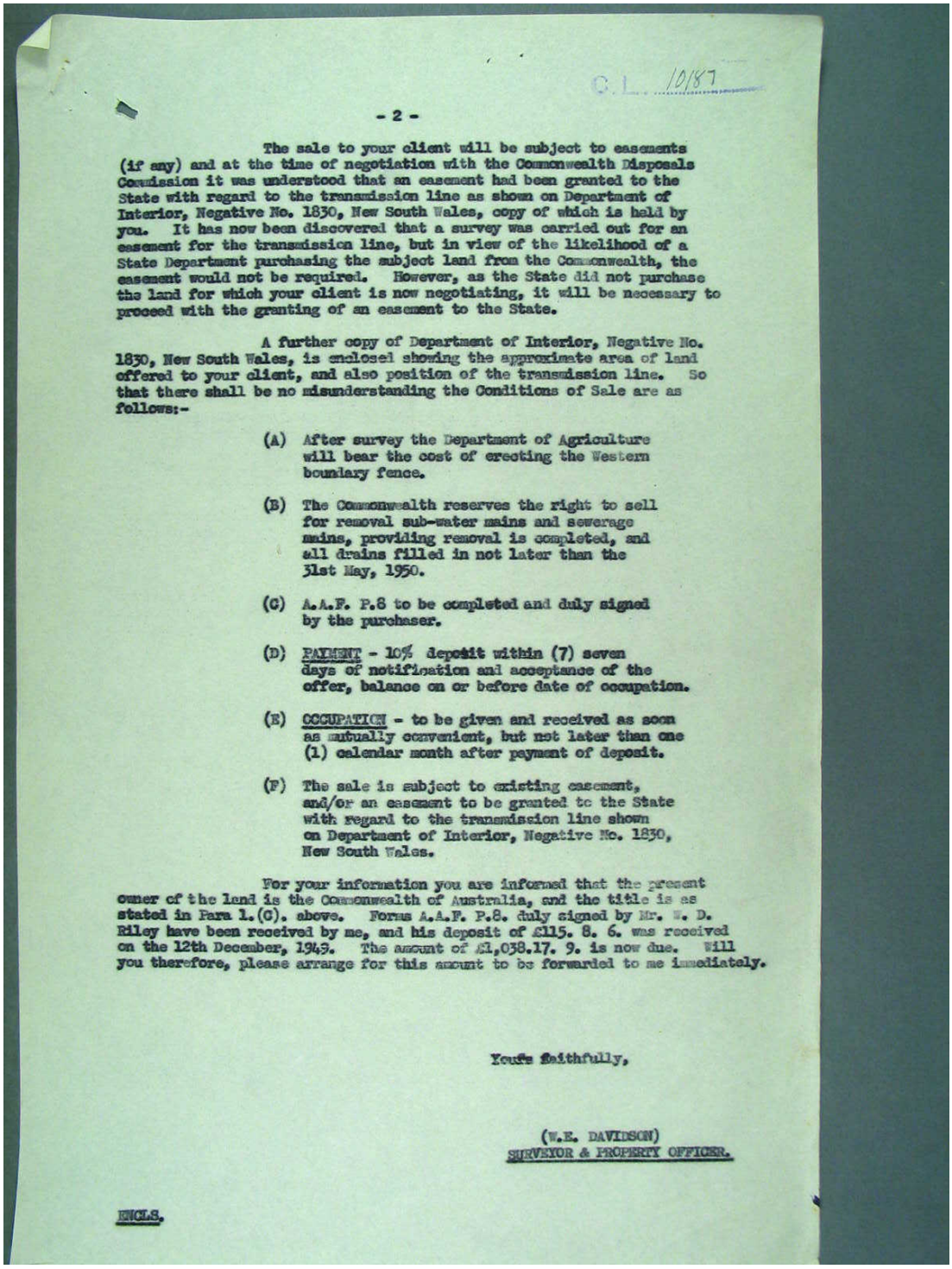

C.L. 10187

- 2 -

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(C) A.A.F. P.8 to be completed and duly signed by the purchaser.

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(E) OCCUPATION - to be given and received as soon as mutually convenient, but not later than one (1) calendar month after payment of deposit.

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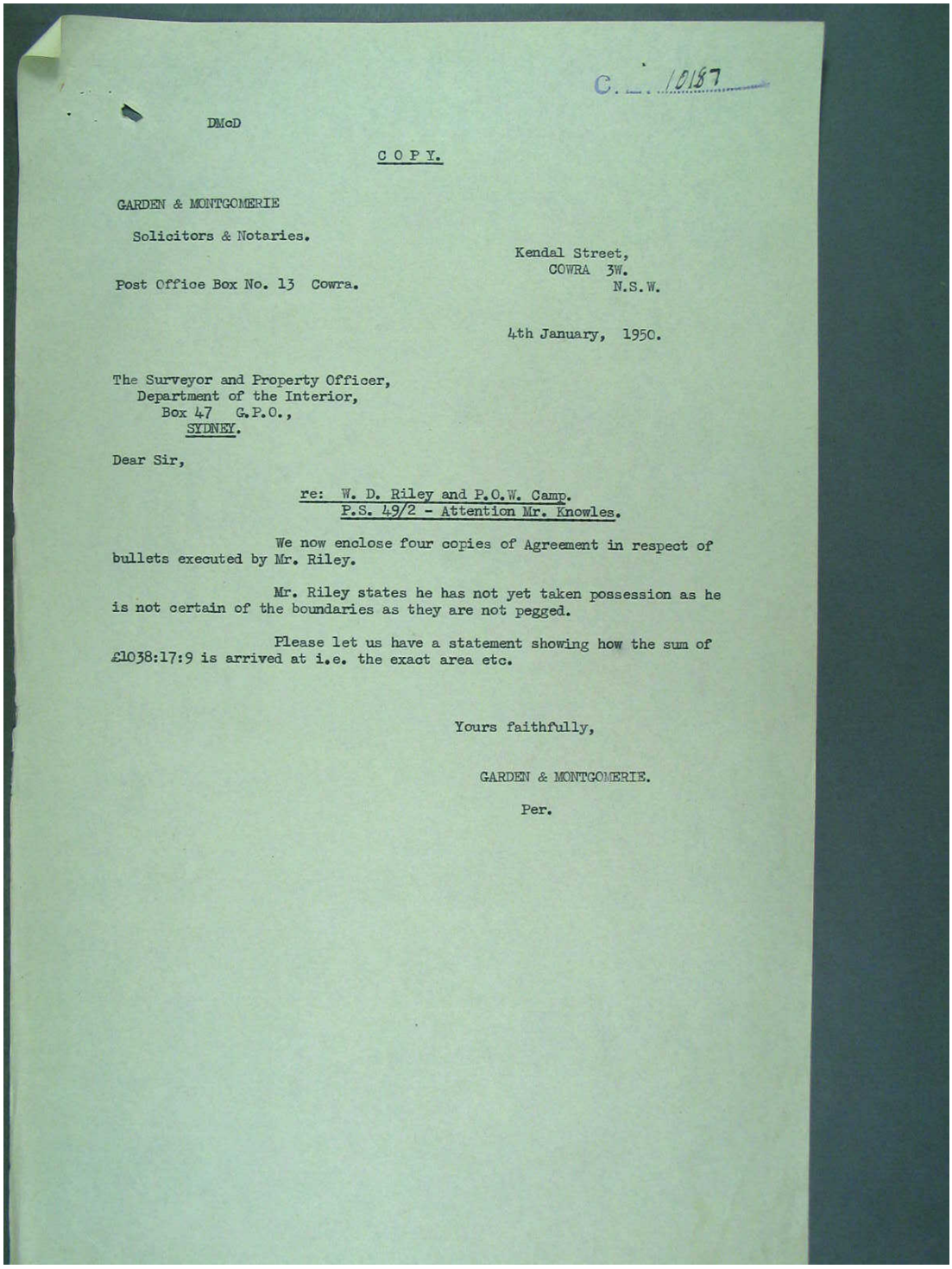
Yours faithfully,

(W.E. DAVIDSON)
SURVEYOR & PROPERTY OFFICER.

ENCLS.



C. 10187

DMcD

COPY.

GARDEN & MONTGOMERIE

Solicitors & Notaries.

Kendal Street,
COWRA 3W.
N.S.W.

Post Office Box No. 13 Cowra.

4th January, 1950.

The Surveyor and Property Officer,
Department of the Interior,
Box 47 G.P.O.,
SYDNEY.

Dear Sir,

re: W. D. Riley and P.O.W. Camp.
P.S. 49/2 - Attention Mr. Knowles.

We now enclose four copies of Agreement in respect of bullets executed by Mr. Riley.

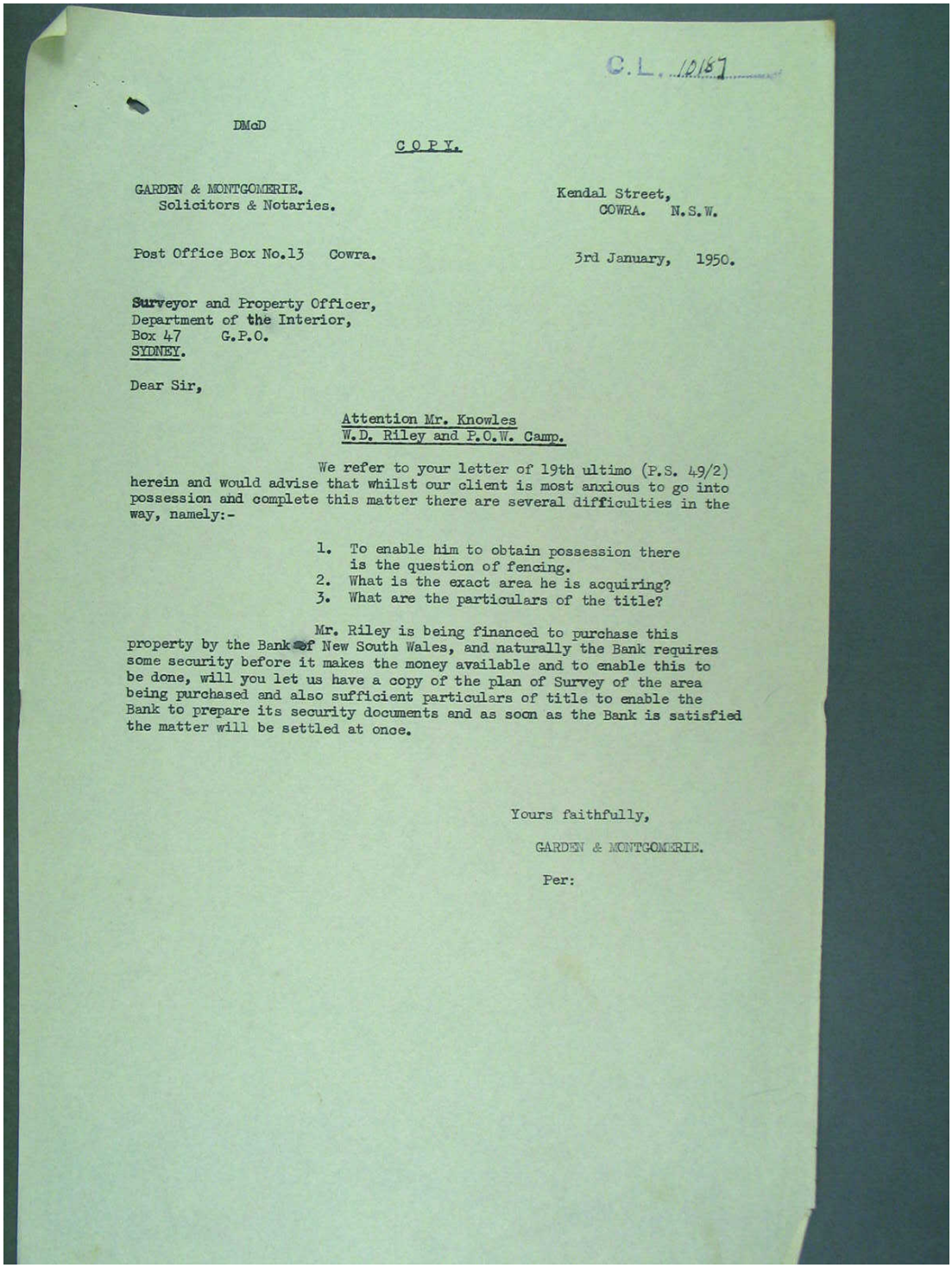
Mr. Riley states he has not yet taken possession as he is not certain of the boundaries as they are not pegged.

Please let us have a statement showing how the sum of £1038:17:9 is arrived at i.e. the exact area etc.

Yours faithfully,

GARDEN & MONTGOMERIE.

Per.



C.L. 12187

DMcD

COPY.

GARDEN & MONTGOMERIE.
Solicitors & Notaries.

Kendal Street,
COWRA. N.S.W.

Post Office Box No.13 Cowra.

3rd January, 1950.

Surveyor and Property Officer,
Department of the Interior,
Box 47 G.P.O.
SYDNEY.

Dear Sir,

Attention Mr. Knowles
W.D. Riley and P.O.W. Camp.

We refer to your letter of 19th ultimo (P.S. 49/2) herein and would advise that whilst our client is most anxious to go into possession and complete this matter there are several difficulties in the way, namely:-

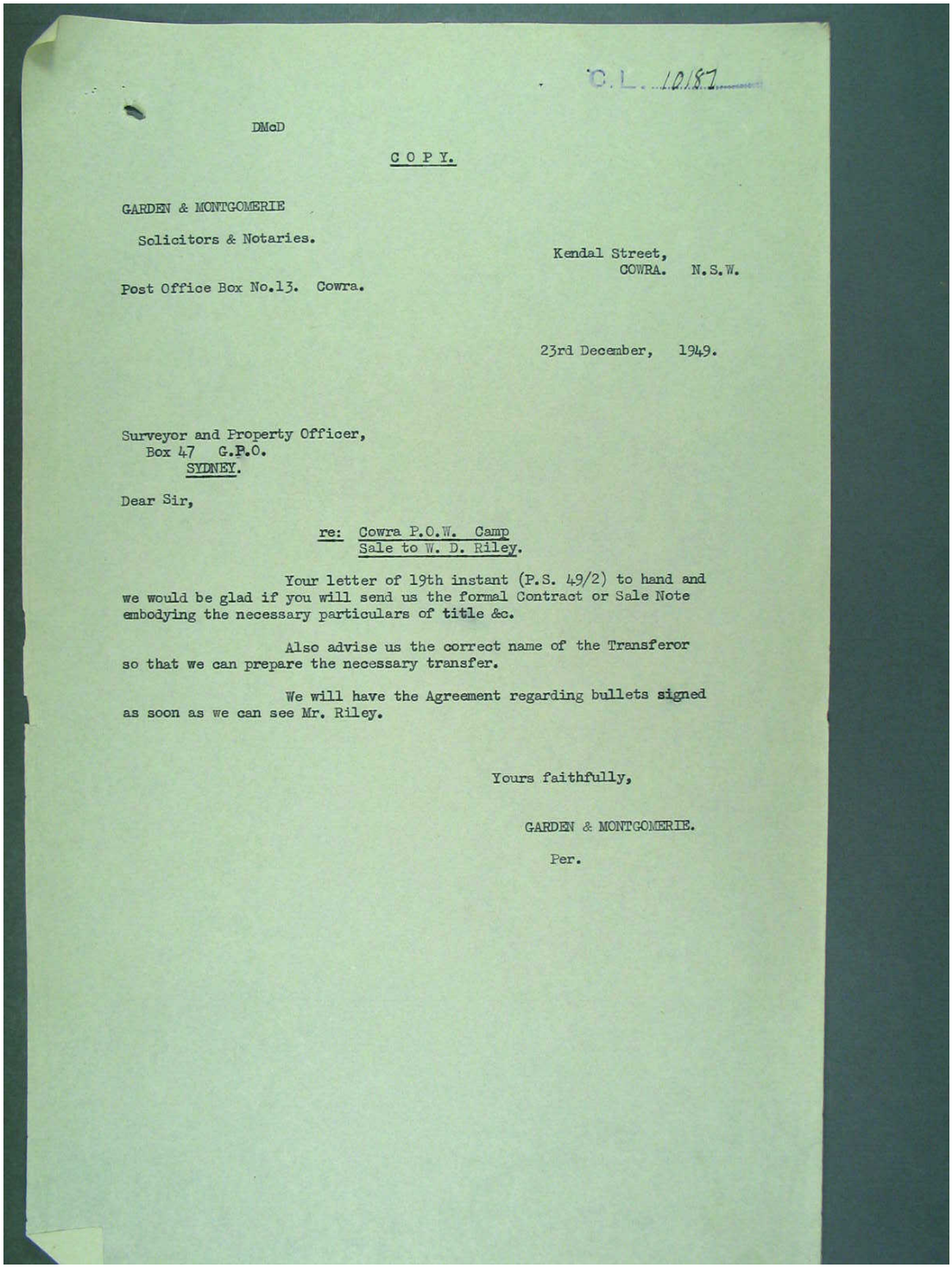
1. To enable him to obtain possession there is the question of fencing.
2. What is the exact area he is acquiring?
3. What are the particulars of the title?

Mr. Riley is being financed to purchase this property by the Bank of New South Wales, and naturally the Bank requires some security before it makes the money available and to enable this to be done, will you let us have a copy of the plan of Survey of the area being purchased and also sufficient particulars of title to enable the Bank to prepare its security documents and as soon as the Bank is satisfied the matter will be settled at once.

Yours faithfully,

GARDEN & MONTGOMERIE.

Per:



C.L. 10187

DMcD

COPY.

GARDEN & MONTGOMERIE

Solicitors & Notaries.

Kendal Street,
COWRA. N.S.W.

Post Office Box No.13. Cowra.

23rd December, 1949.

Surveyor and Property Officer,
Box 47 G.P.O.
SYDNEY.

Dear Sir,

re: Cowra P.O.W. Camp
Sale to W. D. Riley.

Your letter of 19th instant (P.S. 49/2) to hand and we would be glad if you will send us the formal Contract or Sale Note embodying the necessary particulars of title &c.

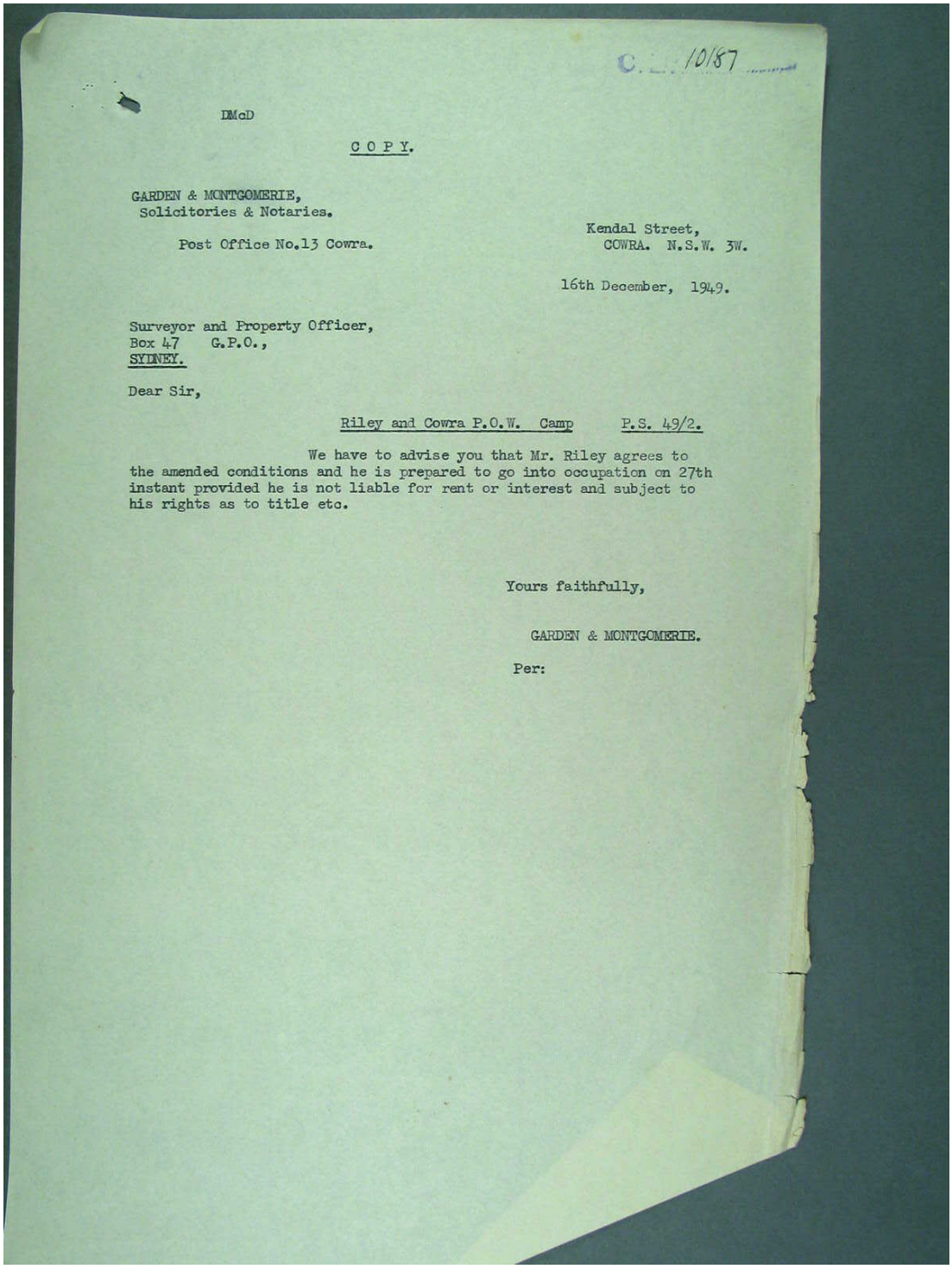
Also advise us the correct name of the Transferor so that we can prepare the necessary transfer.

We will have the Agreement regarding bullets signed as soon as we can see Mr. Riley.

Yours faithfully,

GARDEN & MONTGOMERIE.

Per.



C. 10187

DMcD

COPY.

GARDEN & MONTGOMERIE,
Solicitories & Notaries.

Kendal Street,
COWRA. N.S.W. 3W.

Post Office No.13 Cowra.

16th December, 1949.

Surveyor and Property Officer,
Box 47 G.P.O.,
SYDNEY.

Dear Sir,

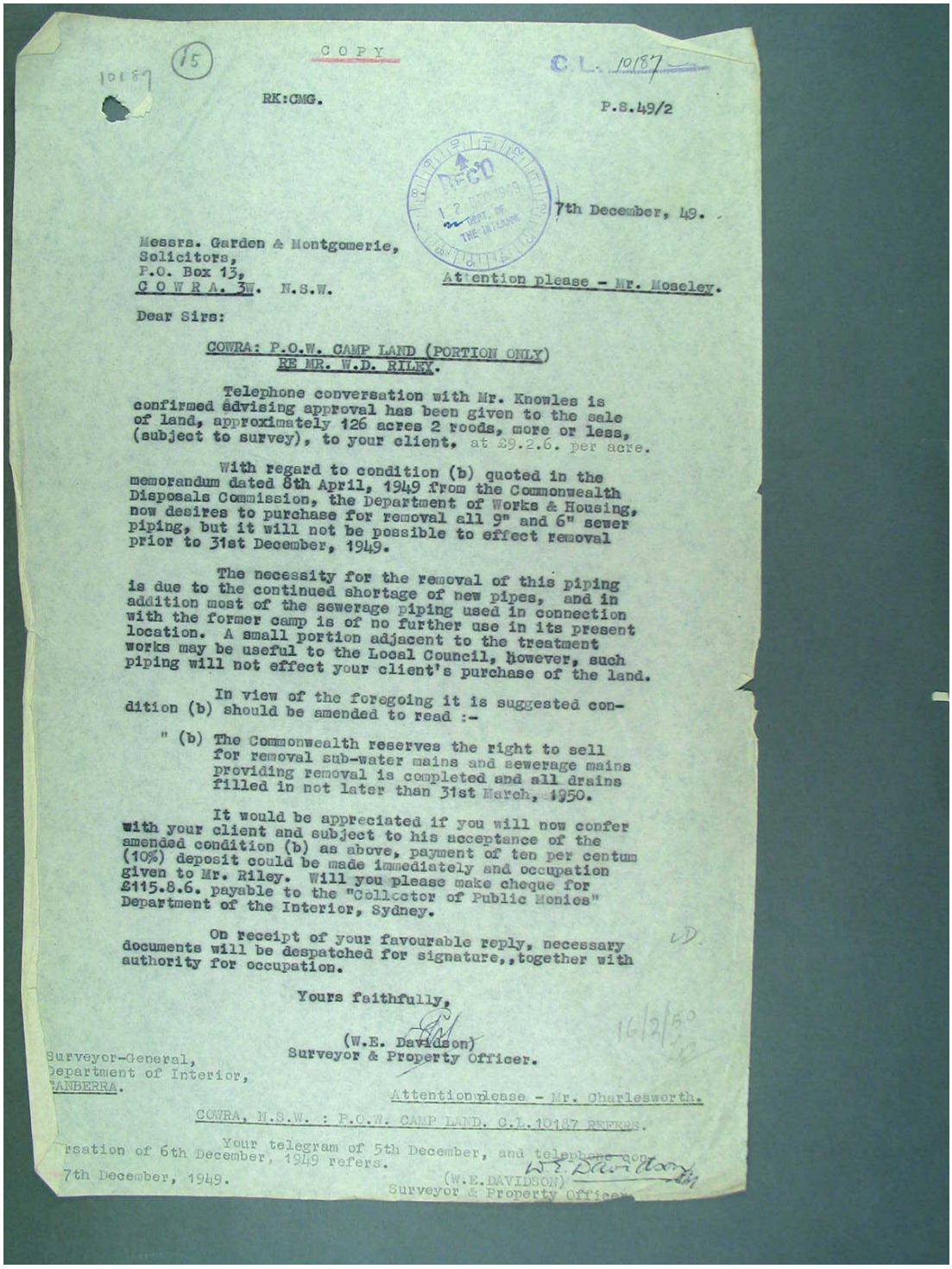
Riley and Cowra P.O.W. Camp P.S. 49/2.

We have to advise you that Mr. Riley agrees to the amended conditions and he is prepared to go into occupation on 27th instant provided he is not liable for rent or interest and subject to his rights as to title etc.

Yours faithfully,

GARDEN & MONTGOMERIE.

Per:



COPY

C.L. 10187

(15)

10187

RK:CMG. P.S.49/2

7th December, 49.

Messrs. Garden & Montgomerie,
Solicitors,
P.O. Box 13,
C O W R A. 3W. N.S.W.

Attention please - Mr. Moseley.

Dear Sirs:

COWRA: P.O.W. CAMP LAND (PORTION ONLY)
RE MR. W.D. RILEY.

Telephone conversation with Mr. Knowles is confirmed advising approval has been given to the sale of land, approximately 126 acres 2 roods, more or less, (subject to survey), to your client, at £9.2.6. per acre.

With regard to condition (b) quoted in the memorandum dated 8th April, 1949 from the Commonwealth Disposals Commission, the Department of Works & Housing, now desires to purchase for removal all 9" and 6" sewer piping, but it will not be possible to effect removal prior to 31st December, 1949.

The necessity for the removal of this piping is due to the continued shortage of new pipes, and in addition most of the sewerage piping used in connection with the former camp is of no further use in its present location. A small portion adjacent to the treatment works may be useful to the Local Council, however, such piping will not effect your client's purchase of the land.

In view of the foregoing it is suggested condition (b) should be amended to read :-

" (b) The Commonwealth reserves the right to sell for removal sub-water mains and sewerage mains providing removal is completed and all drains filled in not later than 31st March, 1950.

It would be appreciated if you will now confer with your client and subject to his acceptance of the amended condition (b) as above, payment of ten per centum (10%) deposit could be made immediately and occupation given to Mr. Riley. Will you please make cheque for £115.8.6. payable to the "Collector of Public Monies" Department of the Interior, Sydney.

On receipt of your favourable reply, necessary documents will be despatched for signature, together with authority for occupation.

Yours faithfully,

(W.E. Davidson)
Surveyor & Property Officer.

16/2/50

Surveyor-General,
Department of Interior,
CANBERRA.

Attention please - Mr. Charlesworth.

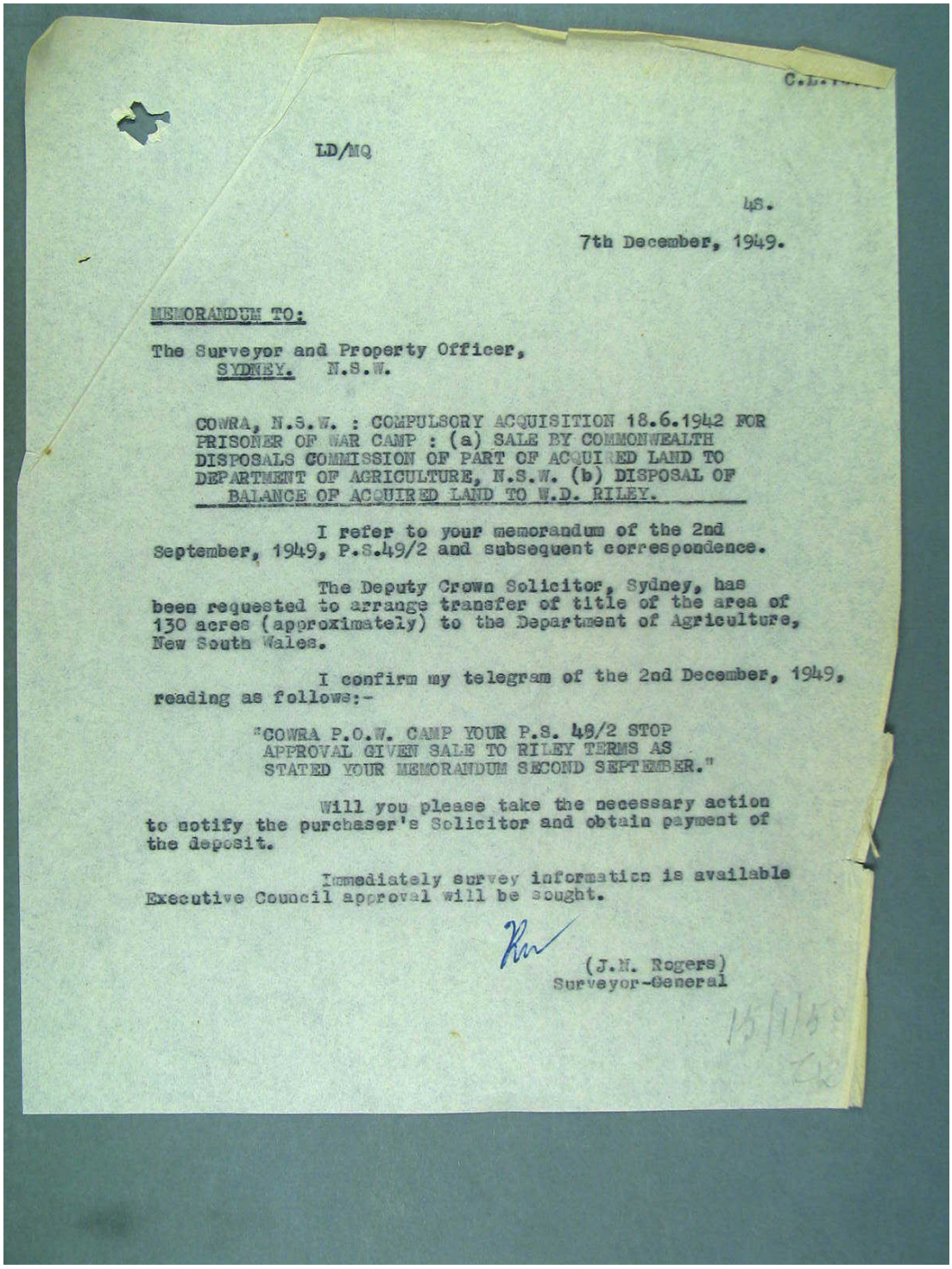
COWRA, N.S.W. : P.O.W. CAMP LAND. C.L.10187 REFERS.

Your telegram of 5th December, and telephone conversation of 6th December, 1949 refers.

7th December, 1949.

W.E. Davidson

(W.E.DAVIDSON)
Surveyor & Property Officer



C.L.

LD/MQ

48.

7th December, 1949.

MEMORANDUM TO:

The Surveyor and Property Officer,
SYDNEY. N.S.W.

COWRA, N.S.W. : COMPULSORY ACQUISITION 18.6.1942 FOR PRISONER OF WAR CAMP : (a) SALE BY COMMONWEALTH DISPOSALS COMMISSION OF PART OF ACQUIRED LAND TO DEPARTMENT OF AGRICULTURE, N.S.W. (b) DISPOSAL OF BALANCE OF ACQUIRED LAND TO W.D. RILEY.

I refer to your memorandum of the 2nd September, 1949, P.S.49/2 and subsequent correspondence.

The Deputy Crown Solicitor, Sydney, has been requested to arrange transfer of title of the area of 130 acres (approximately) to the Department of Agriculture, New South Wales.

I confirm my telegram of the 2nd December, 1949, reading as follows:-

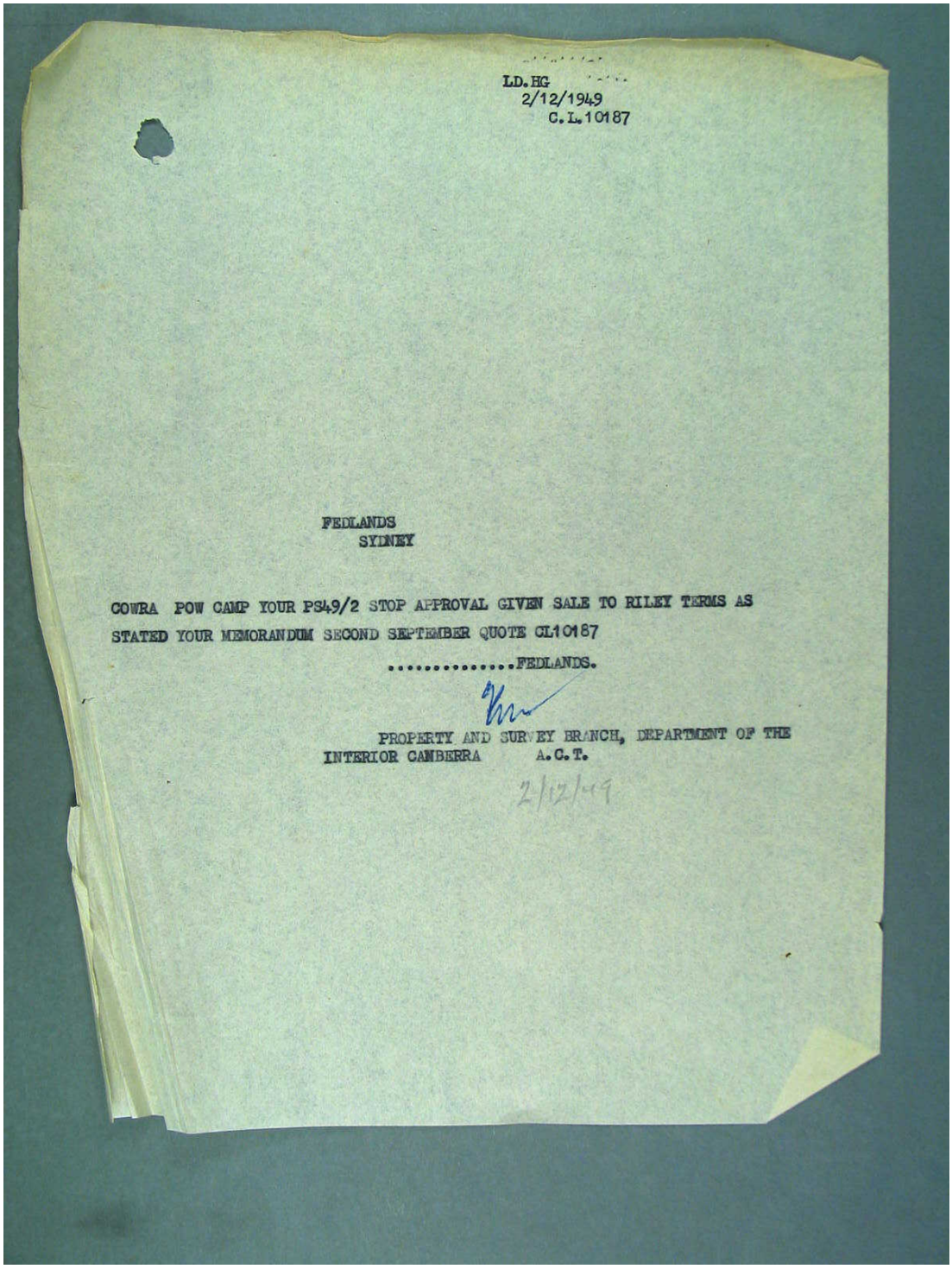
"COWRA P.O.W. CAMP YOUR P.S. 49/2 STOP APPROVAL GIVEN SALE TO RILEY TERMS AS STATED YOUR MEMORANDUM SECOND SEPTEMBER."

Will you please take the necessary action to notify the purchaser's Solicitor and obtain payment of the deposit.

Immediately survey information is available Executive Council approval will be sought.

(J.N. Rogers)
Surveyor-General

15/1/50



LD.HG
2/12/1949
C.L.10187

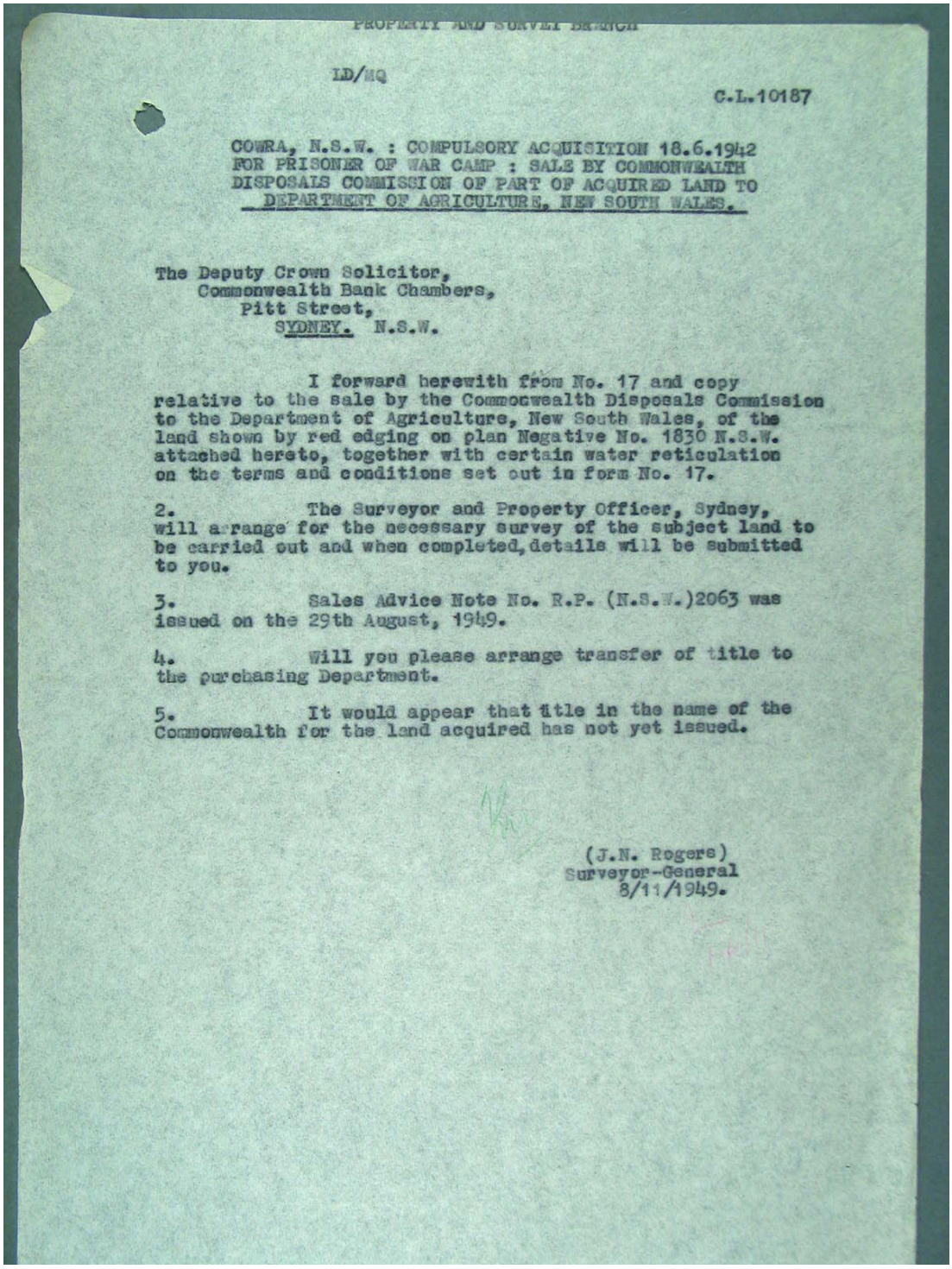
FEDLANDS
SYDNEY

COWRA POW CAMP YOUR PS49/2 STOP APPROVAL GIVEN SALE TO RILEY TERMS AS STATED YOUR MEMORANDUM SECOND SEPTEMBER QUOTE CL10187

.....FEDLANDS.

PROPERTY AND SURVEY BRANCH, DEPARTMENT OF THE INTERIOR CANBERRA A.C.T.

2/12/49



PROPERTY AND SURVEY BRANCH

LD/HQ

C.L.10187

COWRA, N.S.W. : COMPULSORY ACQUISITION 18.6.1942
FOR PRISONER OF WAR CAMP : SALE BY COMMONWEALTH
DISPOSALS COMMISSION OF PART OF ACQUIRED LAND TO
DEPARTMENT OF AGRICULTURE, NEW SOUTH WALES.

The Deputy Crown Solicitor,
Commonwealth Bank Chambers,
Pitt Street,
SYDNEY. N.S.W.

I forward herewith from No. 17 and copy relative to the sale by the Commonwealth Disposals Commission to the Department of Agriculture, New South Wales, of the land shown by red edging on plan Negative No. 1830 N.S.W. attached hereto, together with certain water reticulation on the terms and conditions set out in form No. 17.

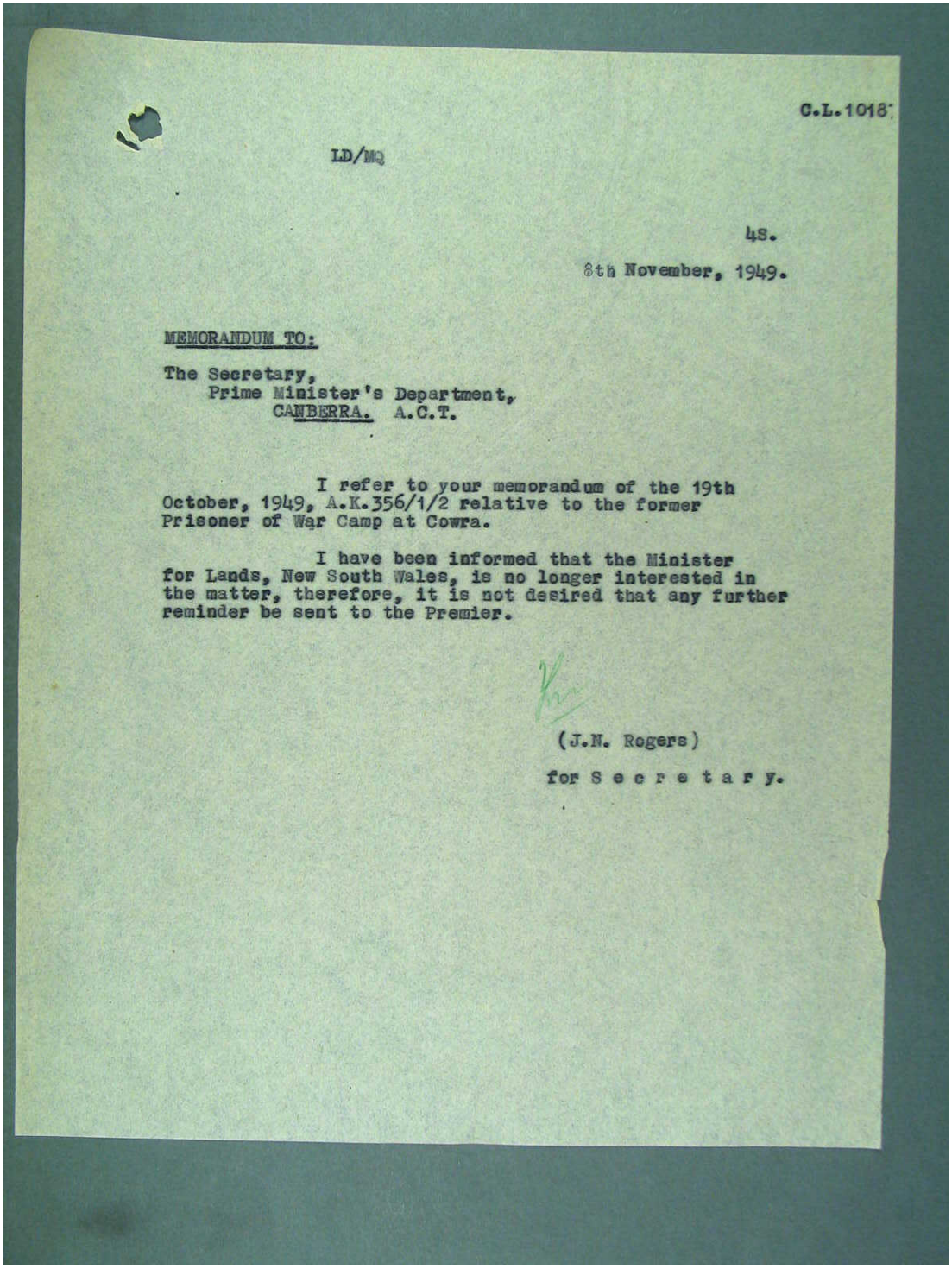
2. The Surveyor and Property Officer, Sydney, will arrange for the necessary survey of the subject land to be carried out and when completed, details will be submitted to you.

3. Sales Advice Note No. R.P. (N.S.W.)2063 was issued on the 29th August, 1949.

4. Will you please arrange transfer of title to the purchasing Department.

5. It would appear that title in the name of the Commonwealth for the land acquired has not yet issued.

(J.N. Rogers)
Surveyor-General
8/11/1949.



C.L.1018

LD/MQ

48.

8th November, 1949.

MEMORANDUM TO:

The Secretary,
Prime Minister's Department,
CANBERRA. A.C.T.

I refer to your memorandum of the 19th October, 1949, A.K.356/1/2 relative to the former Prisoner of War Camp at Cowra.

I have been informed that the Minister for Lands, New South Wales, is no longer interested in the matter, therefore, it is not desired that any further reminder be sent to the Premier.

(J.N. Rogers)

for S e c r e t a r y.

[Extract from *Commonwealth of Australia Gazette, No.* 171, dated 18th June, 1942.]

COMMONWEALTH OF AUSTRALIA.

The *Lands Acquisition Act* 1906-1936.

NOTIFICATION OF THE ACQUISITION OF LAND AND EASEMENT BY THE COMMONWEALTH.

IT is hereby notified and declared by His Excellency the Governor-General acting with the advice of the Federal Executive Council, that the land firstly hereunder described together with the right for the Commonwealth of Australia its successors and assigns and the owners and occupiers for the time being of the said land firstly hereunder described and as appurtenant thereto to lay use and maintain a line or lines of sewerage pipes through over and along the land secondly hereunder described and together with the right to enter into or upon the said land secondly hereunder described by its workmen servants and others for the purpose of excavating constructing laying cleansing amending or repairing such line or lines of pipes has been acquired by the Commonwealth under the *Lands Acquisiton Act* 1906-1936 for the following public purpose, namely: Defence purposes at Cowra, New South Wales.—(C.L.8785.)

Dated this third day of June, One thousand nine hundred and forty-two.

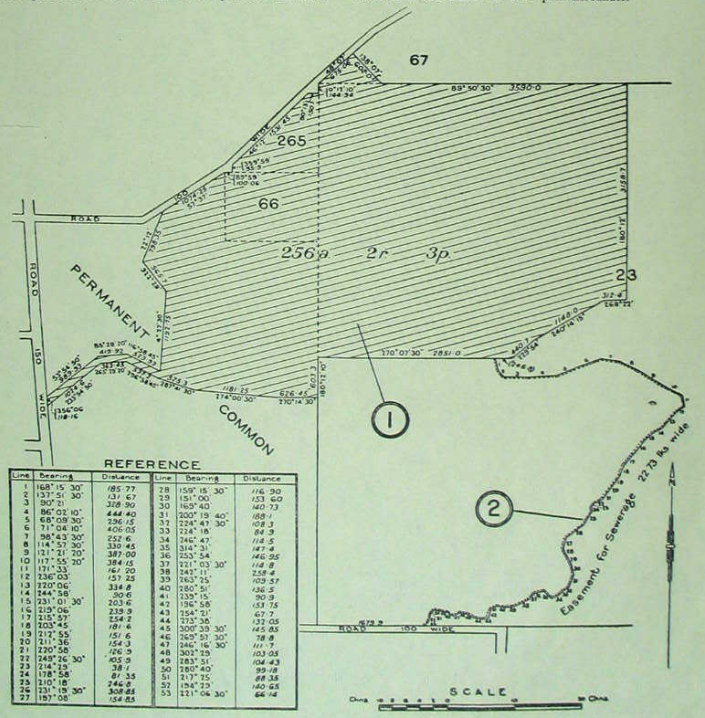
GOWRIE
Governor-General.

By His Excellency's Command,
J. S. COLLINGS
Minister of State for the Interior.

DESCRIPTION OF LAND REFERRED TO.

Firstly: All that piece of land containing an area of 256 acres 2 roods 3 perches more or less being Portions 66 and 265 and part of Portions 23 and 67 and part of Permanent Common Parish of Cowra County of Bathurst State of New South Wales as shown hachured and numbered 1 on plan hereunder: Commencing at the northwestern corner of Portion 23 Parish of Cowra and bounded thence by part of a south-eastern side of a road 100 links wide bearing 48 degrees 7 minutes 675.06 links thence by a line bearing 138 degrees 7 minutes 602 links thence by part of the southern boundary of Portion 67 Parish of Cowra bearing 89 degrees 50 minutes 30 seconds 3590 links thence by lines bearing 180 degrees 12 minutes 3158.7 links 268 degrees 22 minutes 312.4 links 240 degrees 14 minutes 15 seconds 1148 links 229 degrees 54 minutes 440.7 links and 270 degrees 7 minutes 30 seconds 2851 links thence by part of the western boundary of Portion 23 Parish of Cowra bearing 180 degrees 12 minutes 10 seconds 603.3 links thence by lines bearing 270 degrees 14 minutes 30 seconds 626.45 links 274 degrees 30 seconds 1181.25 links 287 degrees 41 minutes 30 seconds 525.3 links 296 degrees 58 minutes 45 seconds 537.2 links 265 degrees 29 minutes 20 seconds 363.45 links and 233 degrees 54 minutes 50 seconds 1024.6 links thence by part of the northeastern side of a road 150 links wide bearing 356 degrees 6 minutes 118.16 links thence by lines bearing 53 degrees 54 minutes 50 seconds 989.93 links 85 degrees 29 minutes 20 seconds 419.92 links 116 degrees 58 minutes 45 seconds 523.93 links 4 degrees 27 minutes 30 seconds 1192.75 links 322 degrees 29 minutes 565.7 links and 22 degrees 12 minutes 798.35 links thence by part of a southeastern side a southern side an eastern side a south-eastern side a southern side and an eastern side of the road first abovementioned bearing 57 degrees 37 minutes 1074.25 links 89 degrees 59 minutes 100.06 links 359 degrees 59 minutes 95.9 links 46 degrees 12 minutes 1531.45 links 90 degrees 13 minutes 150 links and 12 minutes 10 seconds 144.94 links to the point of commencement.

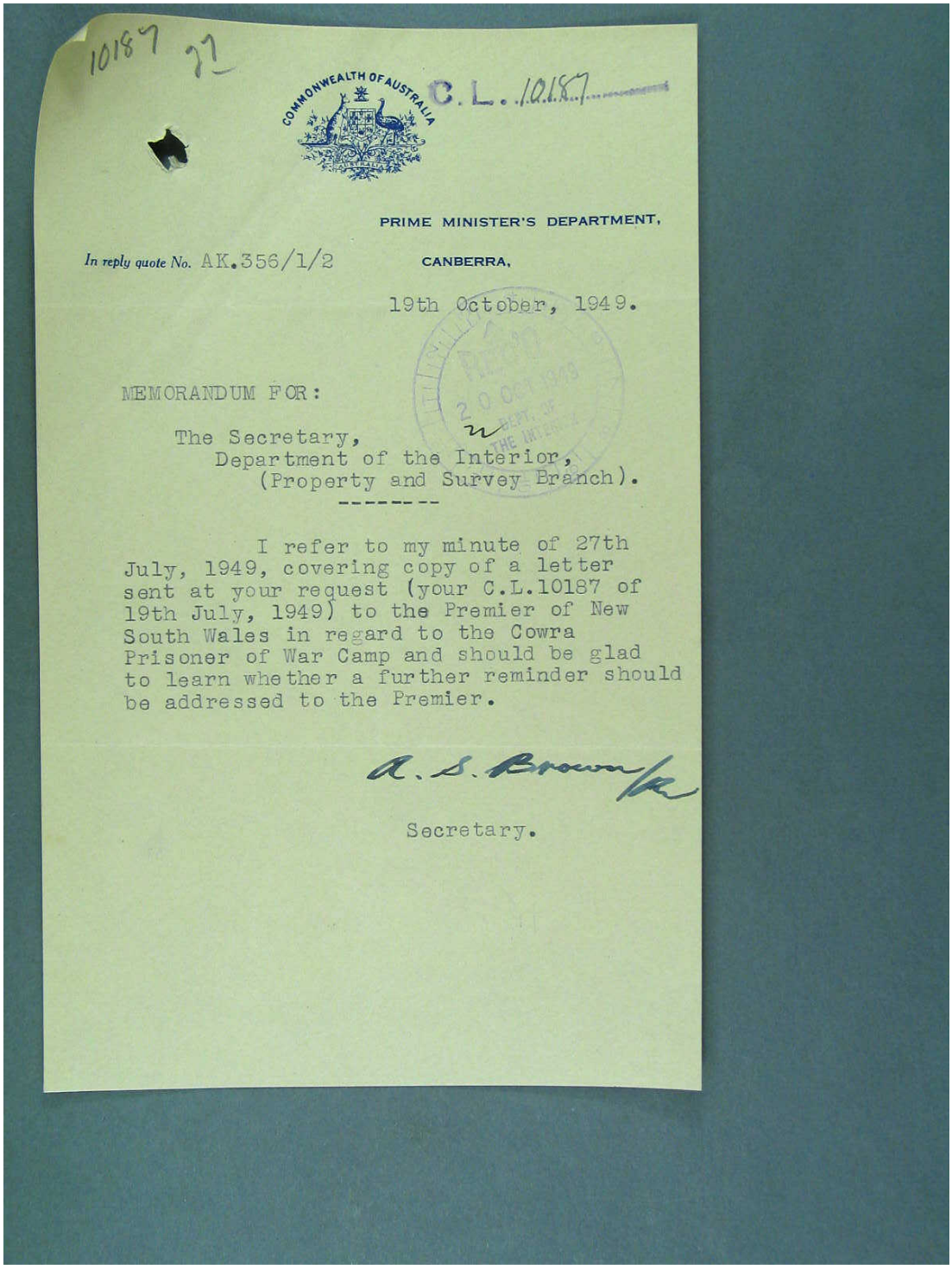
Secondly: All that piece of land being part of Portion 23 Parish of Cowra County of Bathurst State of New South Wales as shown numbered 2 on plan hereunder.



REFERENCE.

Line	Bearing	Distance	Line	Bearing	Distance
1	168° 15' 30"	185.77	28	159° 15' 30"	116.90
2	137° 51' 30"	131.67	29	151° 00'	153.60
3	90° 21'	328.90	30	165° 40'	140.73
4	86° 02' 10"	444.40	31	200° 19' 40"	168.1
5	68° 08' 30"	296.15	32	224° 43' 30"	108.3
6	71° 04' 10"	406.05	33	224° 18'	84.9
7	38° 43' 30"	252.6	34	246° 47'	118.5
8	114° 57' 30"	330.45	35	314° 31'	147.4
9	121° 21' 20"	387.00	36	253° 54'	146.26
10	117° 55' 20"	384.15	37	221° 03' 30"	114.8
11	171° 33'	161.20	38	243° 11'	258.4
12	136° 03'	157.25	39	263° 25'	103.57
13	270° 06'	334.8	40	280° 51'	136.5
14	244° 58'	90.6	41	238° 15'	90.9
15	231° 01' 30"	203.6	42	196° 58'	153.75
16	219° 06'	239.9	43	154° 21'	67.7
17	215° 37'	254.2	44	173° 35'	133.05
18	203° 45'	181.6	45	300° 35' 30"	145.85
19	217° 55'	151.6	46	269° 57' 30"	78.8
20	211° 36'	154.3	47	246° 16' 30"	111.7
21	220° 58'	126.9	48	302° 25'	103.05
22	249° 26' 30"	105.9	49	283° 51'	104.43
23	214° 25'	38.1	50	280° 40'	99.18
24	178° 58'	81.35	51	217° 25'	88.36
25	210° 18'	246.8	52	184° 25'	140.65
26	231° 15' 30"	308.85	53	121° 06' 30"	66.14
27	157° 08'	154.85			

By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.



10187 27

COMMONWEALTH OF AUSTRALIA

C.L. 10187

PRIME MINISTER'S DEPARTMENT,

In reply quote No. AK.356/1/2 CANBERRA,

19th October, 1949.

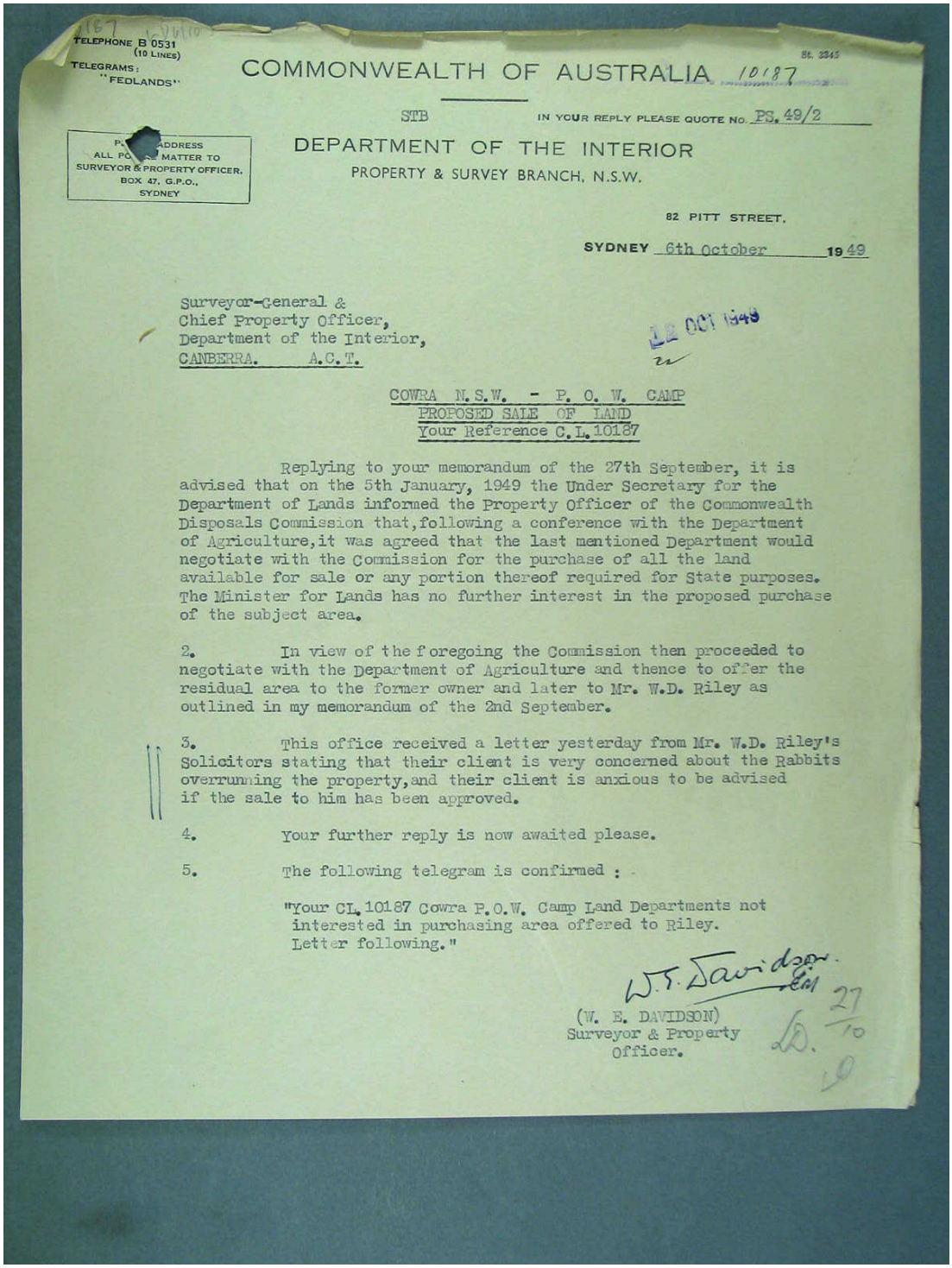
MEMORANDUM FOR:

The Secretary,
Department of the Interior,
(Property and Survey Branch).

I refer to my minute of 27th July, 1949, covering copy of a letter sent at your request (your C.L.10187 of 19th July, 1949) to the Premier of New South Wales in regard to the Cowra Prisoner of War Camp and should be glad to learn whether a further reminder should be addressed to the Premier.

A. S. Brown

Secretary.



TELEPHONE B 0531 (10 LINES)
TELEGRAMS: "FEDLANDS"

COMMONWEALTH OF AUSTRALIA 10187

STB IN YOUR REPLY PLEASE QUOTE No. PS. 49/2

ADDRESS ALL POST MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET.

SYDNEY 6th October 1949

Surveyor-General &
Chief Property Officer,
Department of the Interior,
CANBERRA. A.C.T.

12 OCT 1949

COWRA N.S.W. - P. O. W. CAMP
PROPOSED SALE OF LAND
Your Reference C.L.10187

Replying to your memorandum of the 27th September, it is advised that on the 5th January, 1949 the Under Secretary for the Department of Lands informed the Property Officer of the Commonwealth Disposals Commission that, following a conference with the Department of Agriculture, it was agreed that the last mentioned Department would negotiate with the Commission for the purchase of all the land available for sale or any portion thereof required for State purposes. The Minister for Lands has no further interest in the proposed purchase of the subject area.

2. In view of the foregoing the Commission then proceeded to negotiate with the Department of Agriculture and thence to offer the residual area to the former owner and later to Mr. W.D. Riley as outlined in my memorandum of the 2nd September.

3. This office received a letter yesterday from Mr. W.D. Riley's Solicitors stating that their client is very concerned about the Rabbits overrunning the property, and their client is anxious to be advised if the sale to him has been approved.

4. Your further reply is now awaited please.

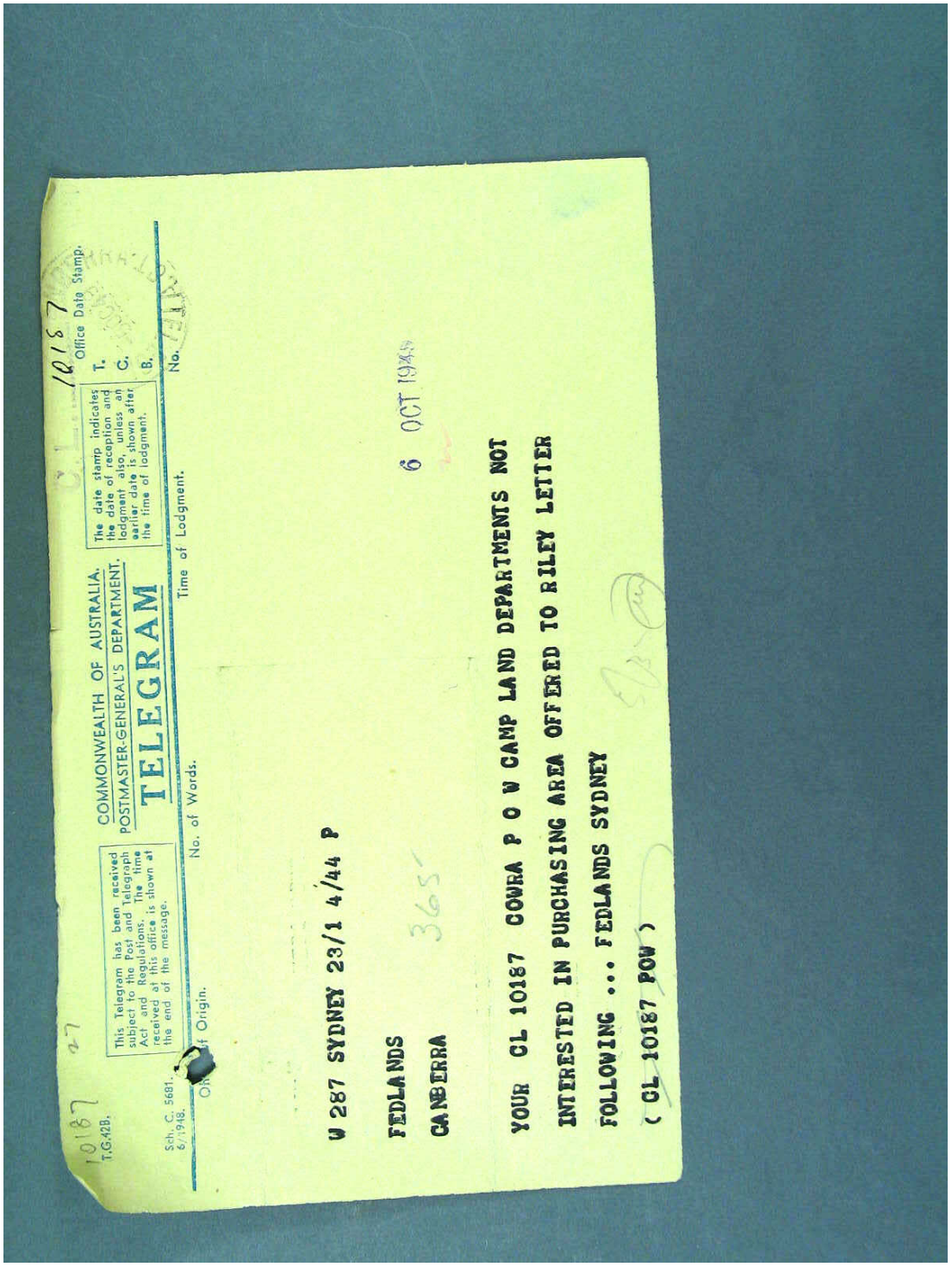
5. The following telegram is confirmed :-

"Your CL.10187 Cowra P.O.W. Camp Land Departments not interested in purchasing area offered to Riley. Letter following."

W.E. Davidson.

(W. E. DAVIDSON)
Surveyor & Property Officer.

27/10



10187

T.G.428.

COMMONWEALTH OF AUSTRALIA.
POSTMASTER-GENERAL'S DEPARTMENT.

TELEGRAM

Office Date Stamp.
T.
C.
B.
No.

The date stamp indicates the date of reception and lodgment also, unless an earlier date is shown after the time of lodgment.

This Telegram has been received subject to the Post and Telegraph Act and Regulations. The time received at this office is shown at the end of the message.

Sch. C. 5681. 6/1948.

Time of Lodgment.

No. of Words.

Office of Origin.

U 287 SYDNEY 23/1 4/44 P

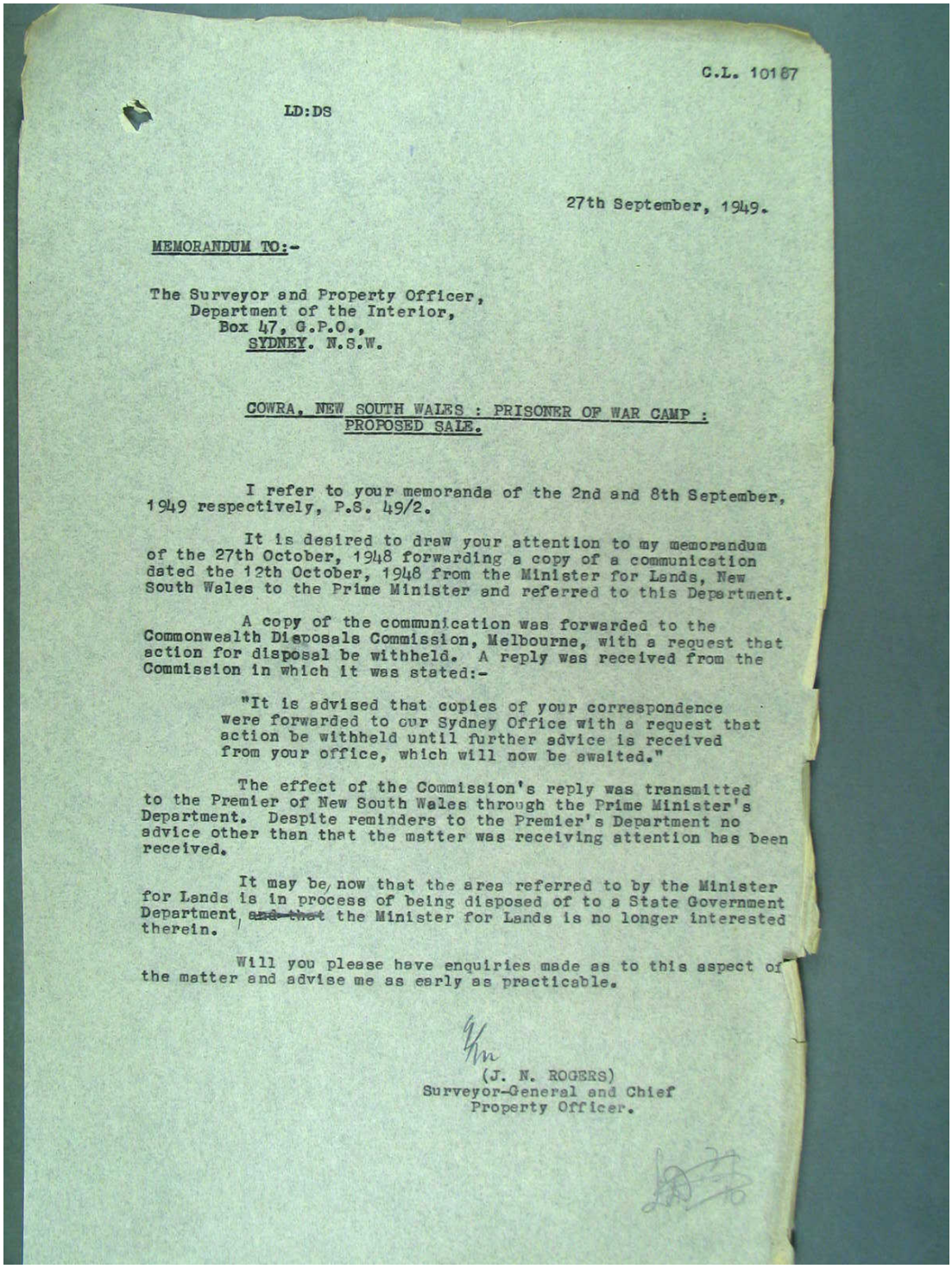
FEDLANDS

CANBERRA

6 OCT 1945

YOUR CL 10187 COWRA P O W CAMP LAND DEPARTMENTS NOT INTERESTED IN PURCHASING AREA OFFERED TO RILEY LETTER FOLLOWING ... FEDLANDS SYDNEY

(CL 10187 POW)



C.L. 10187

LD:DS

27th September, 1949.

MEMORANDUM TO:-

The Surveyor and Property Officer,
Department of the Interior,
Box 47, G.P.O.,
SYDNEY. N.S.W.

COWRA, NEW SOUTH WALES : PRISONER OF WAR CAMP :
PROPOSED SALE.

I refer to your memoranda of the 2nd and 8th September, 1949 respectively, P.S. 49/2.

It is desired to draw your attention to my memorandum of the 27th October, 1948 forwarding a copy of a communication dated the 12th October, 1948 from the Minister for Lands, New South Wales to the Prime Minister and referred to this Department.

A copy of the communication was forwarded to the Commonwealth Disposals Commission, Melbourne, with a request that action for disposal be withheld. A reply was received from the Commission in which it was stated:-

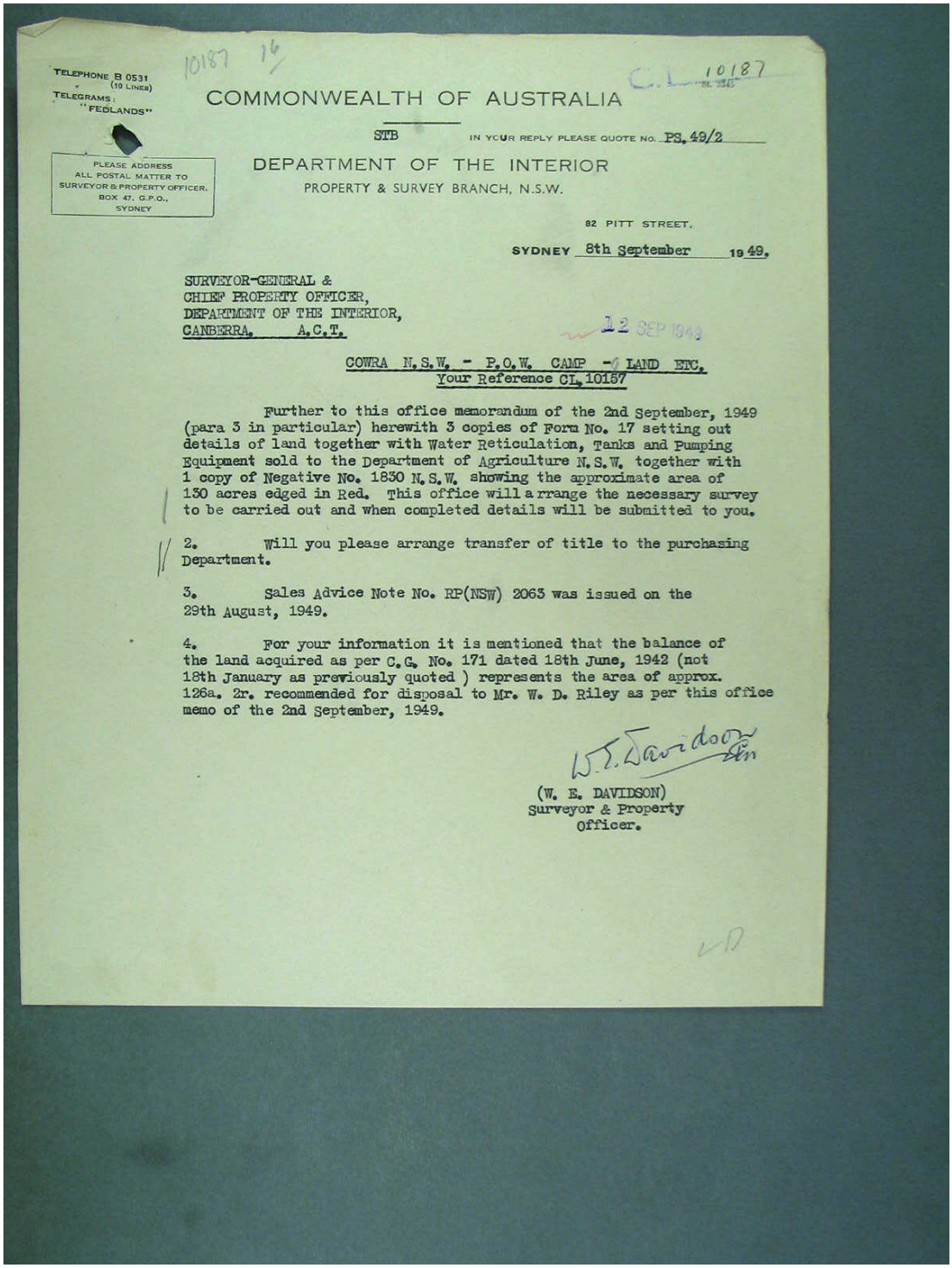
"It is advised that copies of your correspondence were forwarded to our Sydney Office with a request that action be withheld until further advice is received from your office, which will now be awaited."

The effect of the Commission's reply was transmitted to the Premier of New South Wales through the Prime Minister's Department. Despite reminders to the Premier's Department no advice other than that the matter was receiving attention has been received.

It may be now that the area referred to by the Minister for Lands is in process of being disposed of to a State Government Department, ~~and that~~ the Minister for Lands is no longer interested therein.

Will you please have enquiries made as to this aspect of the matter and advise me as early as practicable.

(J. N. ROGERS)
Surveyor-General and Chief
Property Officer.



TELEPHONE B 0531 (10 LINES)
TELEGRAMS: "FEDLANDS"

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

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C.L. 10187

COMMONWEALTH OF AUSTRALIA

STB IN YOUR REPLY PLEASE QUOTE No. PS. 49/2

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET,

SYDNEY 8th September 1949.

SURVEYOR-GENERAL &
CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA, A.C.T.

12 SEP 1949

COWRA N.S.W. - P.O.W. CAMP - LAND ETC.
Your Reference CL.10157

Further to this office memorandum of the 2nd September, 1949 (para 3 in particular) herewith 3 copies of Form No. 17 setting out details of land together with Water Reticulation, Tanks and Pumping Equipment sold to the Department of Agriculture N.S.W. together with 1 copy of Negative No. 1830 N.S.W. showing the approximate area of 130 acres edged in Red. This office will arrange the necessary survey to be carried out and when completed details will be submitted to you.

2. Will you please arrange transfer of title to the purchasing Department.

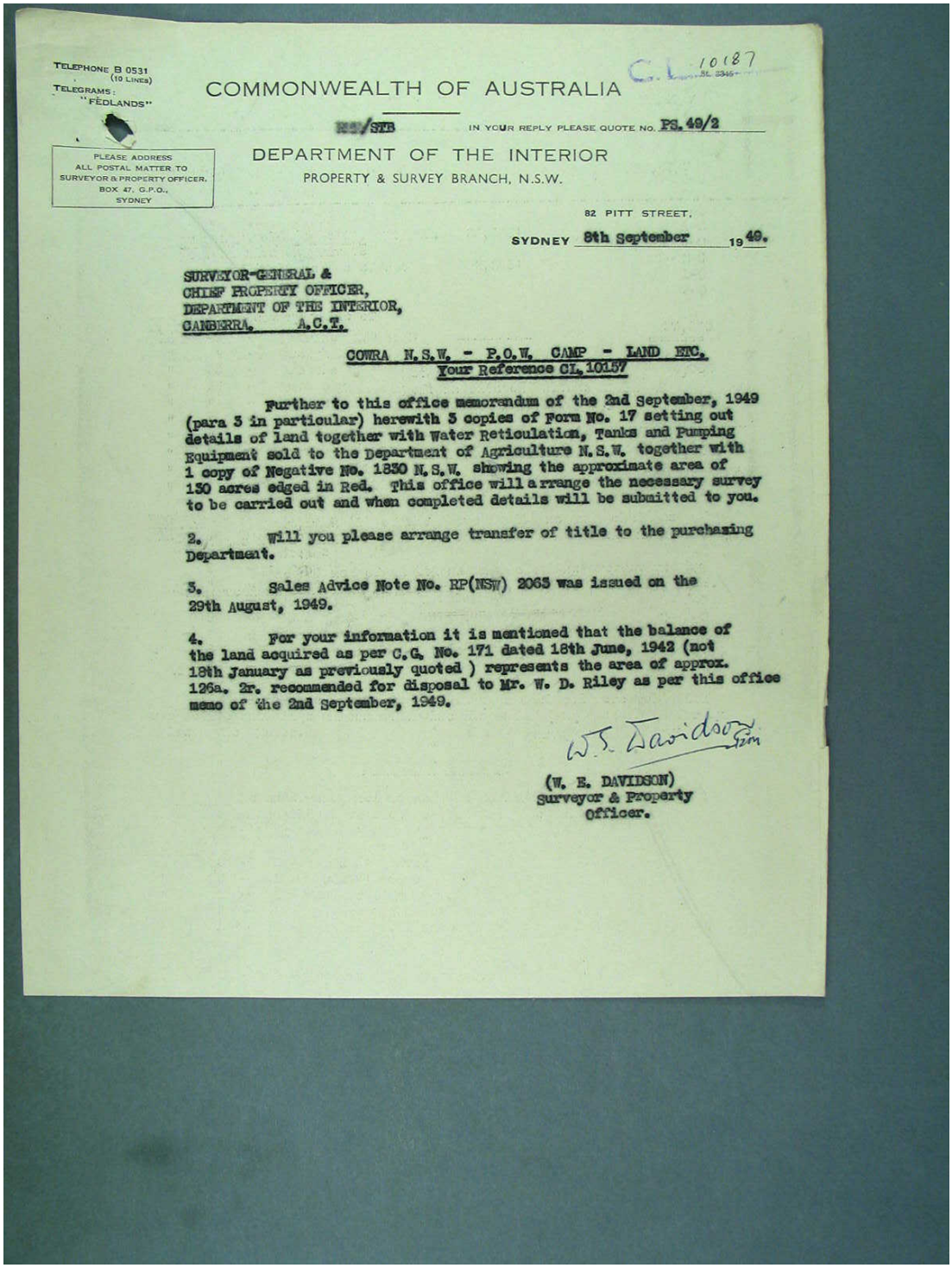
3. Sales Advice Note No. RP(NSW) 2063 was issued on the 29th August, 1949.

4. For your information it is mentioned that the balance of the land acquired as per C.G. No. 171 dated 18th June, 1942 (not 18th January as previously quoted) represents the area of approx. 126a. 2r. recommended for disposal to Mr. W. D. Riley as per this office memo of the 2nd September, 1949.

W.E. Davidson

(W. E. DAVIDSON)
Surveyor & Property
Officer.

WD



TELEPHONE B 0531 (10 LINES)
TELEGRAMS: "FEDLANDS"

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

C.L. 10187

COMMONWEALTH OF AUSTRALIA

RSS/SWB IN YOUR REPLY PLEASE QUOTE NO. PS. 49/2

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET,
SYDNEY 8th September 1949.

SURVEYOR-GENERAL &
CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA, A.C.T.

COWRA N.S.W. - P.O.W. CAMP - LAND ETC.
Your Reference CL.10157

Further to this office memorandum of the 2nd September, 1949 (para 3 in particular) herewith 3 copies of Form No. 17 setting out details of land together with Water Reticulation, Tanks and Pumping Equipment sold to the Department of Agriculture N.S.W. together with 1 copy of Negative No. 1830 N.S.W. showing the approximate area of 130 acres edged in Red. This office will arrange the necessary survey to be carried out and when completed details will be submitted to you.

2. Will you please arrange transfer of title to the purchasing Department.

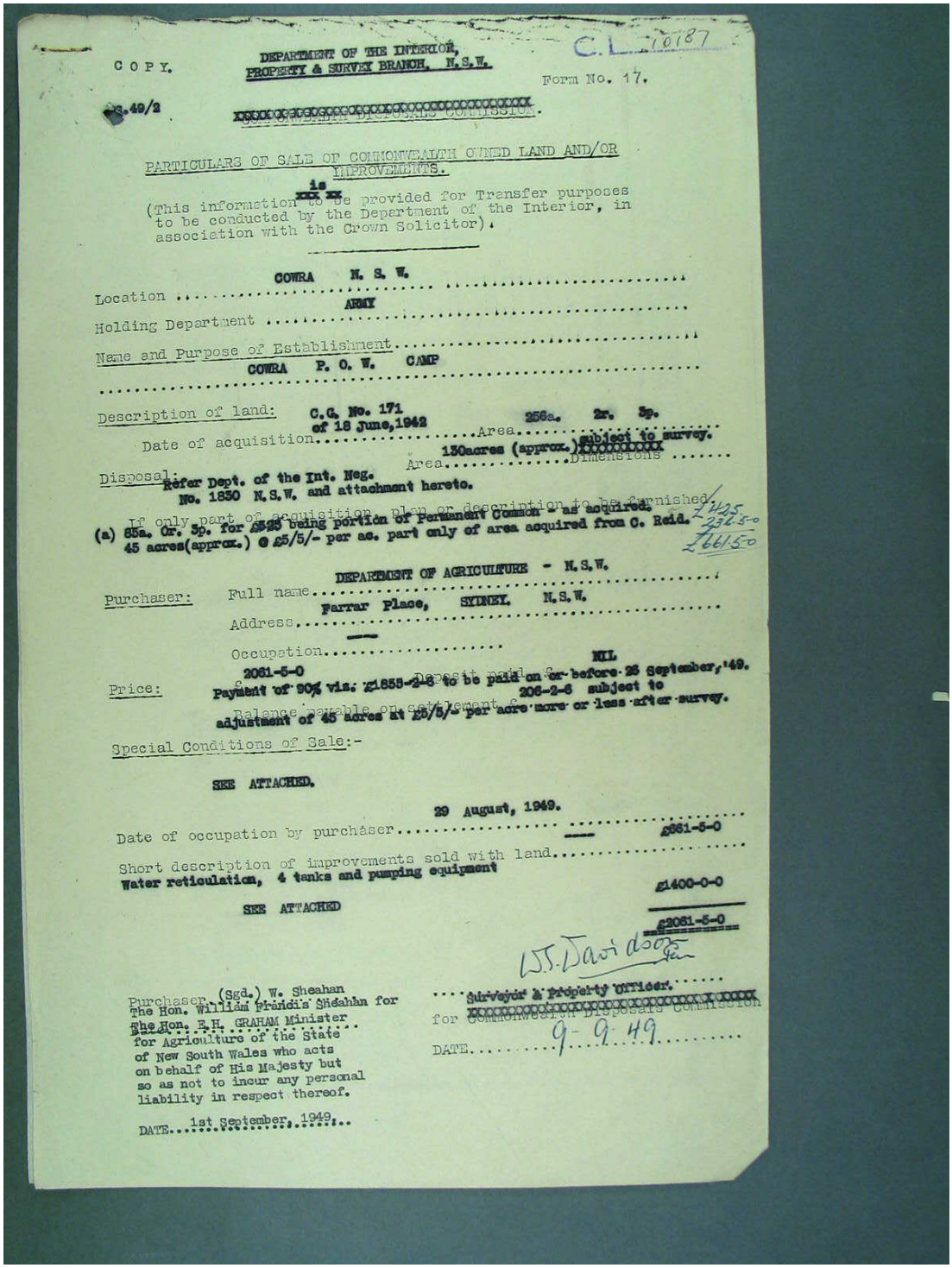
3. Sales Advice Note No. RP(NSW) 2065 was issued on the 29th August, 1949.

4. For your information it is mentioned that the balance of the land acquired as per C.G. No. 171 dated 18th June, 1942 (not 18th January as previously quoted) represents the area of approx. 126a. 2r. recommended for disposal to Mr. W. D. Riley as per this office memo of the 2nd September, 1949.

W.E. Davidson

(W. E. DAVIDSON)
Surveyor & Property Officer.

C.L. 10187



COPY.

DEPARTMENT OF THE INTERIOR,
PROPERTY & SURVEY BRANCH, N.S.W.

Form No. 17.

S.49/2

~~COMMONWEALTH DISPOSALS COMMISSION~~.

PARTICULARS OF SALE OF COMMONWEALTH OWNED LAND AND/OR IMPROVEMENTS.

(This information is ~~to be~~ provided for Transfer purposes to be conducted by the Department of the Interior, in association with the Crown Solicitor).

Location COWRA N. S. W.

Holding Department ARMY

Name and Purpose of Establishment COWRA P. O. W. CAMP

Description of land: C.G. No. 171 of 18 June, 1942

Date of acquisition ..... Area 256a. 2r. 3p.

Disposal: Refer Dept. of the Int. Neg. No. 1830 N.S.W. and attachment hereto. Area 130acres (approx.) subject to survey. Dimensions .....

If only part of acquisition, plan or description to be furnished.

(a) 85a. 0r. 3p. for £525 being portion of Permanent Common - as acquired. £425
45 acres(approx.) @ £5/5/- per ac. part only of area acquired from C. Reid. £236.5-0
£661.5-0

Purchaser: Full name DEPARTMENT OF AGRICULTURE - N.S.W.

Address Farrar Place, SYDNEY. N.S.W.

Occupation ——

Price: 2061-5-0 Deposit paid £ NIL

Payment of 90% viz. £1855-2-6 to be paid on or before 26 September, '49.

Balance payable on settlement £ 206-2-6 subject to adjustment of 45 acres at £5/5/- per acre more or less after survey.

Special Conditions of Sale:-

SEE ATTACHED.

Date of occupation by purchaser 29 August, 1949.

Short description of improvements sold with land £661-5-0

Water reticulation, 4 tanks and pumping equipment £1400-0-0

SEE ATTACHED

£2061-5-0

W.S. Davidson

Purchaser (Sgd.) W. Sheahan
The Hon. William Francis Sheahan for
The Hon. E.H. GRAHAM Minister
for Agriculture of the State
of New South Wales who acts
on behalf of His Majesty but
so as not to incur any personal
liability in respect thereof.

DATE 1st September, 1949.

Surveyor & Property Officer.
for ~~Commonwealth Disposals Commission~~

DATE 9-9-49

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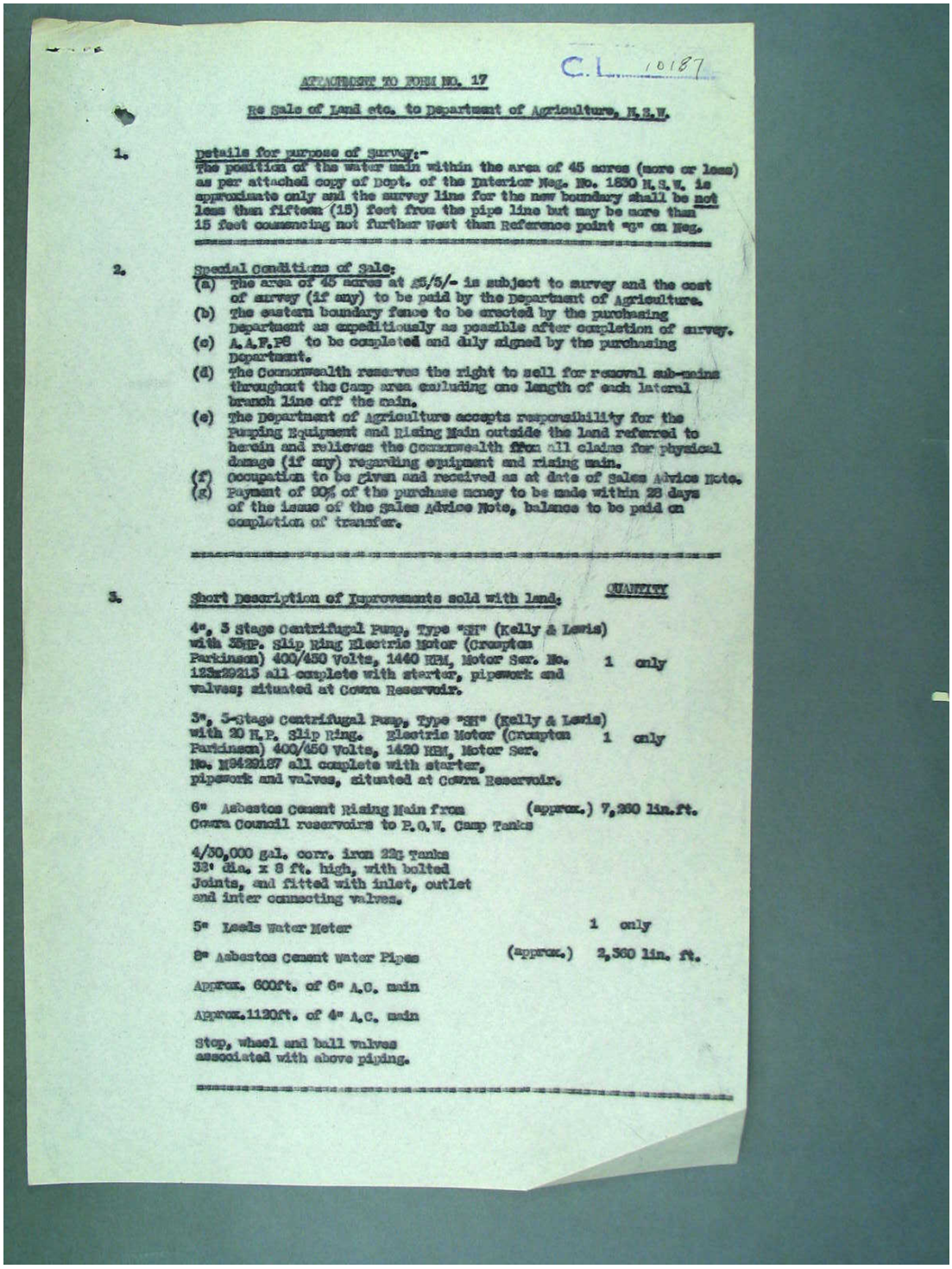


C.L. 10187

ATTACHMENT TO FORM NO. 17

Re Sale of Land etc. to Department of Agriculture, N.S.W.

1. Details for purpose of Survey:-
The position of the water main within the area of 45 acres (more or less) as per attached copy of Dept. of the Interior Neg. No. 1830 N.S.W. is approximate only and the survey line for the new boundary shall be not less than fifteen (15) feet from the pipe line but may be more than 15 feet commencing not further West than Reference point "B" on Neg.

2. Special Conditions of Sale:
(a) The area of 45 acres at £5/5/- is subject to survey and the cost of survey (if any) to be paid by the Department of Agriculture.
(b) The eastern boundary fence to be erected by the purchasing Department as expeditiously as possible after completion of survey.
(c) A.A.F.P6 to be completed and duly signed by the purchasing Department.
(d) The Commonwealth reserves the right to sell for removal sub-mains throughout the Camp area excluding one length of each lateral branch line off the main.
(e) The Department of Agriculture accepts responsibility for the Pumping Equipment and Rising Main outside the land referred to herein and relieves the Commonwealth from all claims for physical damage (if any) regarding equipment and rising main.
(f) Occupation to be given and received as at date of Sales Advice Note.
(g) Payment of 90% of the purchase money to be made within 28 days of the issue of the Sales Advice Note, balance to be paid on completion of transfer.

3. Short Description of Improvements sold with land: QUANTITY

4", 5 Stage Centrifugal Pump, Type "H" (Kelly & Lewis) with 35HP. Slip Ring Electric Motor (Crompton Parkinson) 400/450 Volts, 1440 RPM, Motor Ser. No. 125x29215 all complete with starter, pipework and valves; situated at Cowra Reservoir. 1 only

3", 5-Stage Centrifugal Pump, Type "H" (Kelly & Lewis) with 20 H.P. Slip Ring. Electric Motor (Crompton Parkinson) 400/450 Volts, 1420 RPM, Motor Ser. No. N9429187 all complete with starter, pipework and valves, situated at Cowra Reservoir. 1 only

6" Asbestos Cement Rising Main from Cowra Council reservoirs to P.O.W. Camp Tanks (approx.) 7,200 lin.ft.

4/30,000 gal. corr. iron 22g Tanks 33' dia. x 8 ft. high, with bolted Joints, and fitted with inlet, outlet and inter connecting valves.

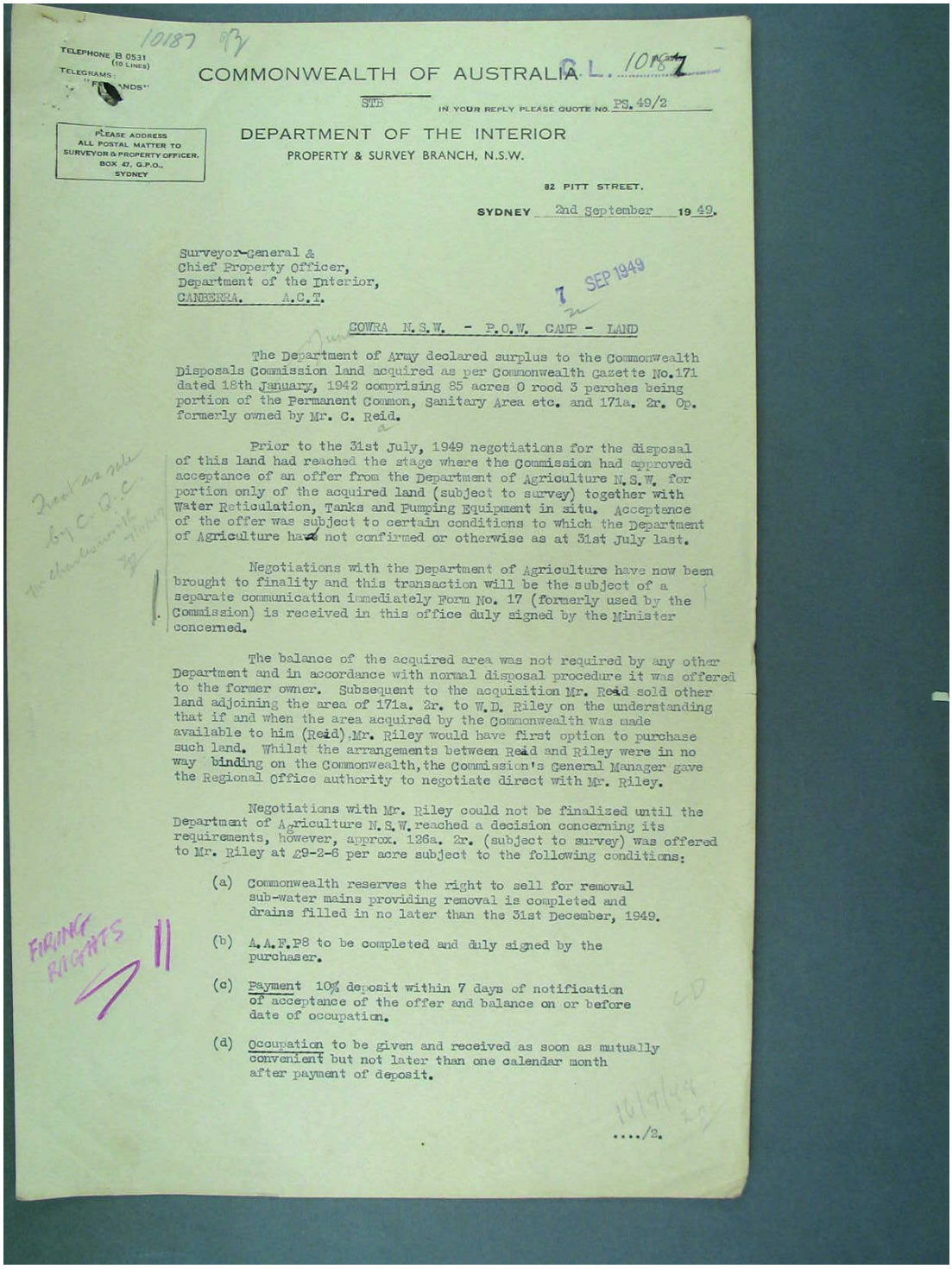
5" Leeds Water Meter 1 only

8" Asbestos Cement Water Pipes (approx.) 2,360 lin. ft.

Approx. 600ft. of 6" A.C. main

Approx. 1120ft. of 4" A.C. main

Stop, wheel and ball valves associated with above piping.



10187 97

TELEPHONE B 0531 (10 LINES)
TELEGRAMS: "FRIENDS"

PLEASE ADDRESS ALL POSTAL MATTER TO SURVEYOR & PROPERTY OFFICER, BOX 47, G.P.O., SYDNEY

COMMONWEALTH OF AUSTRALIA P.L. 10187

SMB IN YOUR REPLY PLEASE QUOTE NO. PS. 49/2

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH, N.S.W.

82 PITT STREET.

SYDNEY 2nd September 1949.

Surveyor-General &
Chief Property Officer,
Department of the Interior,
CANBERRA. A.C.T.

7 SEP 1949

COWRA N.S.W. - P.O.W. CAMP - LAND

The Department of Army declared surplus to the Commonwealth Disposals Commission land acquired as per Commonwealth Gazette No.171 dated 18th January, 1942 comprising 85 acres 0 rood 3 perches being portion of the Permanent Common, Sanitary Area etc. and 171a. 2r. 0p. formerly owned by Mr. C. Reid.

Prior to the 31st July, 1949 negotiations for the disposal of this land had reached the stage where the Commission had approved acceptance of an offer from the Department of Agriculture N.S.W. for portion only of the acquired land (subject to survey) together with Water Reticulation, Tanks and Pumping Equipment in situ. Acceptance of the offer was subject to certain conditions to which the Department of Agriculture have not confirmed or otherwise as at 31st July last.

Negotiations with the Department of Agriculture have now been brought to finality and this transaction will be the subject of a separate communication immediately Form No. 17 (formerly used by the Commission) is received in this office duly signed by the Minister concerned.

The balance of the acquired area was not required by any other Department and in accordance with normal disposal procedure it was offered to the former owner. Subsequent to the acquisition Mr. Reid sold other land adjoining the area of 171a. 2r. to W.D. Riley on the understanding that if and when the area acquired by the Commonwealth was made available to him (Reid), Mr. Riley would have first option to purchase such land. Whilst the arrangements between Reid and Riley were in no way binding on the Commonwealth, the Commission's General Manager gave the Regional Office authority to negotiate direct with Mr. Riley.

Negotiations with Mr. Riley could not be finalized until the Department of Agriculture N.S.W. reached a decision concerning its requirements, however, approx. 126a. 2r. (subject to survey) was offered to Mr. Riley at £9-2-6 per acre subject to the following conditions:

(a) Commonwealth reserves the right to sell for removal sub-water mains providing removal is completed and drains filled in no later than the 31st December, 1949.

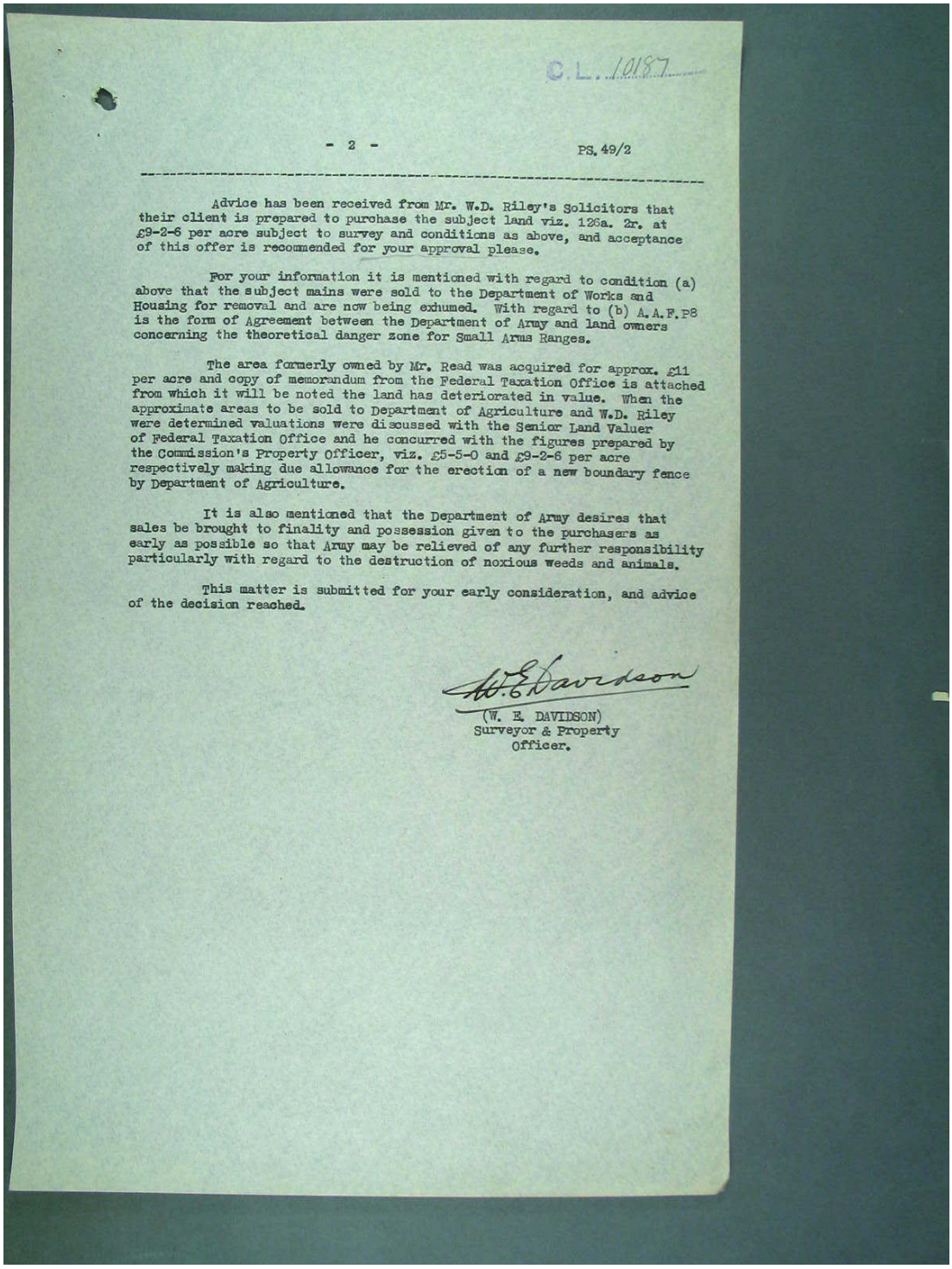
(b) A.A.F.P8 to be completed and duly signed by the purchaser.

(c) Payment 10% deposit within 7 days of notification of acceptance of the offer and balance on or before date of occupation.

(d) Occupation to be given and received as soon as mutually convenient but not later than one calendar month after payment of deposit.

..../2.

FIRING RIGHTS



C.L. 10187

- 2 - PS.49/2

Advice has been received from Mr. W.D. Riley's Solicitors that their client is prepared to purchase the subject land viz. 126a. 2r. at £9-2-6 per acre subject to survey and conditions as above, and acceptance of this offer is recommended for your approval please.

For your information it is mentioned with regard to condition (a) above that the subject mains were sold to the Department of Works and Housing for removal and are now being exhumed. With regard to (b) A.A.F.P8 is the form of Agreement between the Department of Army and land owners concerning the theoretical danger zone for Small Arms Ranges.

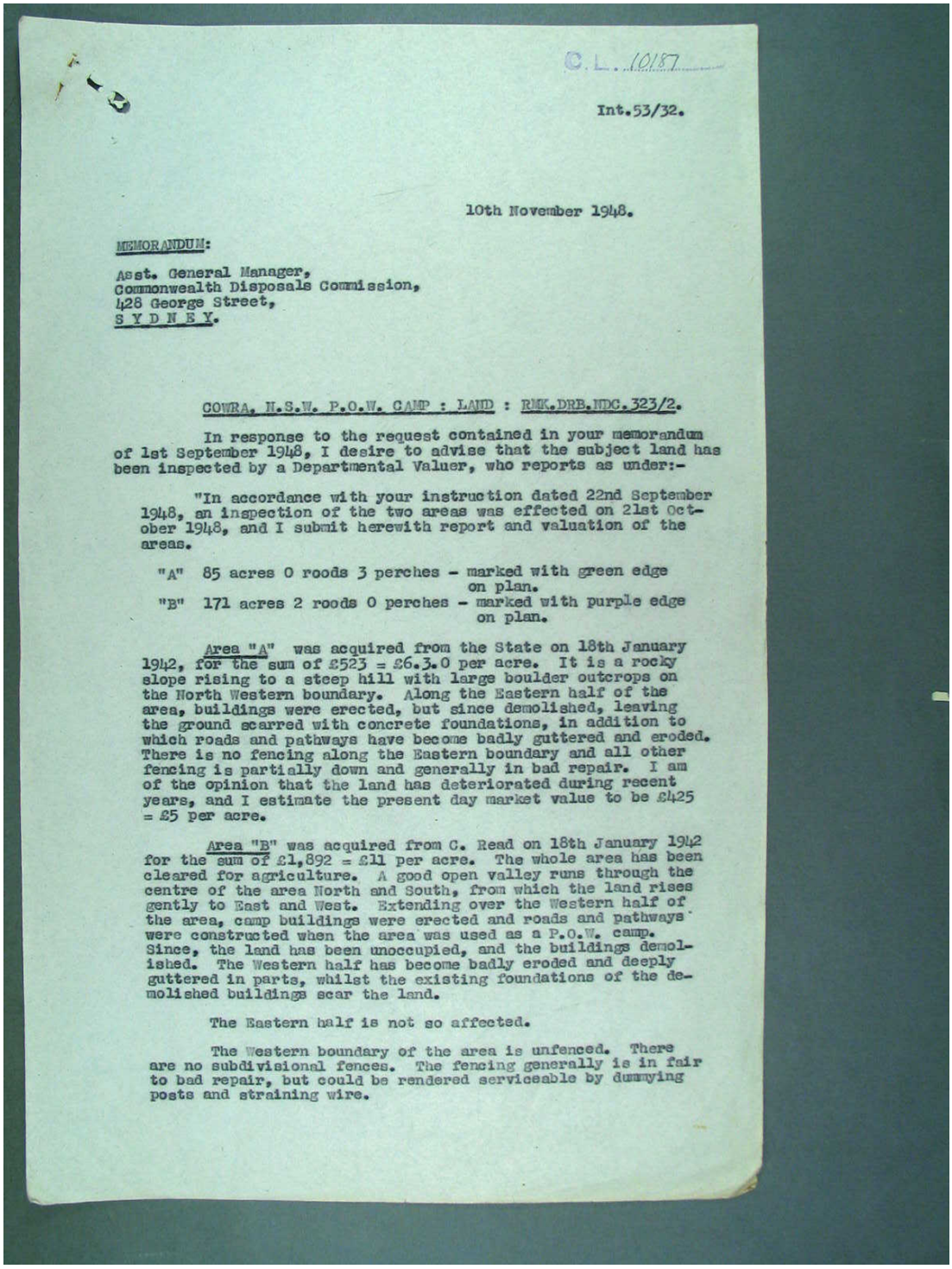
The area formerly owned by Mr. Read was acquired for approx. £11 per acre and copy of memorandum from the Federal Taxation Office is attached from which it will be noted the land has deteriorated in value. When the approximate areas to be sold to Department of Agriculture and W.D. Riley were determined valuations were discussed with the Senior Land Valuer of Federal Taxation Office and he concurred with the figures prepared by the Commission's Property Officer, viz. £5-5-0 and £9-2-6 per acre respectively making due allowance for the erection of a new boundary fence by Department of Agriculture.

It is also mentioned that the Department of Army desires that sales be brought to finality and possession given to the purchasers as early as possible so that Army may be relieved of any further responsibility particularly with regard to the destruction of noxious weeds and animals.

This matter is submitted for your early consideration, and advice of the decision reached.

W.E. Davidson

(W. E. DAVIDSON)
Surveyor & Property
Officer.



C.L. 10187

Int.53/32.

10th November 1948.

MEMORANDUM:

Asst. General Manager,
Commonwealth Disposals Commission,
428 George Street,
S Y D N E Y.

COWRA, N.S.W. P.O.W. CAMP : LAND : RMK.DRB.NDC.323/2.

In response to the request contained in your memorandum of 1st September 1948, I desire to advise that the subject land has been inspected by a Departmental Valuer, who reports as under:-

"In accordance with your instruction dated 22nd September 1948, an inspection of the two areas was effected on 21st October 1948, and I submit herewith report and valuation of the areas.

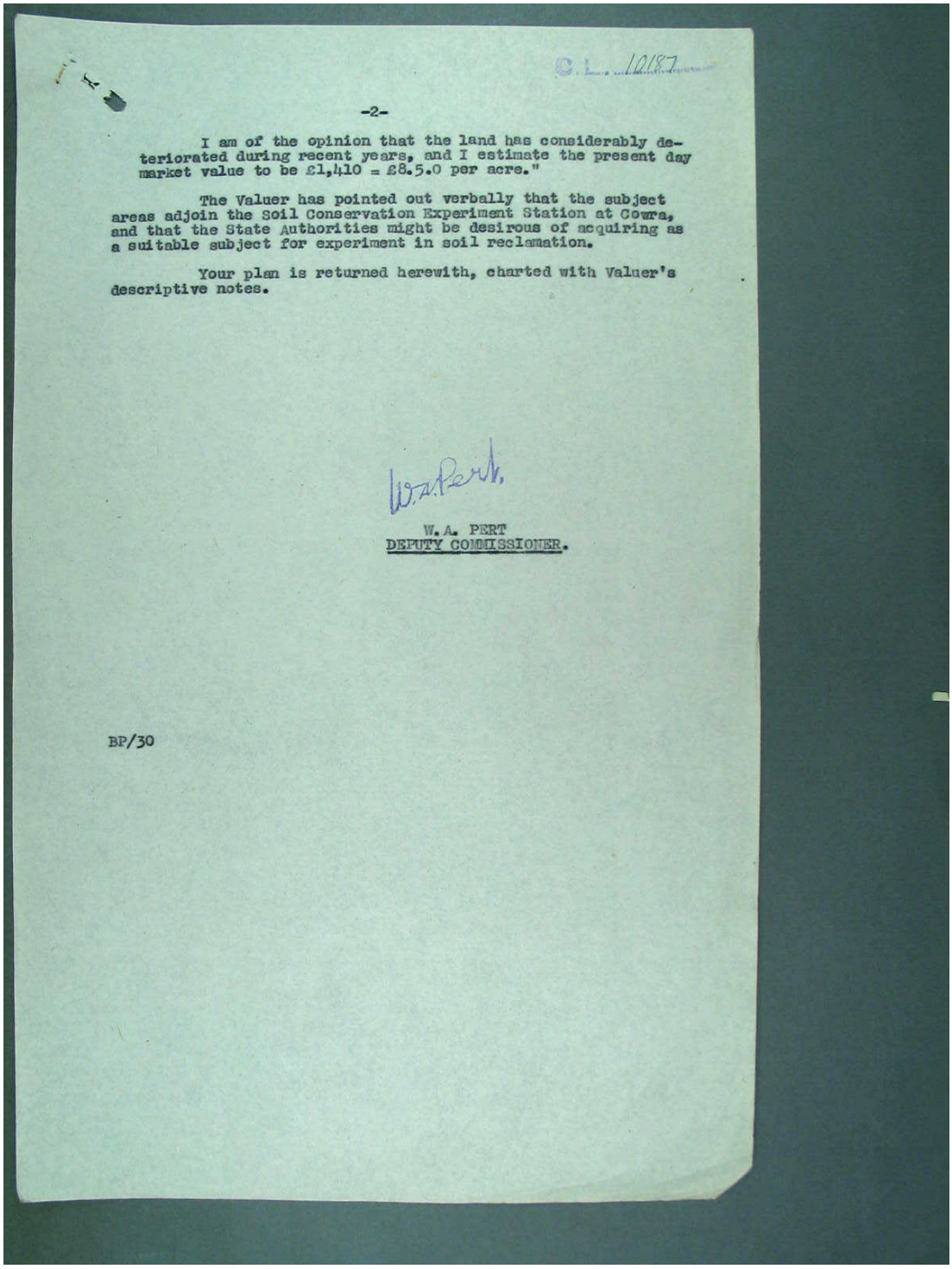
"A" 85 acres 0 roods 3 perches - marked with green edge on plan.
"B" 171 acres 2 roods 0 perches - marked with purple edge on plan.

Area "A" was acquired from the State on 18th January 1942, for the sum of £523 = £6.3.0 per acre. It is a rocky slope rising to a steep hill with large boulder outcrops on the North Western boundary. Along the Eastern half of the area, buildings were erected, but since demolished, leaving the ground scarred with concrete foundations, in addition to which roads and pathways have become badly guttered and eroded. There is no fencing along the Eastern boundary and all other fencing is partially down and generally in bad repair. I am of the opinion that the land has deteriorated during recent years, and I estimate the present day market value to be £425 = £5 per acre.

Area "B" was acquired from C. Read on 18th January 1942 for the sum of £1,892 = £11 per acre. The whole area has been cleared for agriculture. A good open valley runs through the centre of the area North and South, from which the land rises gently to East and West. Extending over the Western half of the area, camp buildings were erected and roads and pathways were constructed when the area was used as a P.O.W. camp. Since, the land has been unoccupied, and the buildings demolished. The Western half has become badly eroded and deeply guttered in parts, whilst the existing foundations of the demolished buildings scar the land.

The Eastern half is not so affected.

The Western boundary of the area is unfenced. There are no subdivisional fences. The fencing generally is in fair to bad repair, but could be rendered serviceable by dummying posts and straining wire.



S.L. 1018.7

-2-

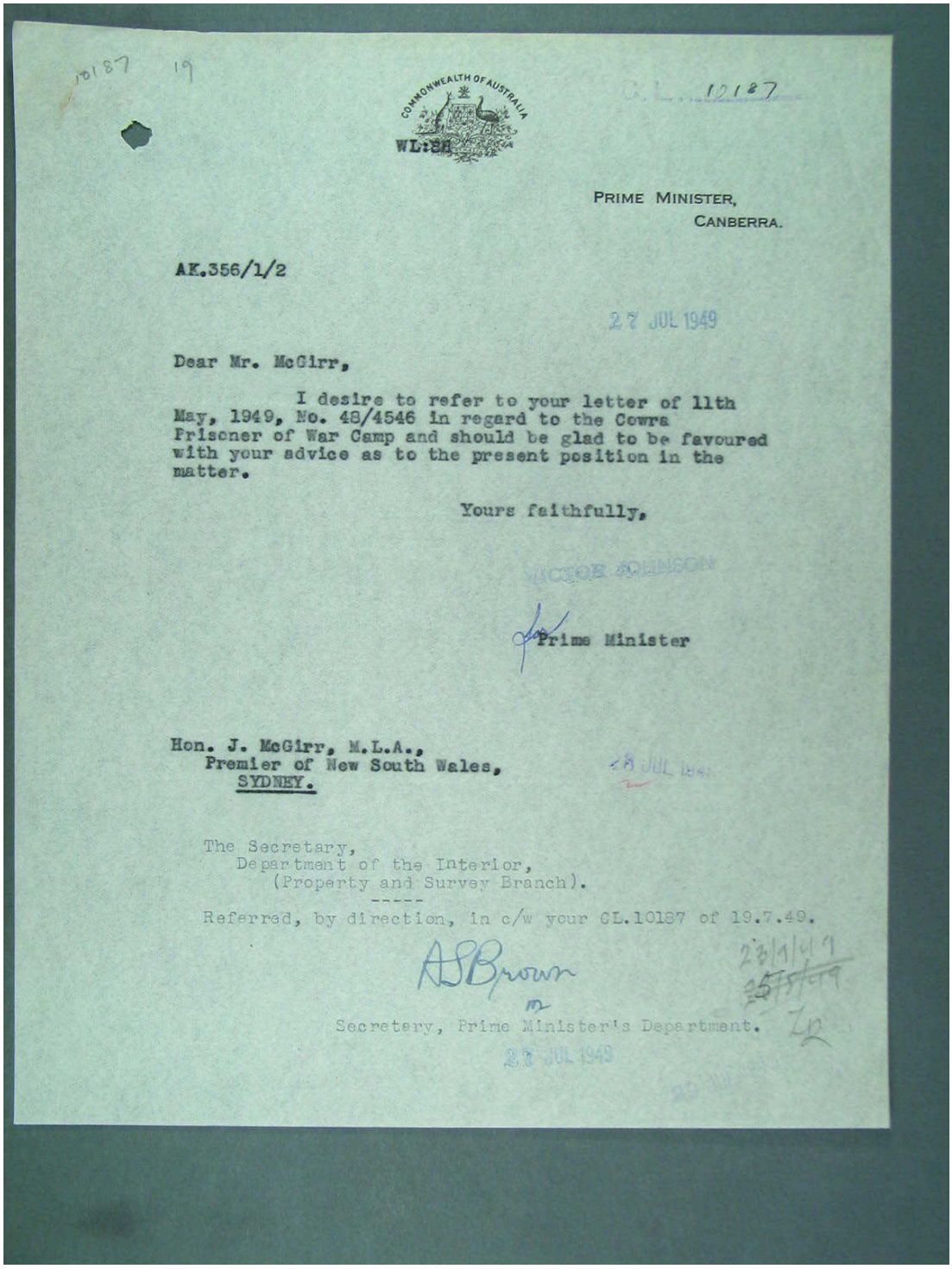
I am of the opinion that the land has considerably deteriorated during recent years, and I estimate the present day market value to be £1,410 = £8.5.0 per acre."

The Valuer has pointed out verbally that the subject areas adjoin the Soil Conservation Experiment Station at Cowra, and that the State Authorities might be desirous of acquiring as a suitable subject for experiment in soil reclamation.

Your plan is returned herewith, charted with Valuer's descriptive notes.

W.A. PERT
DEPUTY COMMISSIONER.

BP/30



10187 19

COMMONWEALTH OF AUSTRALIA

WL:SH

C.L. 10187

PRIME MINISTER,
CANBERRA.

AK.356/1/2

27 JUL 1949

Dear Mr. McGirr,

I desire to refer to your letter of 11th May, 1949, No. 48/4546 in regard to the Cowra Prisoner of War Camp and should be glad to be favoured with your advice as to the present position in the matter.

Yours faithfully,

VICTOR JOHNSON

Prime Minister

Hon. J. McGirr, M.L.A.,
Premier of New South Wales,
SYDNEY.

28 JUL 1949

The Secretary,
Department of the Interior,
(Property and Survey Branch).

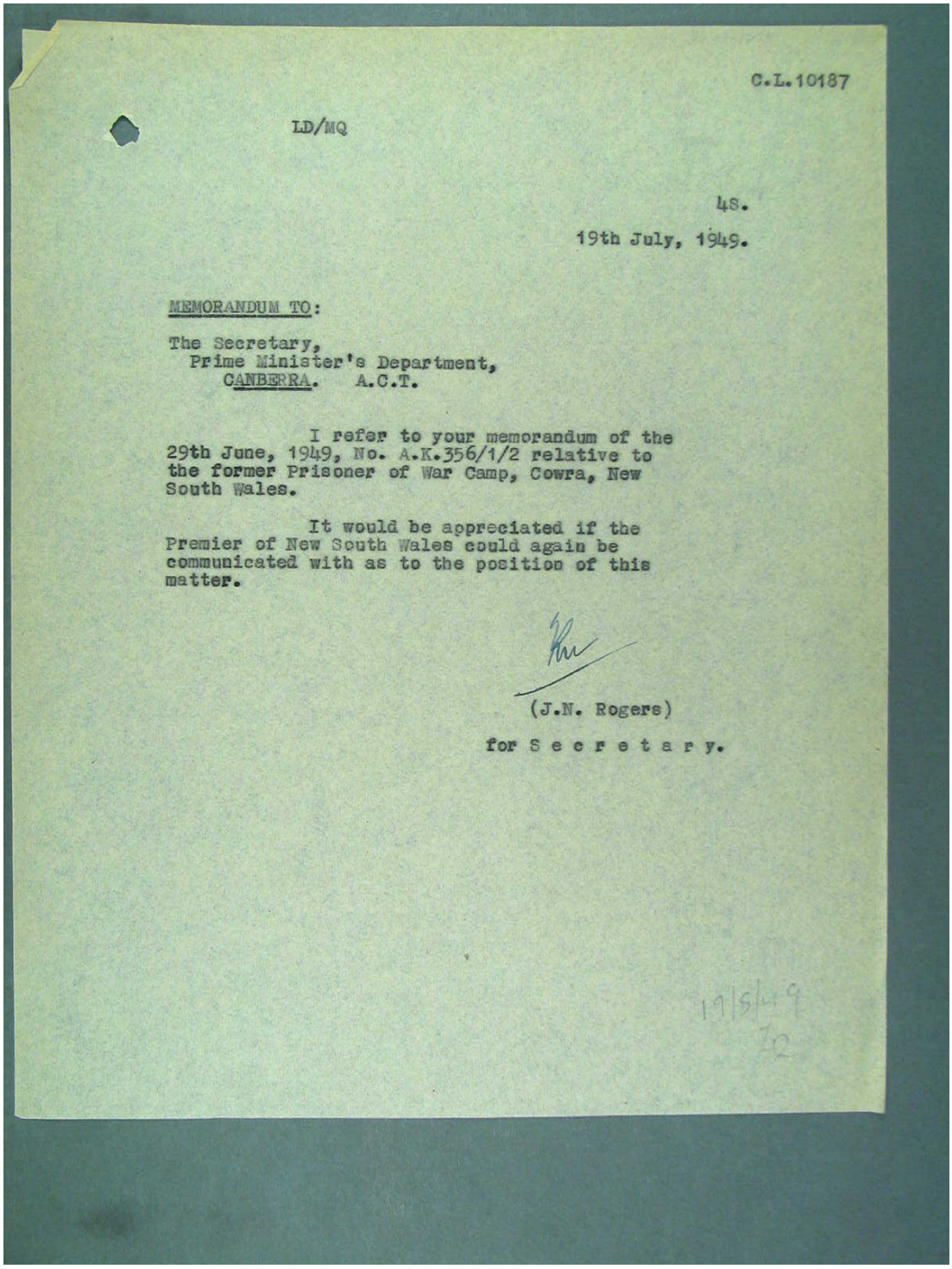
Referred, by direction, in c/w your CL.10187 of 19.7.49.

A S Brown

Secretary, Prime Minister's Department.

23/1/47
25/5/49

27 JUL 1949



C.L.10187

LD/MQ

48.

19th July, 1949.

MEMORANDUM TO:

The Secretary,
Prime Minister's Department,
CANBERRA. A.C.T.

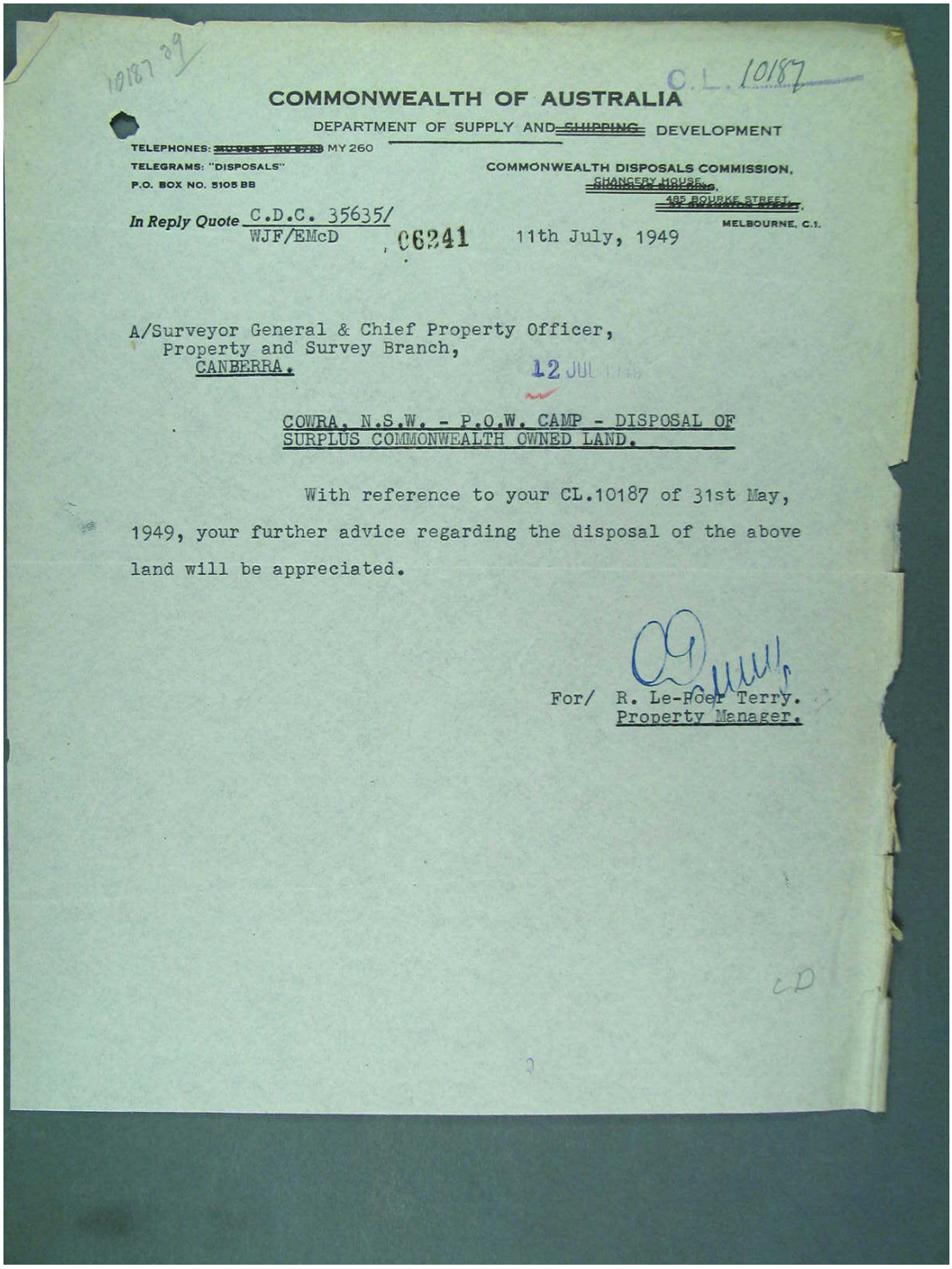
I refer to your memorandum of the 29th June, 1949, No. A.K.356/1/2 relative to the former Prisoner of War Camp, Cowra, New South Wales.

It would be appreciated if the Premier of New South Wales could again be communicated with as to the position of this matter.

(J.N. Rogers)

for S e c r e t a r y.

19/5/49



10187 39

C.L. 10187

COMMONWEALTH OF AUSTRALIA

DEPARTMENT OF SUPPLY AND ~~SHIPPING~~ DEVELOPMENT

TELEPHONES: ~~[illegible]~~ MY 260

TELEGRAMS: "DISPOSALS"

P.O. BOX NO. 5105 BB

COMMONWEALTH DISPOSALS COMMISSION,
~~CHANCERY HOUSE,~~
~~[illegible]~~
~~485 BOURKE STREET,~~
~~[illegible]~~
MELBOURNE, C.1.

In Reply Quote C.D.C. 35635/
WJF/EMcD

C6241

11th July, 1949

A/Surveyor General & Chief Property Officer,
Property and Survey Branch,
CANBERRA.

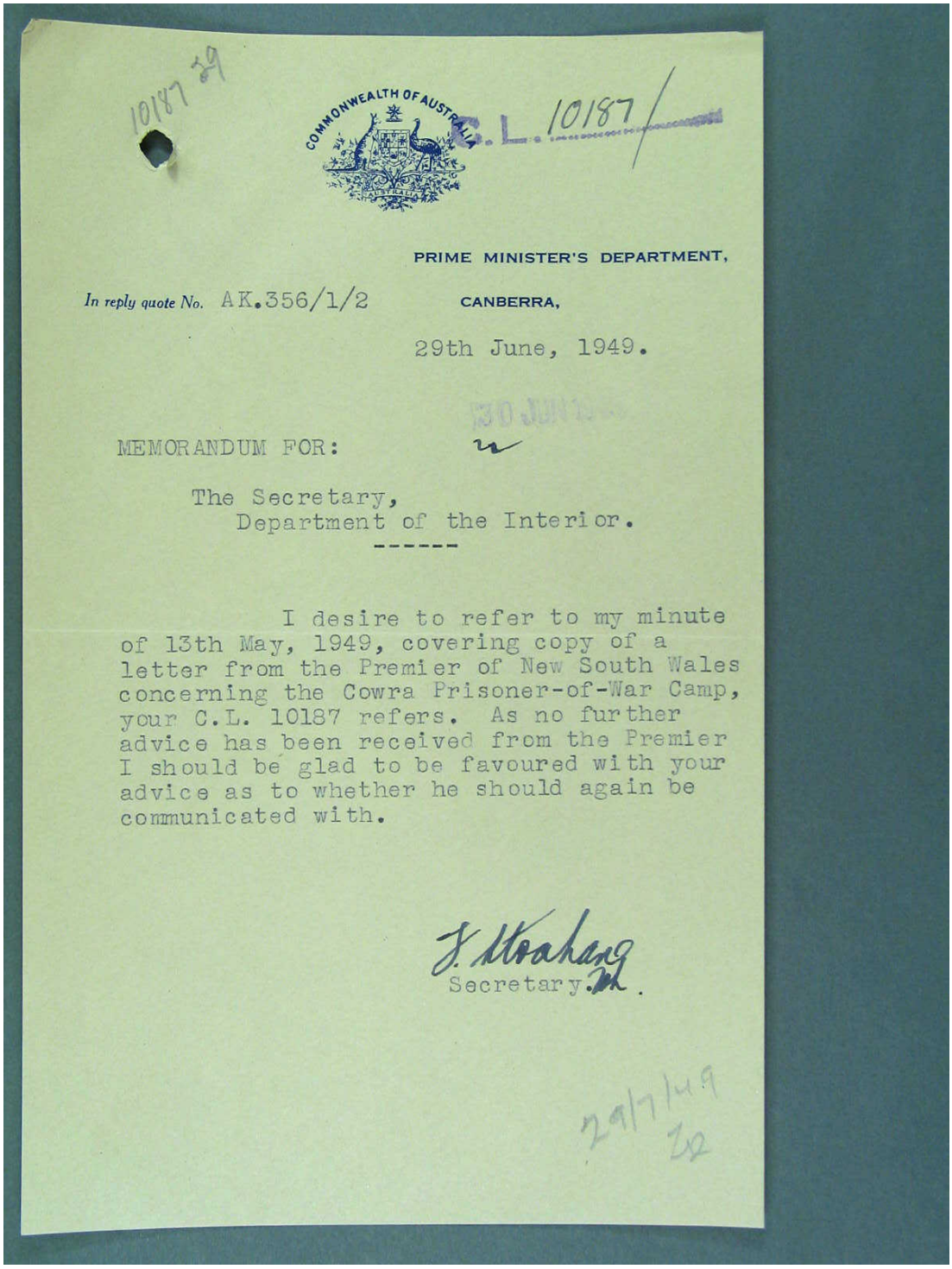
12 JUL 1949

COWRA, N.S.W. - P.O.W. CAMP - DISPOSAL OF SURPLUS COMMONWEALTH OWNED LAND.

With reference to your CL.10187 of 31st May, 1949, your further advice regarding the disposal of the above land will be appreciated.

For/ R. Le-Poer Terry.
Property Manager.

CD



10187 49

C.L. 10187

PRIME MINISTER'S DEPARTMENT,

In reply quote No. AK.356/1/2 CANBERRA,

29th June, 1949.

30 JUN

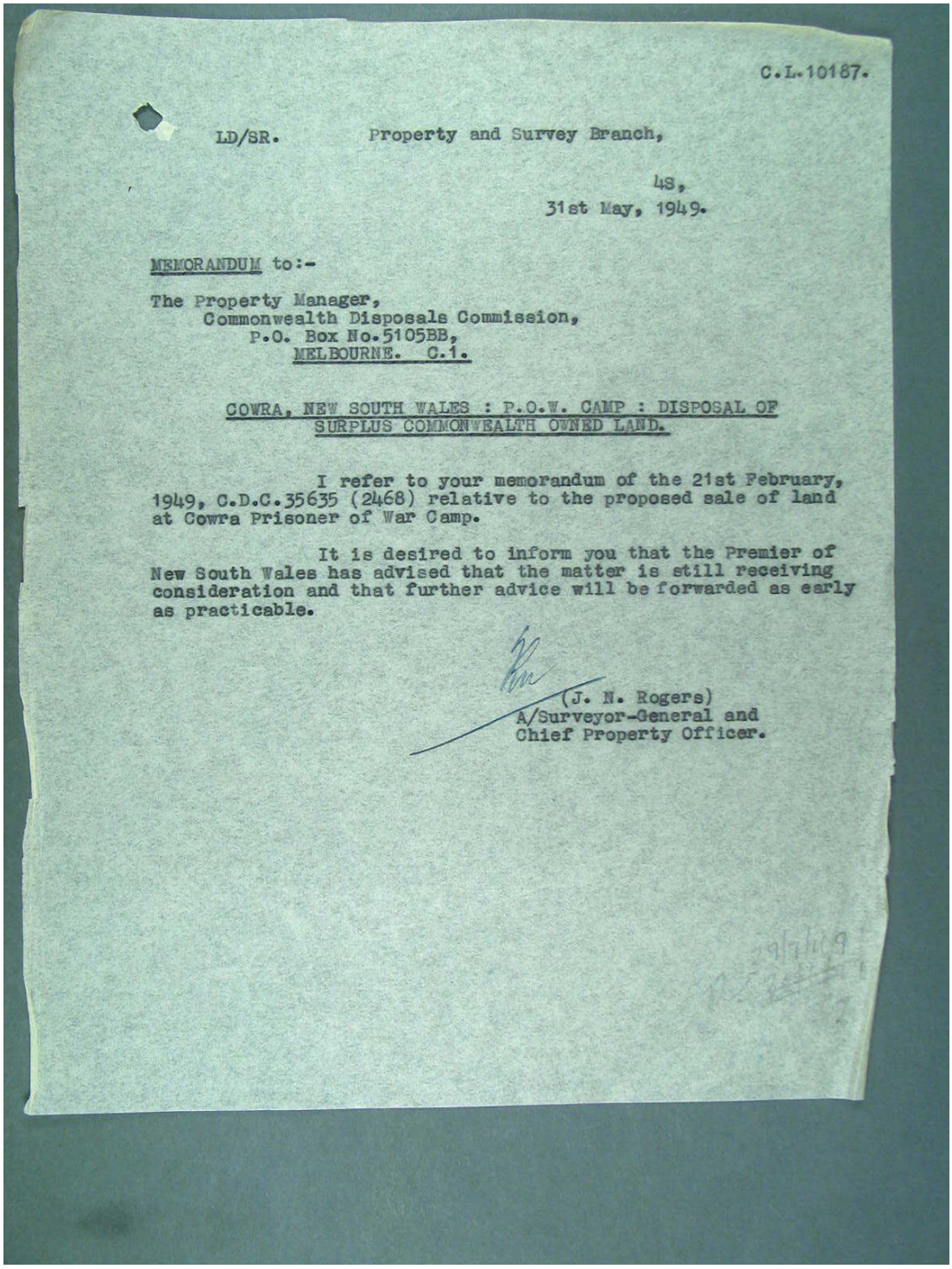
MEMORANDUM FOR:

The Secretary,
Department of the Interior.

I desire to refer to my minute of 13th May, 1949, covering copy of a letter from the Premier of New South Wales concerning the Cowra Prisoner-of-War Camp, your C.L. 10187 refers. As no further advice has been received from the Premier I should be glad to be favoured with your advice as to whether he should again be communicated with.

J. Moahang
Secretary.

29/7/49



C.L.10187.

LD/SR. Property and Survey Branch,

48,
31st May, 1949.

MEMORANDUM to:-

The Property Manager,
Commonwealth Disposals Commission,
P.O. Box No.5105BB,
MELBOURNE. C.1.

COWRA, NEW SOUTH WALES : P.O.W. CAMP : DISPOSAL OF SURPLUS COMMONWEALTH OWNED LAND.

I refer to your memorandum of the 21st February, 1949, C.D.C.35635 (2468) relative to the proposed sale of land at Cowra Prisoner of War Camp.

It is desired to inform you that the Premier of New South Wales has advised that the matter is still receiving consideration and that further advice will be forwarded as early as practicable.

(J. N. Rogers)
A/Surveyor-General and
Chief Property Officer.

10187 DUPLICATE:JC

P.M.'S. FILE NO.A.K.356/1/2.

S.L. 10187/103

PREMIER'S DEPARTMENT
SYDNEY

17 MAY 1949

48-454..

13 MAY 1949

Dear Sir,

With reference to your letter of the 9th March No. A.K.356/1/2, in regard to the Cowra Prisoner-of-War Camp, I desire to inform you that this matter is receiving consideration.

Further advice will be forwarded to you as early as practicable.

Yours faithfully,

C. H. MATTHEWS.
for the Premier.

17 MAY 1949

The Secretary,
Department of the Interior.

16 MAY 1949

The Right Honourable
the Prime Minister of the
Commonwealth of Australia,
CANBERRA, 4S, A.C.T.

Referred, by direction, in connection with my minute of 9/3/49.

F Strahan

Secretary,
Prime Minister's Department

13 MAY 1949

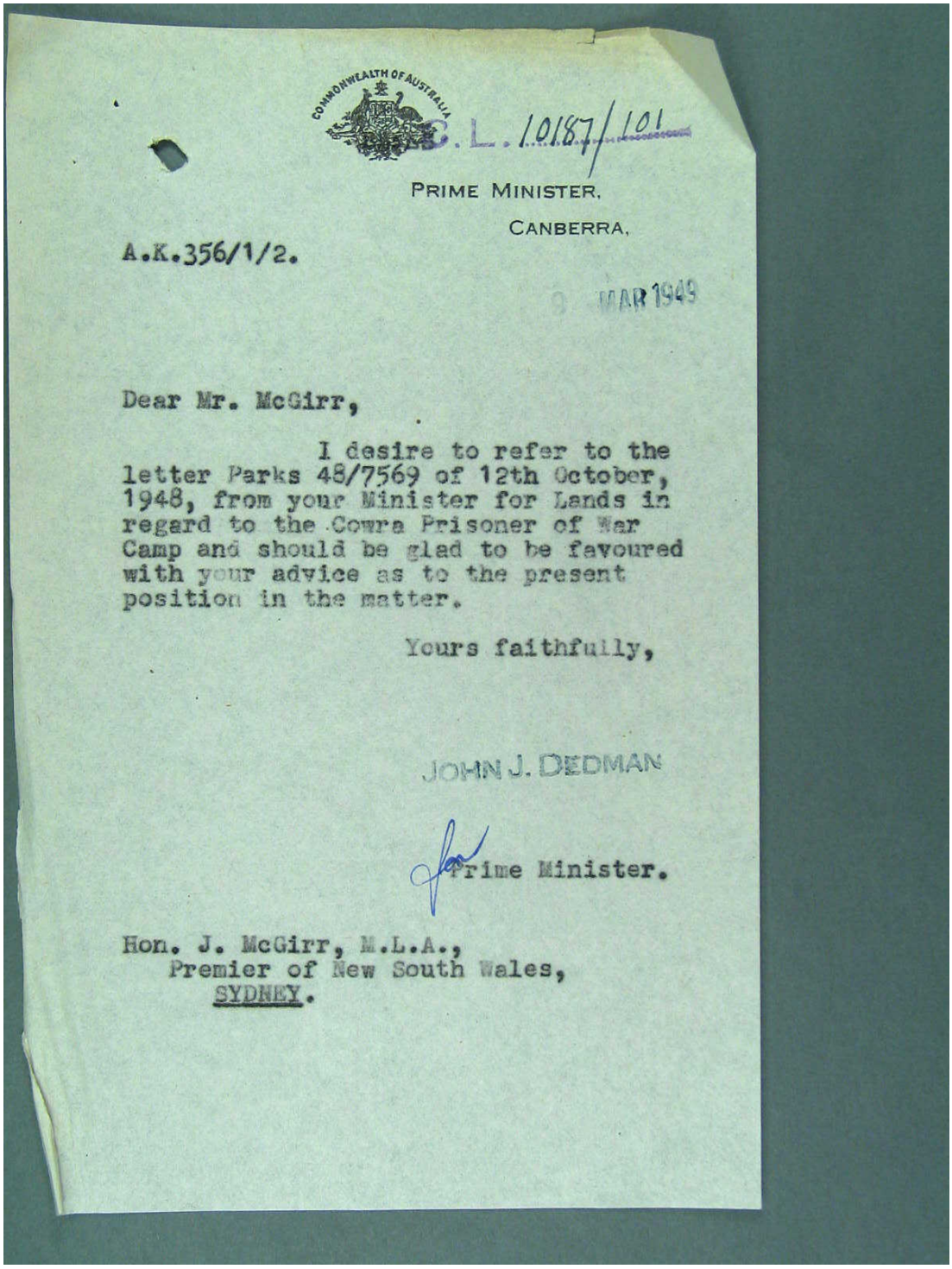
BL:ES PRIME MINISTER'S DEPARTMENT. C.L.10187/102
A.K.356/1/2.

The Secretary,
Department of the Interior,
(Property & Survey Branch).

Referred, by direction, in connection with your C.L.10187 of 2nd March, 1949.

MAP 1510

Secretary.



COMMONWEALTH OF AUSTRALIA

C.L. 10187/101

PRIME MINISTER,

CANBERRA,

A.K.356/1/2.

8 MAR 1949

Dear Mr. McGirr,

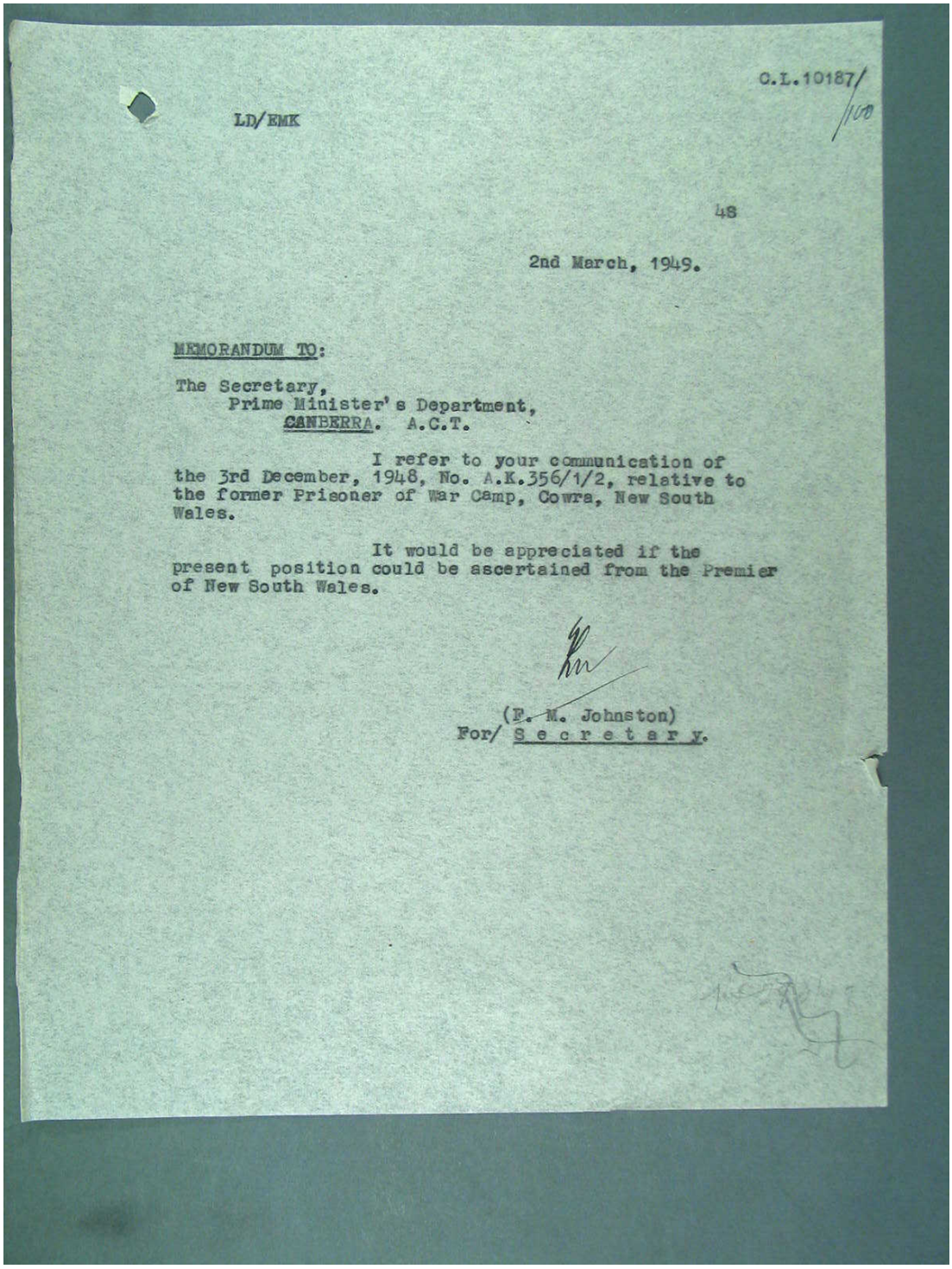
I desire to refer to the letter Parks 48/7569 of 12th October, 1948, from your Minister for Lands in regard to the Cowra Prisoner of War Camp and should be glad to be favoured with your advice as to the present position in the matter.

Yours faithfully,

JOHN J. DEDMAN

Prime Minister.

Hon. J. McGirr, M.L.A.,
Premier of New South Wales,
SYDNEY.



C.L.10187/
1100

LD/EMK

48

2nd March, 1949.

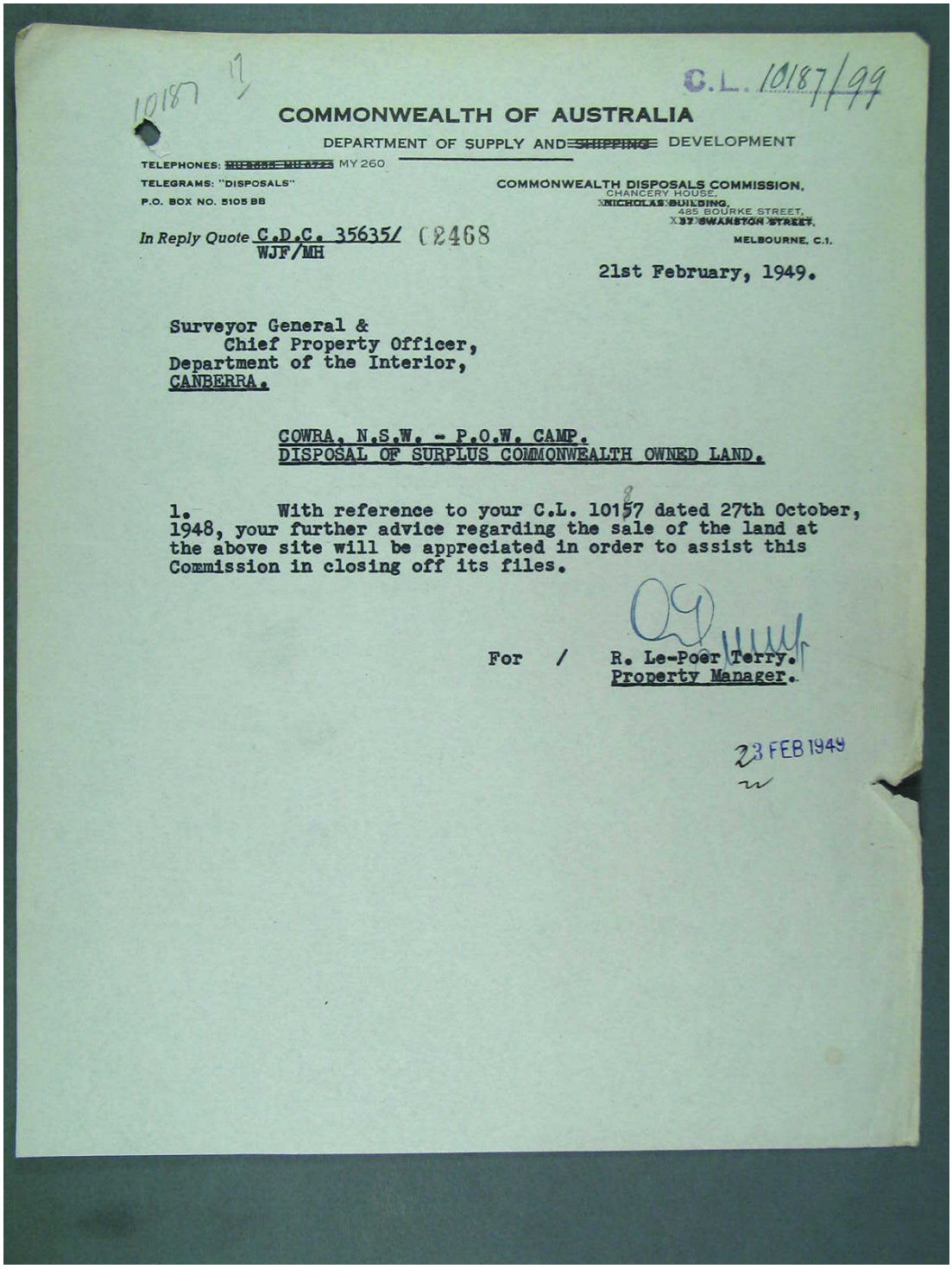
MEMORANDUM TO:

The Secretary,
Prime Minister's Department,
CANBERRA. A.C.T.

I refer to your communication of the 3rd December, 1948, No. A.K.356/1/2, relative to the former Prisoner of War Camp, Cowra, New South Wales.

It would be appreciated if the present position could be ascertained from the Premier of New South Wales.

(F. M. Johnston)
For/ Secretary.



10187

C.L. 10187/99

COMMONWEALTH OF AUSTRALIA

DEPARTMENT OF SUPPLY AND ~~SHIPPING~~ DEVELOPMENT

TELEPHONES: [redacted] MY 260

TELEGRAMS: "DISPOSALS"

P.O. BOX NO. 5105 BB

COMMONWEALTH DISPOSALS COMMISSION,
CHANCERY HOUSE,
~~NICHOLAS BUILDING,~~
485 BOURKE STREET,
~~37 SWANSTON STREET,~~
MELBOURNE, C.1.

In Reply Quote C.D.C. 35635/ 02468
WJF/MH

21st February, 1949.

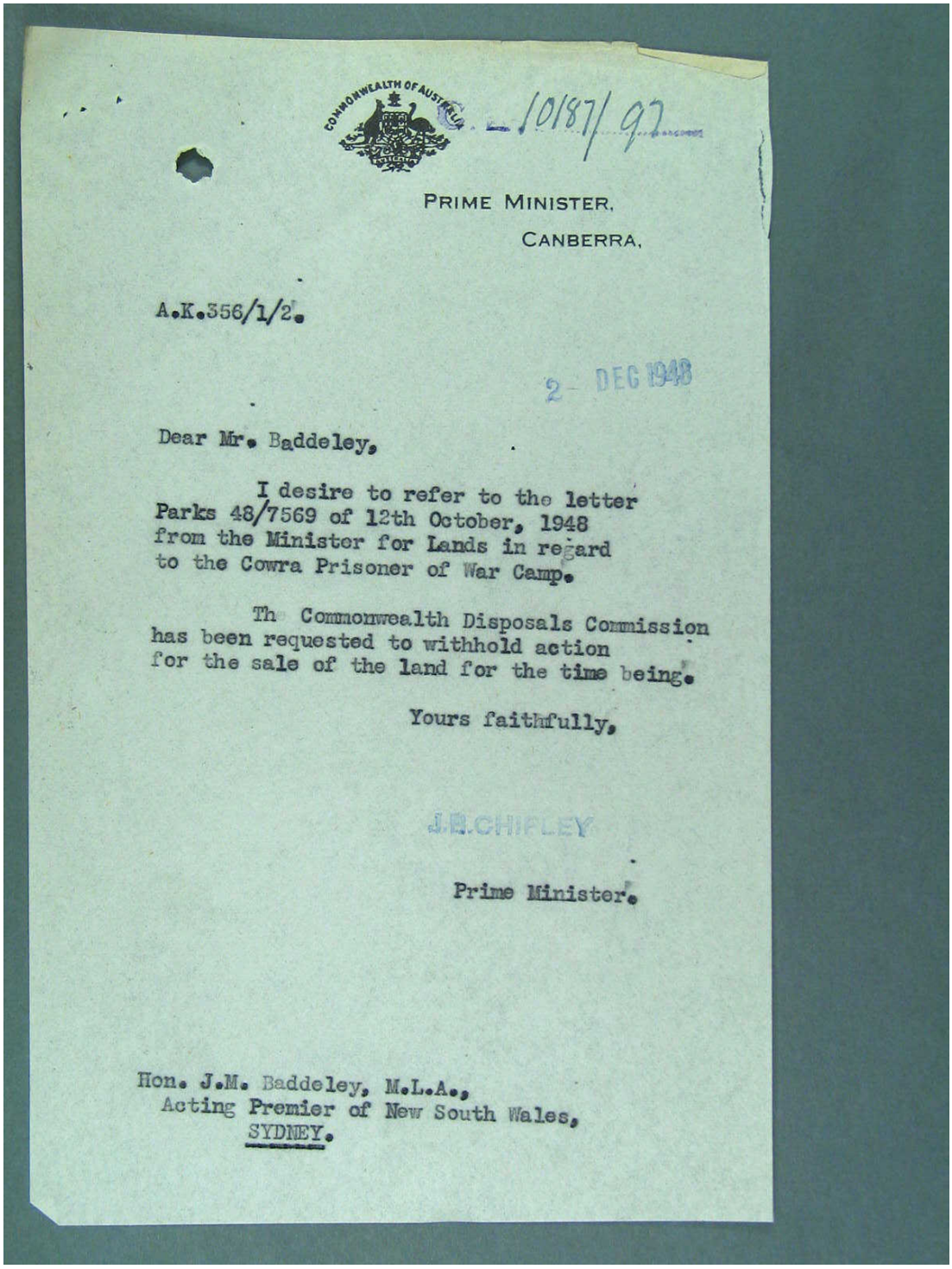
Surveyor General &
Chief Property Officer,
Department of the Interior,
CANBERRA.

COWRA, N.S.W. - P.O.W. CAMP.
DISPOSAL OF SURPLUS COMMONWEALTH OWNED LAND.

1. With reference to your C.L. 10157 dated 27th October, 1948, your further advice regarding the sale of the land at the above site will be appreciated in order to assist this Commission in closing off its files.

For / R. Le-Poer Terry.
Property Manager.

23 FEB 1949



10187/97

PRIME MINISTER,
CANBERRA,

A.K.356/1/2.

2 DEC 1948

Dear Mr. Baddeley,

I desire to refer to the letter Parks 48/7569 of 12th October, 1948 from the Minister for Lands in regard to the Cowra Prisoner of War Camp.

Th Commonwealth Disposals Commission has been requested to withhold action for the sale of the land for the time being.

Yours faithfully,

J.B.CHIFLEY

Prime Minister.

Hon. J.M. Baddeley, M.L.A.,
Acting Premier of New South Wales,
SYDNEY.

PRIME MINISTER'S DEPARTMENT.

C.L.10187/98

P.M.FILE NO. A.K.356/1/2.

The Secretary,
Department of the Interior.
(Property & Survey Branch).

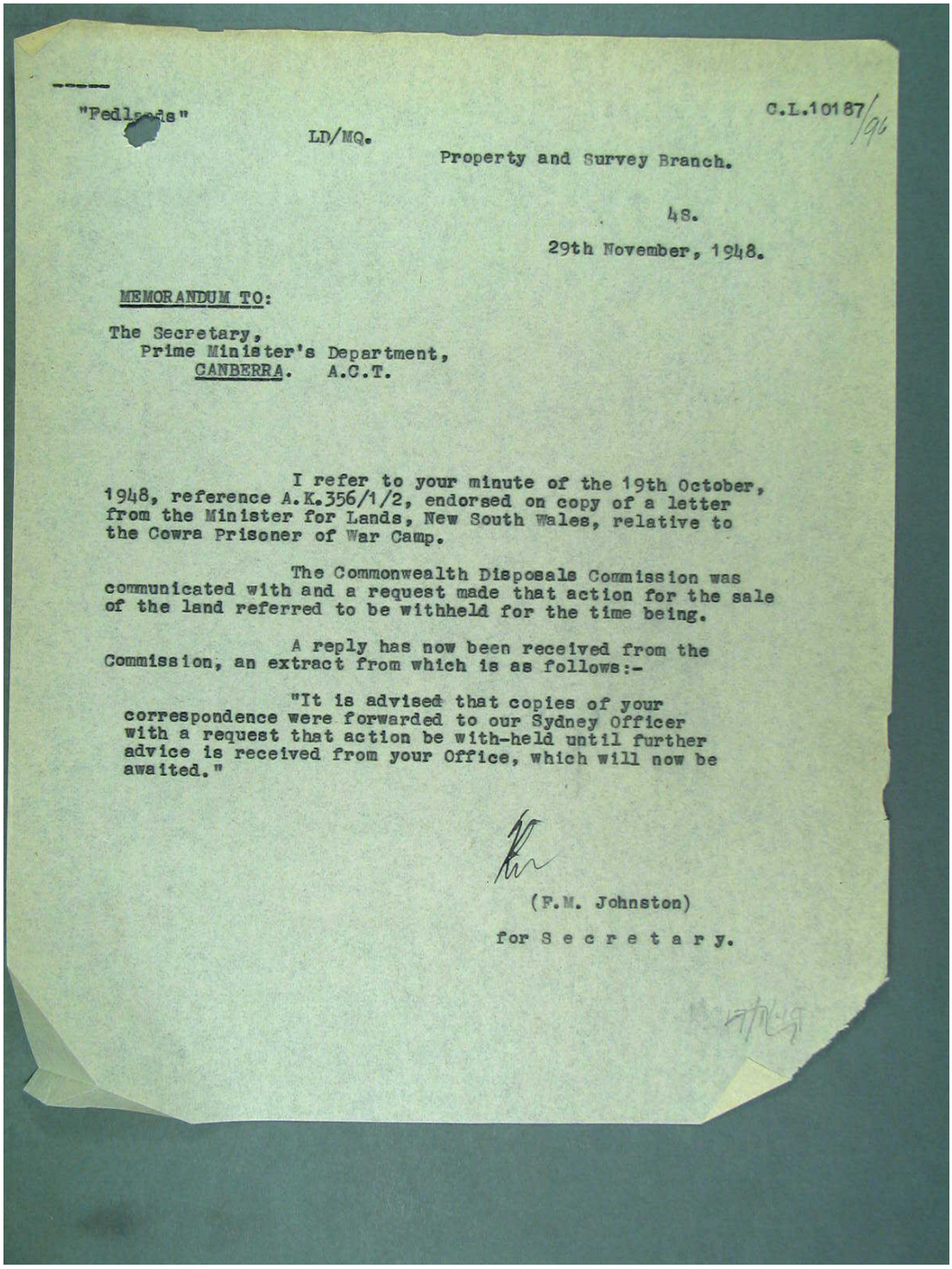
3 - DEC 1948

Referred, by direction, in connection with previous correspondence (your memorandum No. C.L.10187 of 29th November, 1948).

Secretary,
Prime Minister's Department.

17/12/48

2 - DEC 1948



"Pedlands"

LD/MQ.

C.L.10187/96

Property and Survey Branch.

48.

29th November, 1948.

MEMORANDUM TO:

The Secretary,
Prime Minister's Department,
CANBERRA. A.C.T.

I refer to your minute of the 19th October, 1948, reference A.K.356/1/2, endorsed on copy of a letter from the Minister for Lands, New South Wales, relative to the Cowra Prisoner of War Camp.

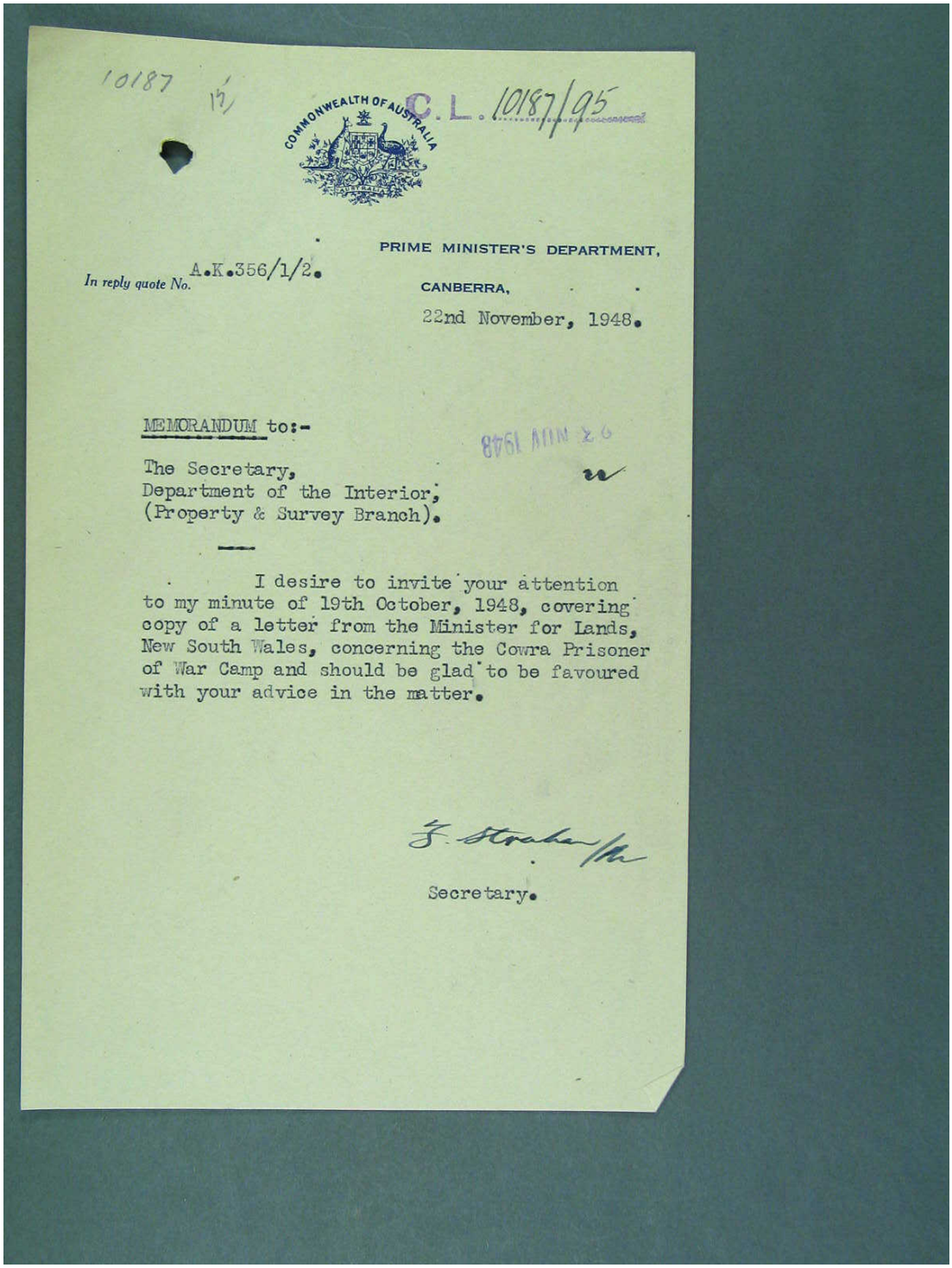
The Commonwealth Disposals Commission was communicated with and a request made that action for the sale of the land referred to be withheld for the time being.

A reply has now been received from the Commission, an extract from which is as follows:-

"It is advised that copies of your correspondence were forwarded to our Sydney Officer with a request that action be with-held until further advice is received from your Office, which will now be awaited."

(F.M. Johnston)

for S e c r e t a r y.



10187 15/

C.L. 10187/95

COMMONWEALTH OF AUSTRALIA

PRIME MINISTER'S DEPARTMENT,

In reply quote No. A.K.356/1/2.

CANBERRA,

22nd November, 1948.

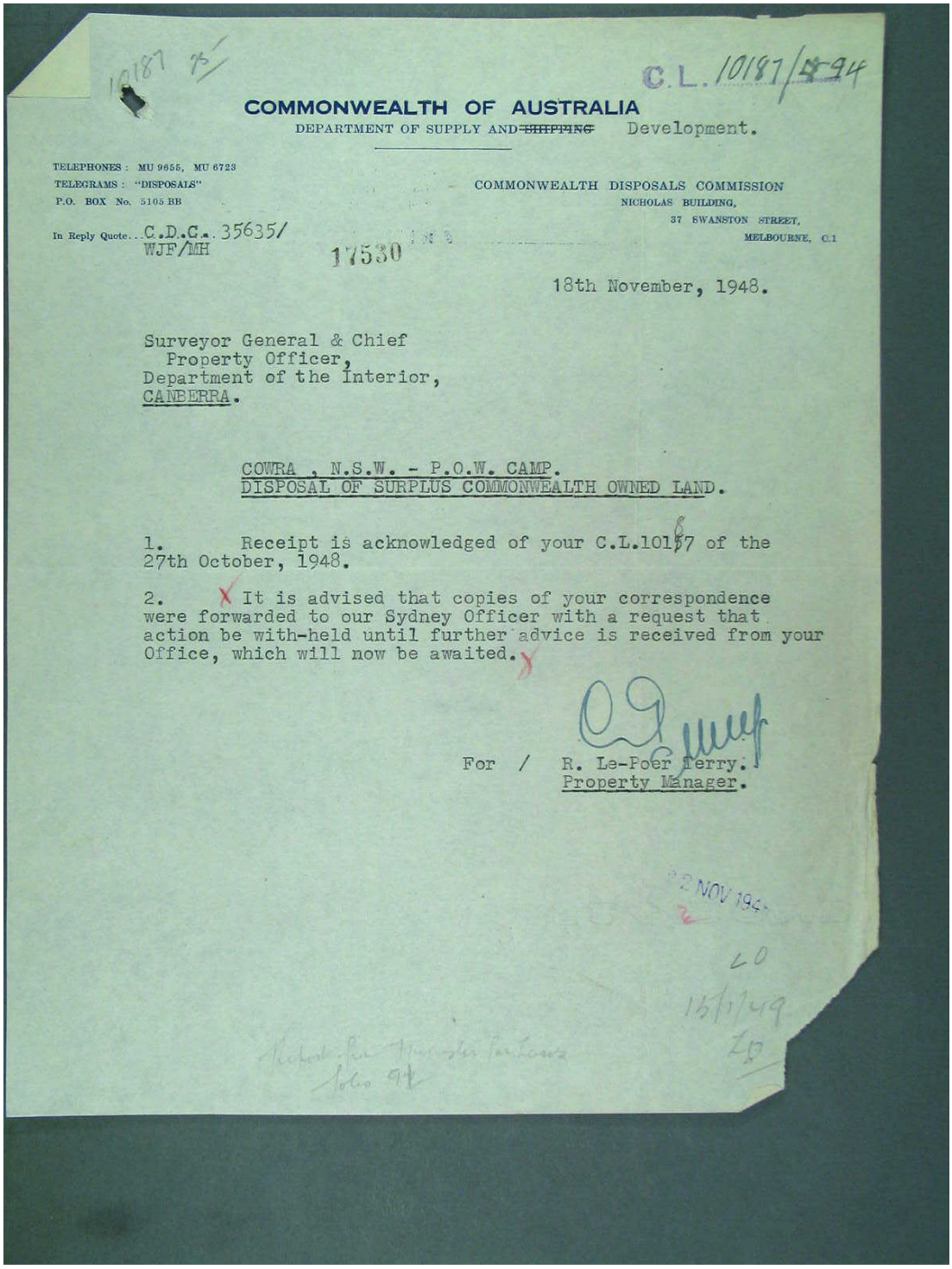
MEMORANDUM to:-

The Secretary,
Department of the Interior,
(Property & Survey Branch).

I desire to invite your attention to my minute of 19th October, 1948, covering copy of a letter from the Minister for Lands, New South Wales, concerning the Cowra Prisoner of War Camp and should be glad to be favoured with your advice in the matter.

J. Strahan

Secretary.



10187 75

C.L.10187/594

COMMONWEALTH OF AUSTRALIA
DEPARTMENT OF SUPPLY AND ~~SHIPPING~~ Development.

TELEPHONES : MU 9655, MU 6723
TELEGRAMS : "DISPOSALS"
P.O. BOX No. 5105 BB

COMMONWEALTH DISPOSALS COMMISSION
NICHOLAS BUILDING,
37 SWANSTON STREET,
MELBOURNE, C.1

In Reply Quote... C.D.C. 35635/
WJF/MH

17530

18th November, 1948.

Surveyor General & Chief
Property Officer,
Department of the Interior,
CANBERRA.

COWRA , N.S.W. - P.O.W. CAMP.
DISPOSAL OF SURPLUS COMMONWEALTH OWNED LAND.

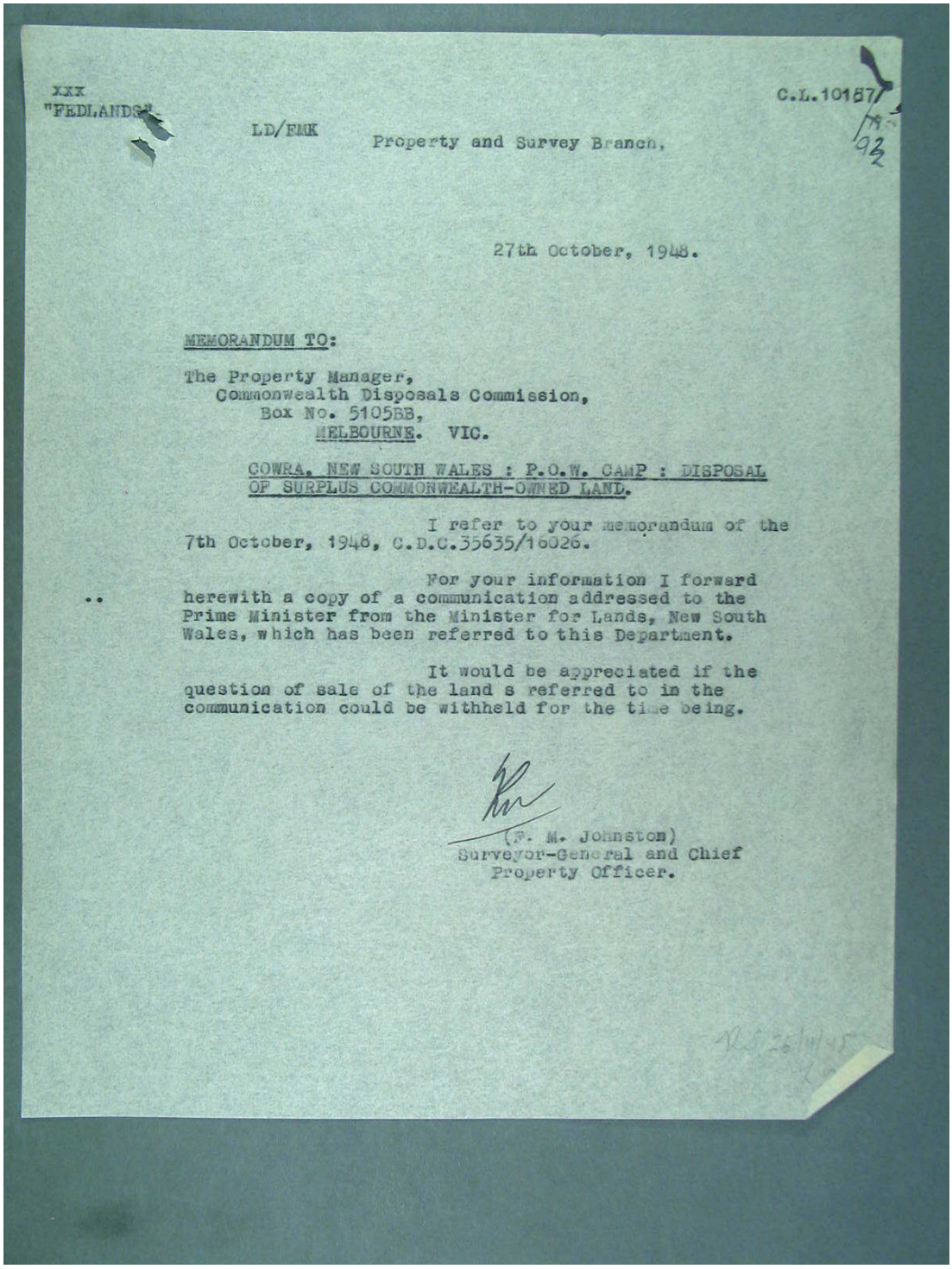
1. Receipt is acknowledged of your C.L.10187 of the 27th October, 1948.

2. It is advised that copies of your correspondence were forwarded to our Sydney Officer with a request that action be with-held until further advice is received from your Office, which will now be awaited.

For / R. Le-Poer Terry.
Property Manager.

22 NOV 194-

16/11/49



XXX
"FEDLANDS"

LD/FMK

C.L.10187

Property and Survey Branch,

27th October, 1948.

MEMORANDUM TO:

The Property Manager,
Commonwealth Disposals Commission,
Box No. 5105BB,
MELBOURNE. VIC.

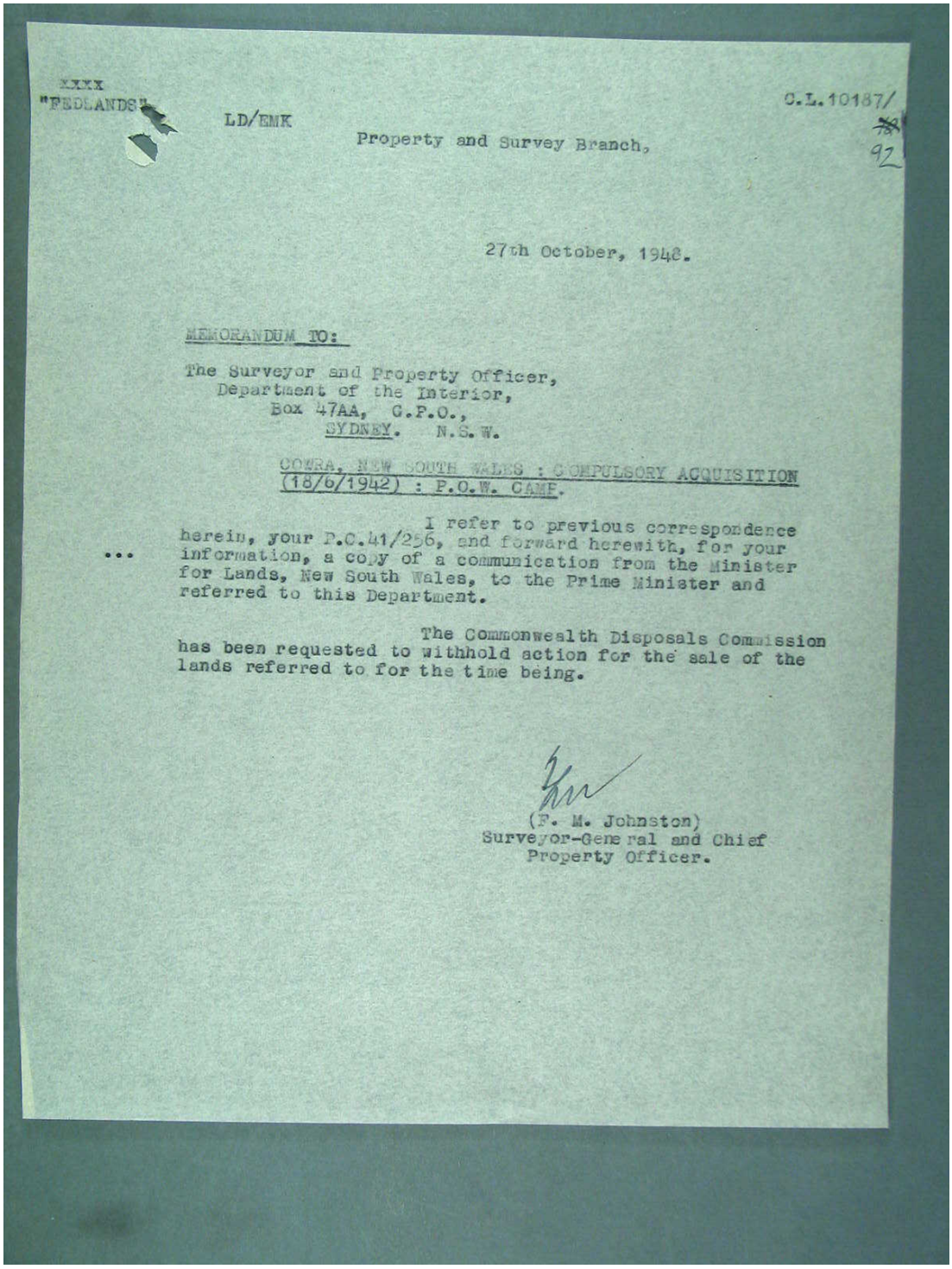
COWRA, NEW SOUTH WALES : P.O.W. CAMP : DISPOSAL OF SURPLUS COMMONWEALTH-OWNED LAND.

I refer to your memorandum of the 7th October, 1948, C.D.C.35635/16026.

For your information I forward herewith a copy of a communication addressed to the Prime Minister from the Minister for Lands, New South Wales, which has been referred to this Department.

It would be appreciated if the question of sale of the land s referred to in the communication could be withheld for the time being.

(F. M. Johnston)
Surveyor-General and Chief
Property Officer.



XXXX
"FEDLANDS"

LD/EMK

C.L.10187/
~~78~~
92

Property and Survey Branch,

27th October, 1942.

MEMORANDUM TO:

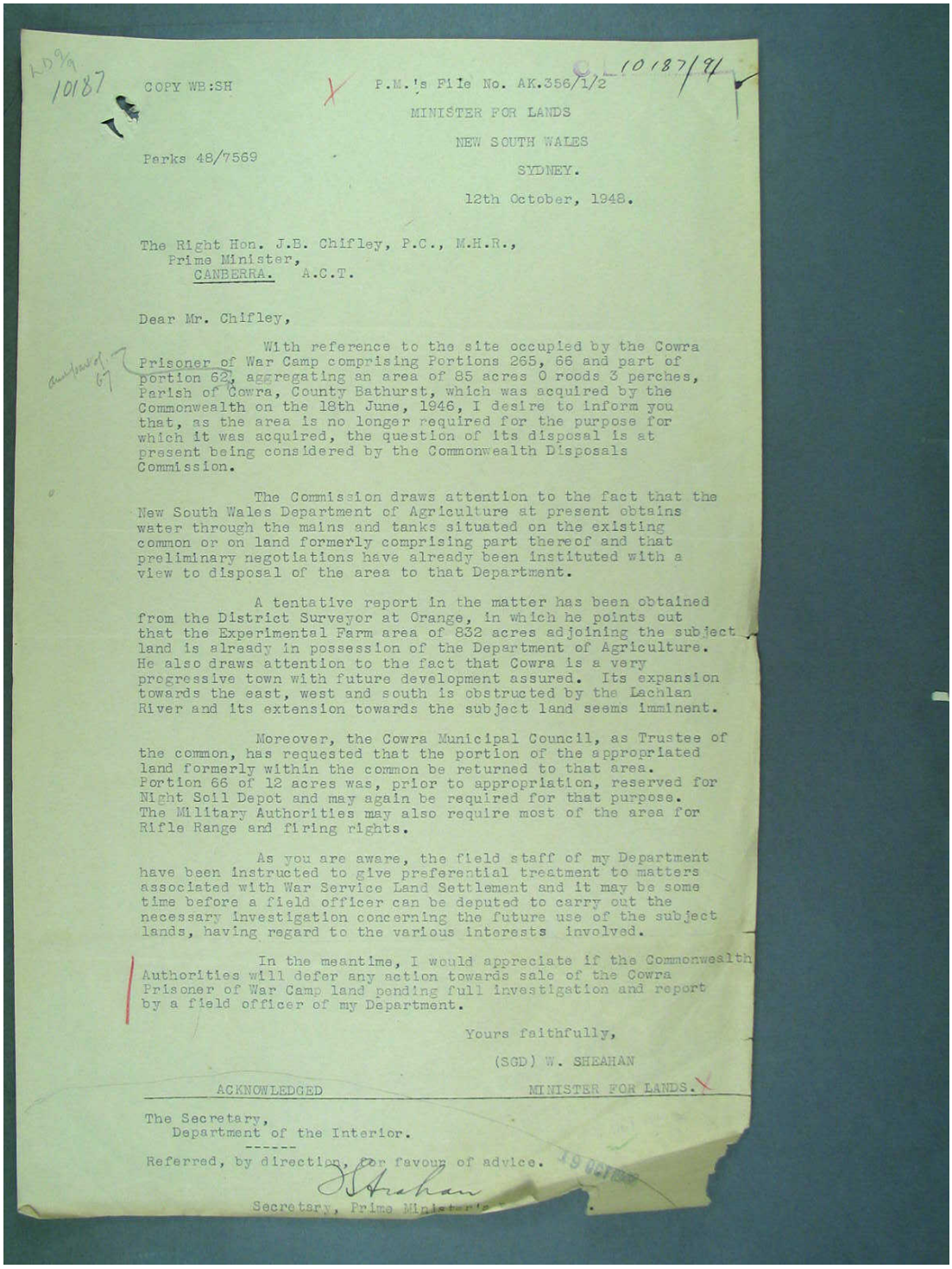
The Surveyor and Property Officer,
Department of the Interior,
Box 47AA, G.P.O.,
SYDNEY. N.S.W.

COWRA, NEW SOUTH WALES : COMPULSORY ACQUISITION
(18/6/1942) : P.O.W. CAMP.

I refer to previous correspondence herein, your P.C.41/256, and forward herewith, for your information, a copy of a communication from the Minister for Lands, New South Wales, to the Prime Minister and referred to this Department.

The Commonwealth Disposals Commission has been requested to withhold action for the sale of the lands referred to for the time being.

(F. M. Johnston)
Surveyor-General and Chief
Property Officer.



AD9/9
10187

COPY WB:SH

P.M.'s File No. AK.356/1/2 10187/47

MINISTER FOR LANDS

NEW SOUTH WALES

SYDNEY.

Parks 48/7569

12th October, 1948.

The Right Hon. J.B. Chifley, P.C., M.H.R.,
Prime Minister,
CANBERRA. A.C.T.

Dear Mr. Chifley,

With reference to the site occupied by the Cowra Prisoner of War Camp comprising Portions 265, 66 and part of portion 62, aggregating an area of 85 acres 0 roods 3 perches, Parish of Cowra, County Bathurst, which was acquired by the Commonwealth on the 18th June, 1946, I desire to inform you that, as the area is no longer required for the purpose for which it was acquired, the question of its disposal is at present being considered by the Commonwealth Disposals Commission.

The Commission draws attention to the fact that the New South Wales Department of Agriculture at present obtains water through the mains and tanks situated on the existing common or on land formerly comprising part thereof and that preliminary negotiations have already been instituted with a view to disposal of the area to that Department.

A tentative report in the matter has been obtained from the District Surveyor at Orange, in which he points out that the Experimental Farm area of 832 acres adjoining the subject land is already in possession of the Department of Agriculture. He also draws attention to the fact that Cowra is a very progressive town with future development assured. Its expansion towards the east, west and south is obstructed by the Lachlan River and its extension towards the subject land seems imminent.

Moreover, the Cowra Municipal Council, as Trustee of the common, has requested that the portion of the appropriated land formerly within the common be returned to that area. Portion 66 of 12 acres was, prior to appropriation, reserved for Night Soil Depot and may again be required for that purpose. The Military Authorities may also require most of the area for Rifle Range and firing rights.

As you are aware, the field staff of my Department have been instructed to give preferential treatment to matters associated with War Service Land Settlement and it may be some time before a field officer can be deputed to carry out the necessary investigation concerning the future use of the subject lands, having regard to the various interests involved.

In the meantime, I would appreciate if the Commonwealth Authorities will defer any action towards sale of the Cowra Prisoner of War Camp land pending full investigation and report by a field officer of my Department.

Yours faithfully,

(SGD) W. SHEAHAN

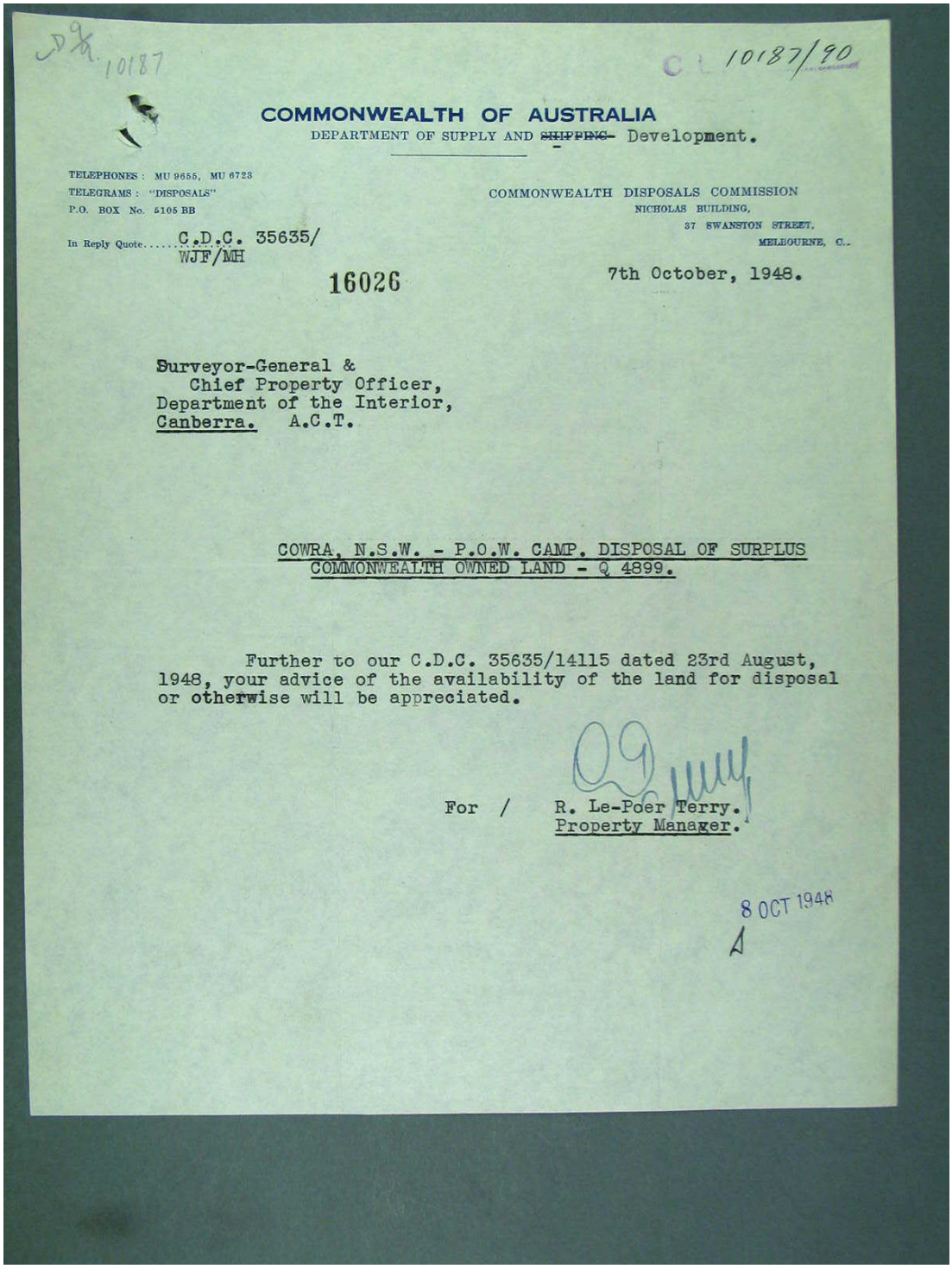
MINISTER FOR LANDS.

ACKNOWLEDGED

The Secretary,
Department of the Interior.

Referred, by direction, for favour of advice.

Secretary, Prime Minister's



D%. 10187

C L 10187/90

COMMONWEALTH OF AUSTRALIA
DEPARTMENT OF SUPPLY AND ~~SHIPPING~~ Development.

TELEPHONES : MU 9655, MU 6723
TELEGRAMS : "DISPOSALS"
P.O. BOX No. 5105 BB

COMMONWEALTH DISPOSALS COMMISSION
NICHOLAS BUILDING,
37 SWANSTON STREET,
MELBOURNE, C.1.

In Reply Quote..... C.D.C. 35635/
WJF/MH

16026

7th October, 1948.

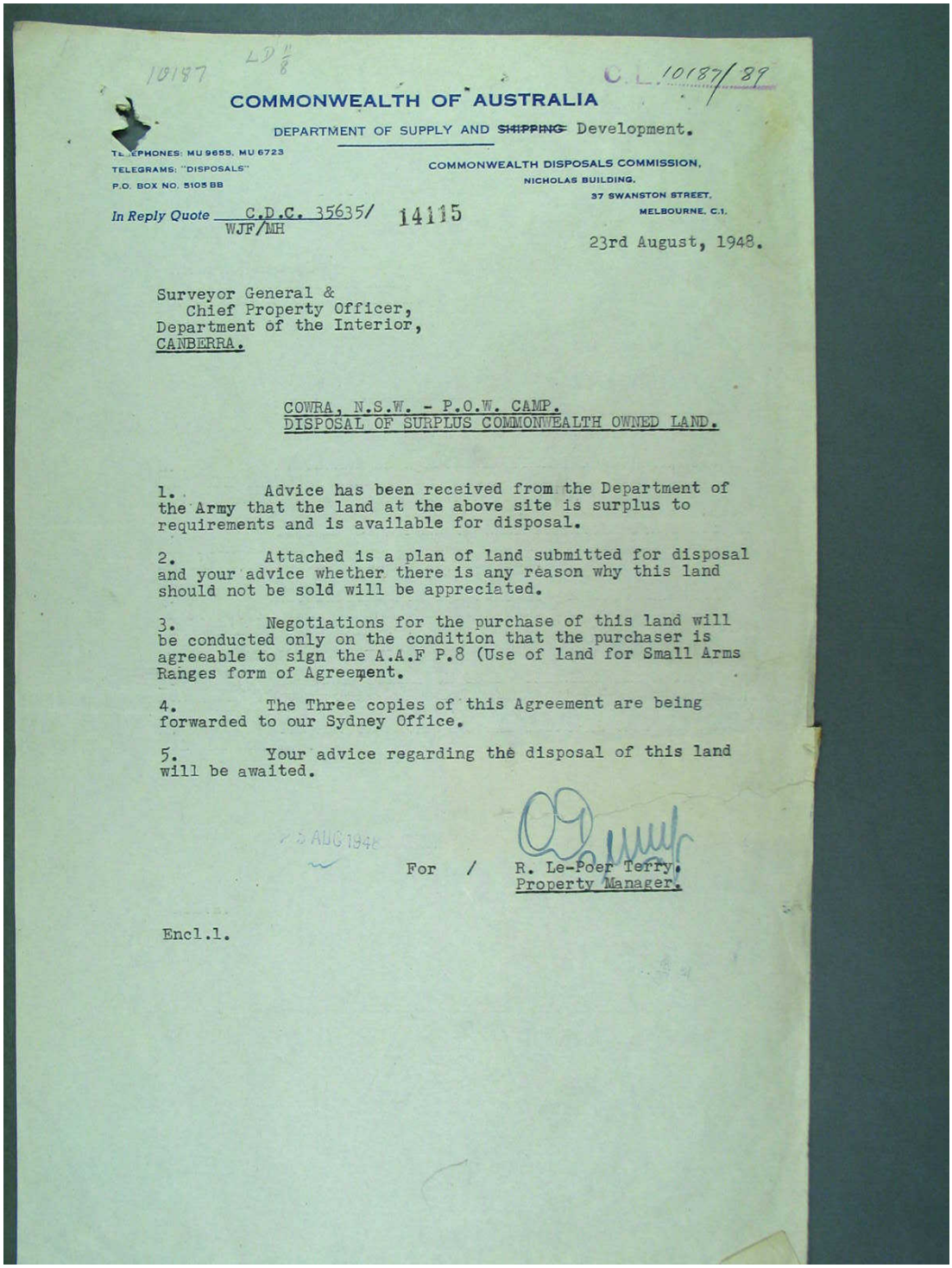
Surveyor-General &
Chief Property Officer,
Department of the Interior,
Canberra. A.C.T.

COWRA, N.S.W. - P.O.W. CAMP. DISPOSAL OF SURPLUS COMMONWEALTH OWNED LAND - Q 4899.

Further to our C.D.C. 35635/14115 dated 23rd August, 1948, your advice of the availability of the land for disposal or otherwise will be appreciated.

For / R. Le-Poer Terry.
Property Manager.

8 OCT 1948
A



10187 LD 11/8 C.L. 10187/89

COMMONWEALTH OF AUSTRALIA

DEPARTMENT OF SUPPLY AND ~~SHIPPING~~ Development.

TELEPHONES: MU 9655, MU 6723
TELEGRAMS: "DISPOSALS"
P.O. BOX NO. 5105 BB

COMMONWEALTH DISPOSALS COMMISSION,
NICHOLAS BUILDING.
37 SWANSTON STREET,
MELBOURNE, C.1.

In Reply Quote C.D.C. 35635/ 14115
WJF/MH

23rd August, 1948.

Surveyor General &
Chief Property Officer,
Department of the Interior,
CANBERRA.

COWRA, N.S.W. - P.O.W. CAMP.
DISPOSAL OF SURPLUS COMMONWEALTH OWNED LAND.

1. Advice has been received from the Department of the Army that the land at the above site is surplus to requirements and is available for disposal.

2. Attached is a plan of land submitted for disposal and your advice whether there is any reason why this land should not be sold will be appreciated.

3. Negotiations for the purchase of this land will be conducted only on the condition that the purchaser is agreeable to sign the A.A.F P.8 (Use of land for Small Arms Ranges form of Agreement.

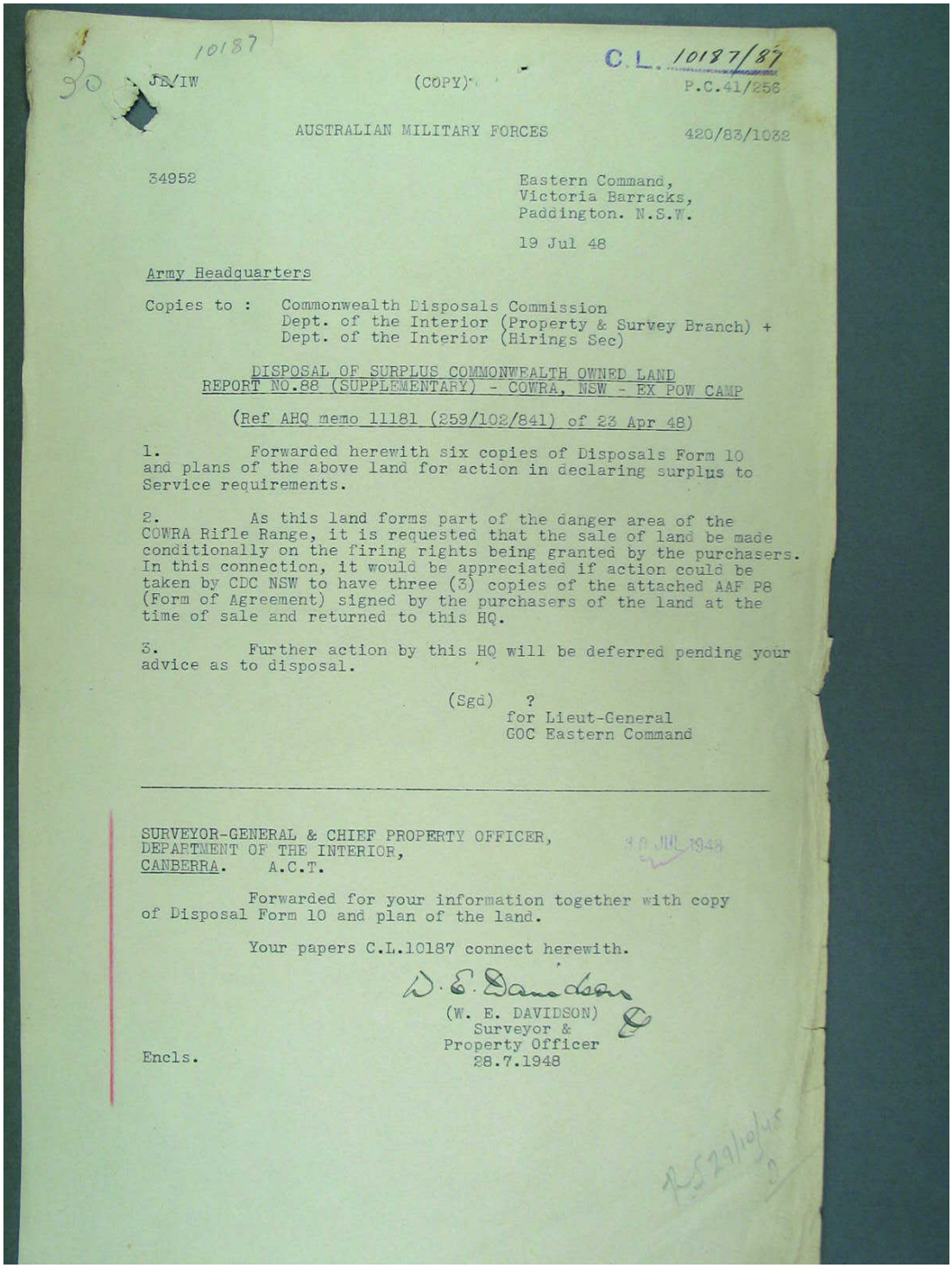
4. The Three copies of this Agreement are being forwarded to our Sydney Office.

5. Your advice regarding the disposal of this land will be awaited.

25 AUG 1948

For / R. Le-Poer Terry,
Property Manager.

Encl.1.



10187

C.L. 10187/87

JE/IW (COPY) P.C.41/256

AUSTRALIAN MILITARY FORCES 420/83/1082

34952

Eastern Command,
Victoria Barracks,
Paddington. N.S.W.

19 Jul 48

Army Headquarters

Copies to : Commonwealth Disposals Commission
Dept. of the Interior (Property & Survey Branch) +
Dept. of the Interior (Hirings Sec)

DISPOSAL OF SURPLUS COMMONWEALTH OWNED LAND
REPORT NO.88 (SUPPLEMENTARY) - COWRA, NSW - EX POW CAMP

(Ref AHQ memo 11181 (259/102/841) of 23 Apr 48)

1. Forwarded herewith six copies of Disposals Form 10 and plans of the above land for action in declaring surplus to Service requirements.

2. As this land forms part of the danger area of the COWRA Rifle Range, it is requested that the sale of land be made conditionally on the firing rights being granted by the purchasers. In this connection, it would be appreciated if action could be taken by CDC NSW to have three (3) copies of the attached AAF P8 (Form of Agreement) signed by the purchasers of the land at the time of sale and returned to this HQ.

3. Further action by this HQ will be deferred pending your advice as to disposal.

(Sgd) ?
for Lieut-General
GOC Eastern Command

SURVEYOR-GENERAL & CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

30 JUL 1948

Forwarded for your information together with copy of Disposal Form 10 and plan of the land.

Your papers C.L.10187 connect herewith.

W. E. Davidson

(W. E. DAVIDSON)
Surveyor &
Property Officer
28.7.1948

Encls.

THIS IS A LARGE FORMAT DOCUMENT WHICH WILL NOT BE LEGIBLE IF SCANNED.
IF YOU WISH TO OBTAIN A COPY OF THE DOCUMENT PLEASE SEND YOUR REQUEST TO REF@NAA.GOV.AU

420/53/1032
REPORT No 88 (SUPPL

Commonwealth Disposals Commission

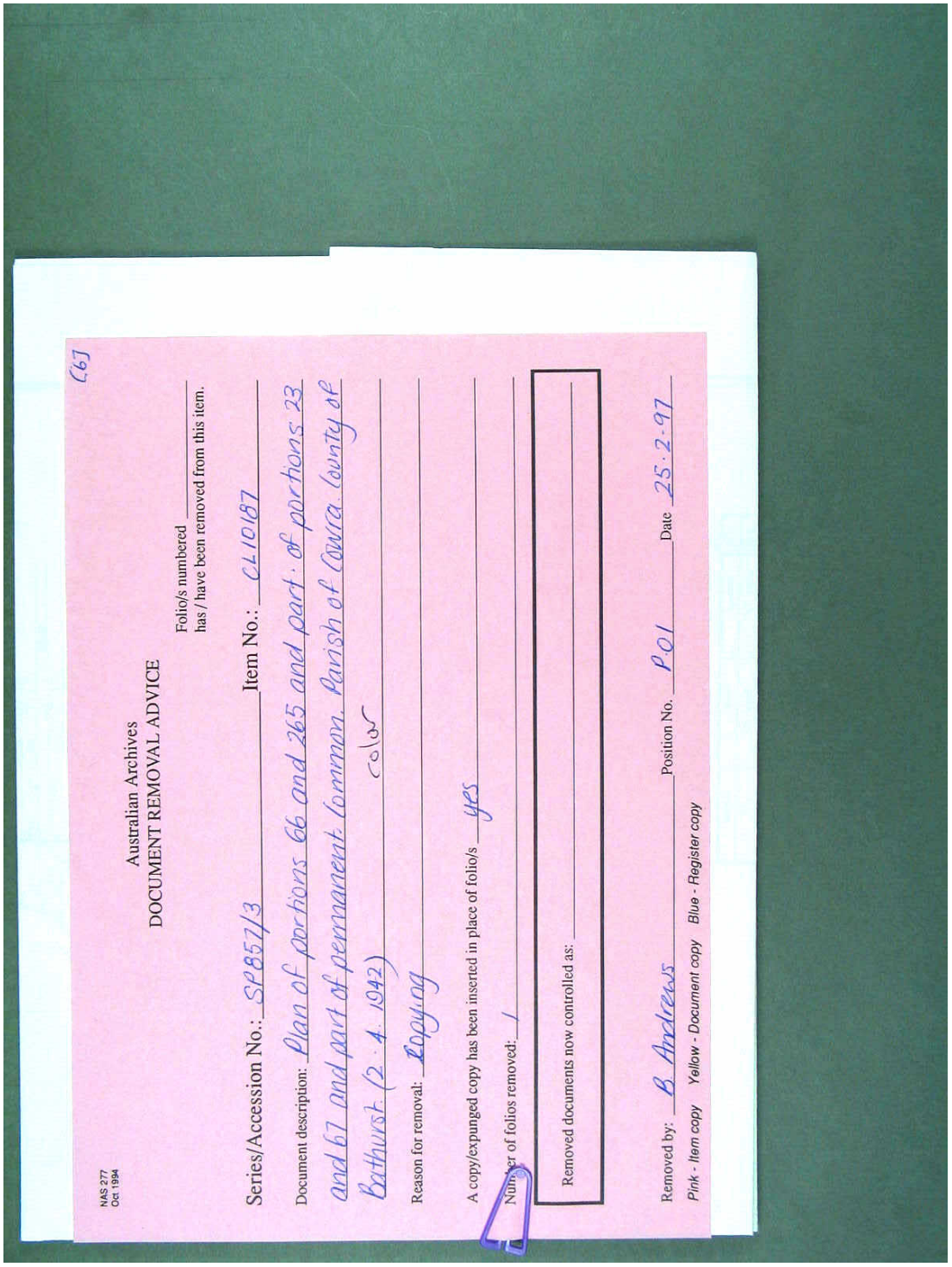
No. 86 (Supplementary)

NOTIFICATION OF PROPERTY (LAND AND BUILDINGS) APPROVED FOR DISPOSAL

Disposals Form N
(To be rendered in tri

...ion ...o. :	Date of Notification :	Available for Sale by Department of : ARMY	State : NSW

NAME OF ESTABLISHMENT and purpose used for	DESCRIPTION OF BUILDINGS and/or other assets to be disposed of	(a) BUILDING TYPES (b) Give supporting list in as much detail as possible	OWNER OF LAND (a) Crown (b) Municipal (c) Private Give full particulars.	(a) Date occupation ceased. (b) Is caretaking being maintained	PLANS Site plan showing layout of buildings — Plans of buildings	SERVICES INSTALLED and particulars	ORIGINAL ESTIMATED COST	COMPLETED COST OF	DISPO COM SIO VALUA
(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11
							£	£	£
Land on which POW Camp was situated	LAND ONLY IMPORTANT NOTE (a) Sale of land to be made conditionally on the firing rights in connection with COWRA Rifle Range being granted by the purchasers. (b) Three (3) copies of AAF PS (Form of Agreement) to be signed by the purchasers of the land and returned to HQ E Comd.		Land for Disposal 256 acres 2 roods 3 perches Plus sewerage easement Being Portions 66 & 265, Part of Portion 23 & 67 and Part of Permanent Common. Waugoola Shire Cowra Municipality Parish of Cowra County of Bathurst Acquired by the Commonwealth in 1942 and recorded in Commonwealth Gazette No 171 of 18 Jan 42		Plan (unnumbered) attached showing land for disposal in red		Not submitted Ref CFO Adm Instruction 249 of 19 Dec 46		



NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered _____
has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: Plan of portions 66 and 265 and part of portions 23 and 67 and part of permanent common, Parish of Cowra, County of Bathurst (2.4.1942) colour

Reason for removal: Copying

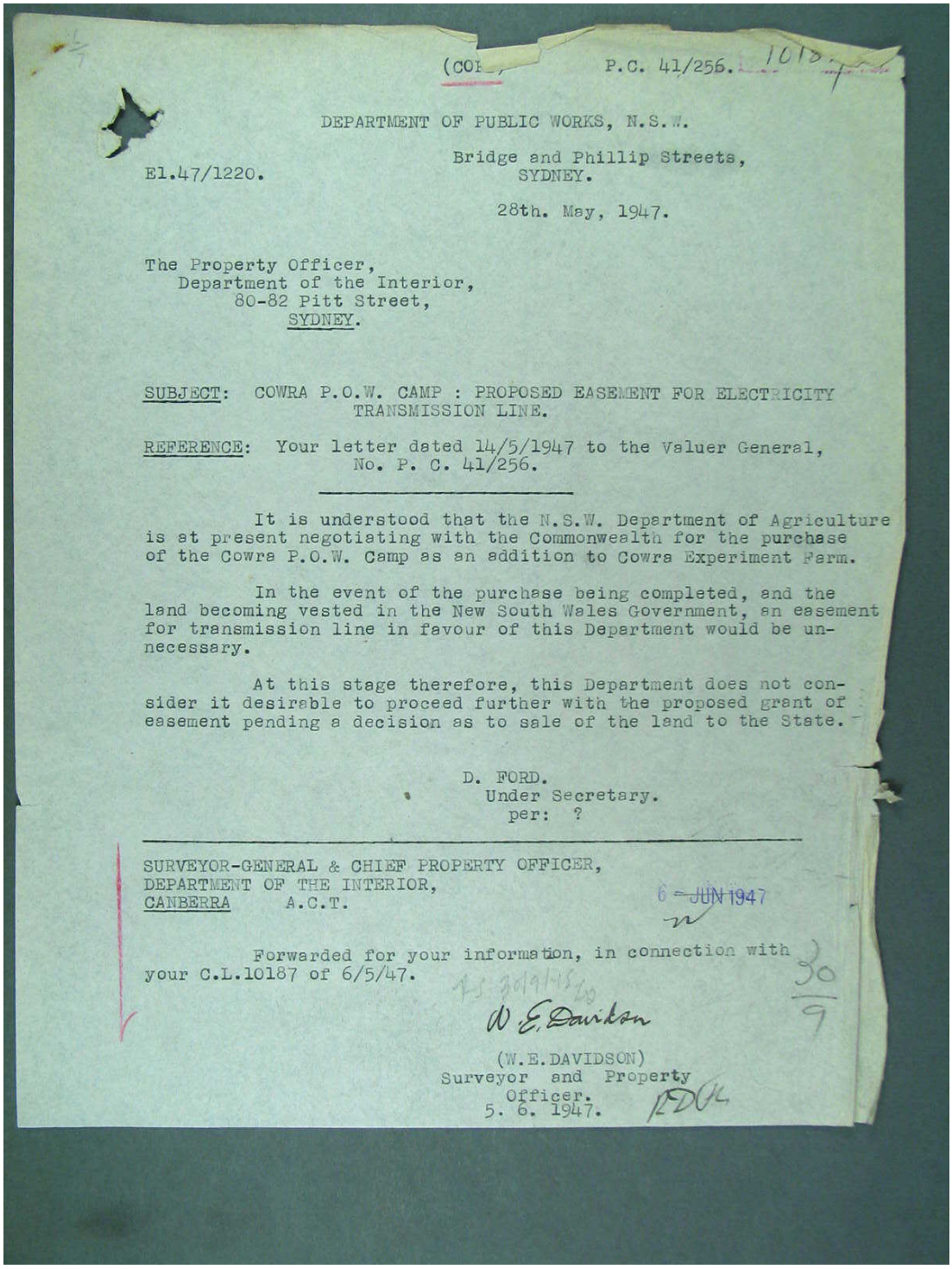
A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: 1

Removed documents now controlled as: _____

Removed by: B. Andrews Position No. P01 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy



(COR[illegible] P.C. 41/256. 10187

DEPARTMENT OF PUBLIC WORKS, N.S.W.

El.47/1220. Bridge and Phillip Streets, SYDNEY.

28th. May, 1947.

The Property Officer,
Department of the Interior,
80-82 Pitt Street,
SYDNEY.

SUBJECT: COWRA P.O.W. CAMP : PROPOSED EASEMENT FOR ELECTRICITY TRANSMISSION LINE.

REFERENCE: Your letter dated 14/5/1947 to the Valuer General, No. P. C. 41/256.

It is understood that the N.S.W. Department of Agriculture is at present negotiating with the Commonwealth for the purchase of the Cowra P.O.W. Camp as an addition to Cowra Experiment Farm.

In the event of the purchase being completed, and the land becoming vested in the New South Wales Government, an easement for transmission line in favour of this Department would be unnecessary.

At this stage therefore, this Department does not consider it desirable to proceed further with the proposed grant of easement pending a decision as to sale of the land to the State.

D. FORD.
Under Secretary.
per: ?

SURVEYOR-GENERAL & CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA A.C.T.

6 JUN 1947

Forwarded for your information, in connection with your C.L.10187 of 6/5/47.

W E Davidson

(W.E.DAVIDSON)
Surveyor and Property Officer.
5. 6. 1947.

NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

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has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: Plan of portions 66 and 265 and part of portions 67 and 233 Colac

Reason for removal: Copying

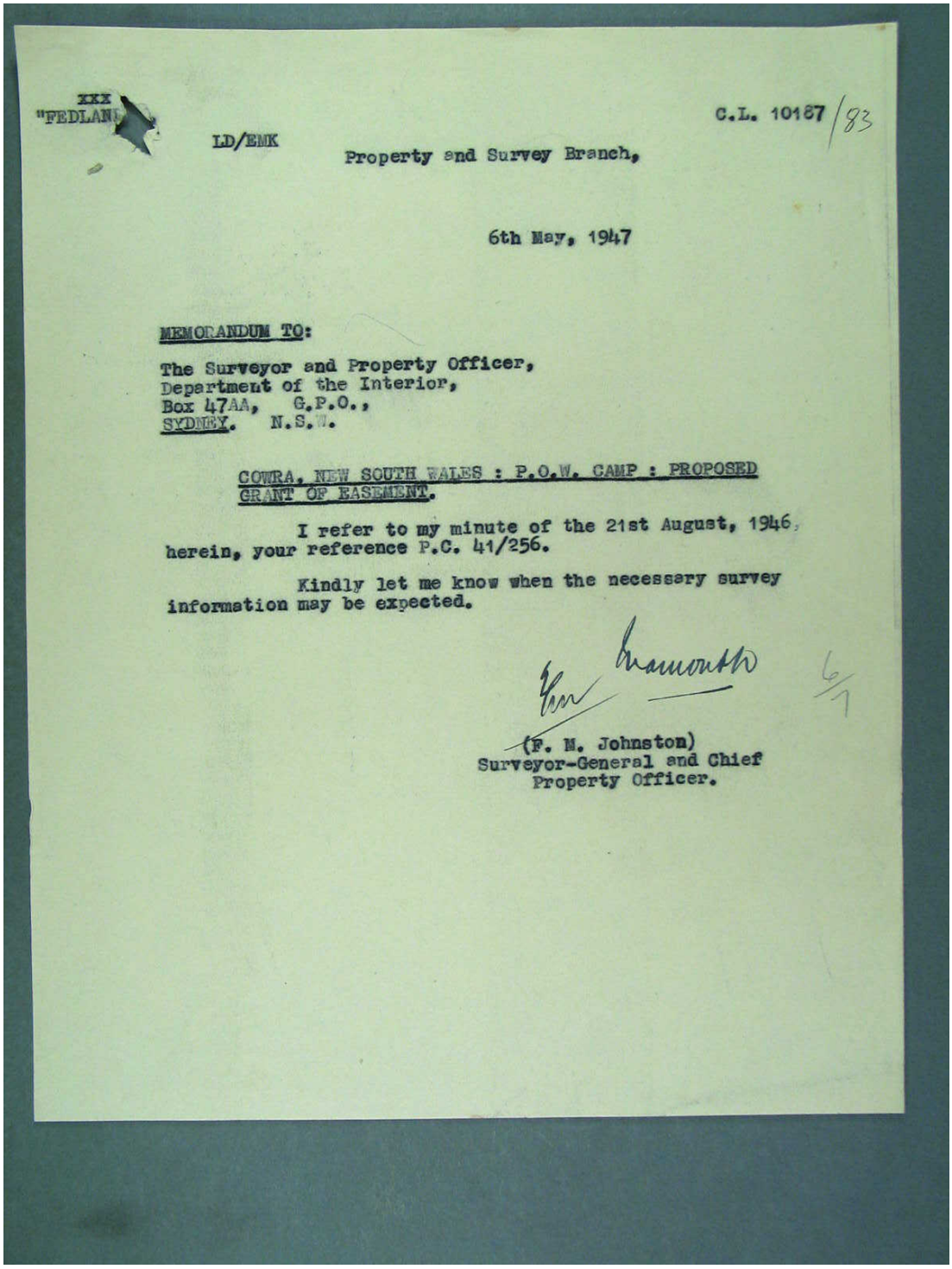
A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: /

Removed documents now controlled as: _____

Removed by: B. Andrews Position No.: P.O1 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy



XXX
"FEDLAN[illegible]

LD/EMK

C.L. 10187/83

Property and Survey Branch,

6th May, 1947

MEMORANDUM TO:

The Surveyor and Property Officer,
Department of the Interior,
Box 47AA, G.P.O.,
SYDNEY. N.S.W.

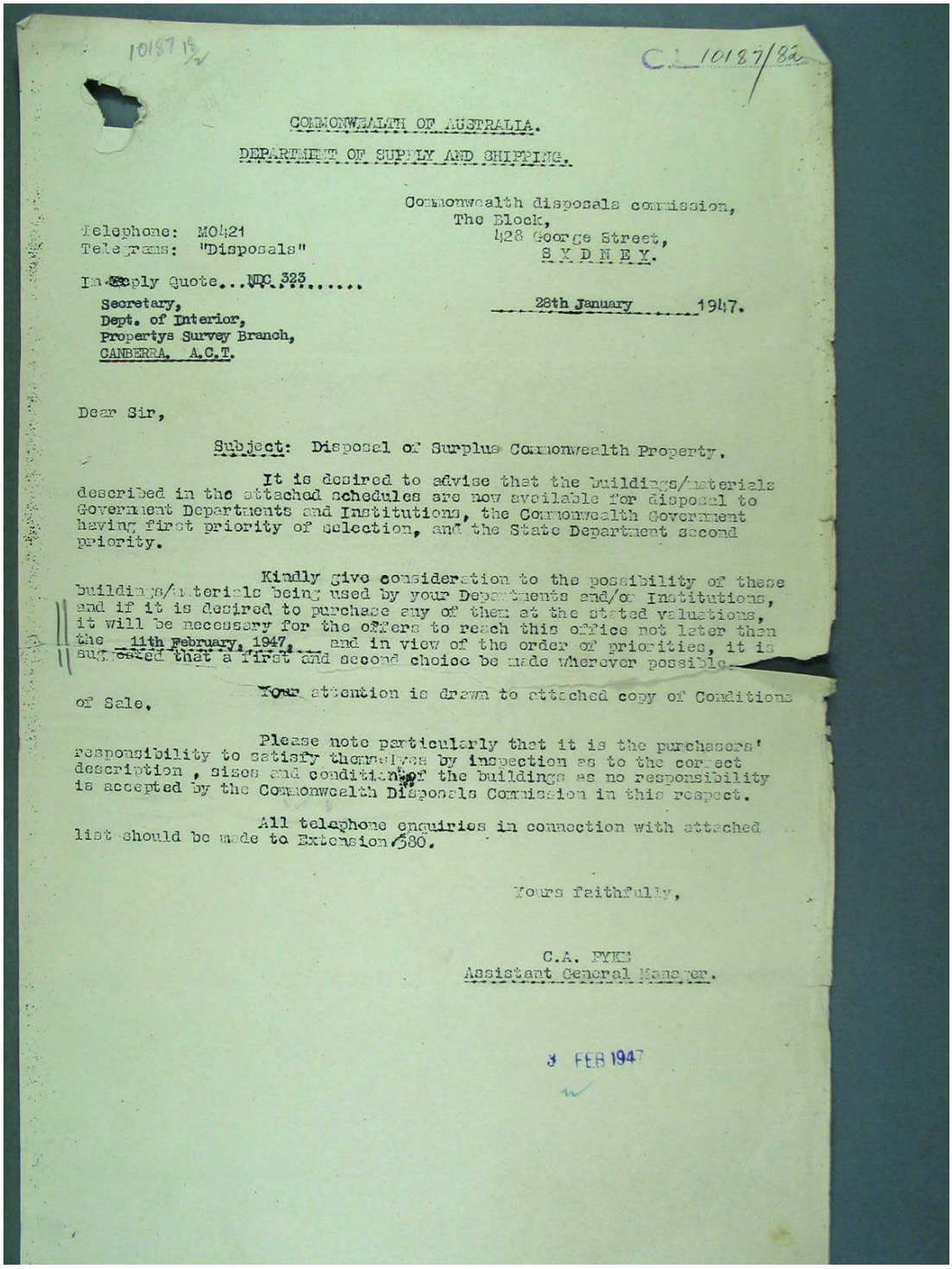
COWRA, NEW SOUTH WALES : P.O.W. CAMP : PROPOSED GRANT OF EASEMENT.

I refer to my minute of the 21st August, 1946, herein, your reference P.C. 41/256.

Kindly let me know when the necessary survey information may be expected.

6/7

(F. M. Johnston)
Surveyor-General and Chief
Property Officer.



10187 1/2

C.L. 10187/82

COMMONWEALTH OF AUSTRALIA.

DEPARTMENT OF SUPPLY AND SHIPPING.

Commonwealth disposals commission,
The Block,
428 George Street,
S Y D N E Y.

Telephone: MO421
Telegrams: "Disposals"

In reply Quote...NRC 323.....

Secretary,
Dept. of Interior,
Propertys Survey Branch,
CANBERRA, A.C.T.

28th January 1947.

Dear Sir,

Subject: Disposal of Surplus Commonwealth Property.

It is desired to advise that the buildings/materials described in the attached schedules are now available for disposal to Government Departments and Institutions, the Commonwealth Government having first priority of selection, and the State Department second priority.

Kindly give consideration to the possibility of these buildings/materials being used by your Departments and/or Institutions, and if it is desired to purchase any of them at the stated valuations, it will be necessary for the offers to reach this office not later than the 11th February, 1947, and in view of the order of priorities, it is suggested that a first and second choice be made wherever possible.

Your attention is drawn to attached copy of Conditions of Sale.

Please note particularly that it is the purchasers' responsibility to satisfy themselves by inspection as to the correct description, sizes and condition of the buildings as no responsibility is accepted by the Commonwealth Disposals Commission in this respect.

All telephone enquiries in connection with attached list should be made to Extension 380.

Yours faithfully,

C.A. FYKE
Assistant General Manager.

3 FEB 1947

C.L. 10187/81

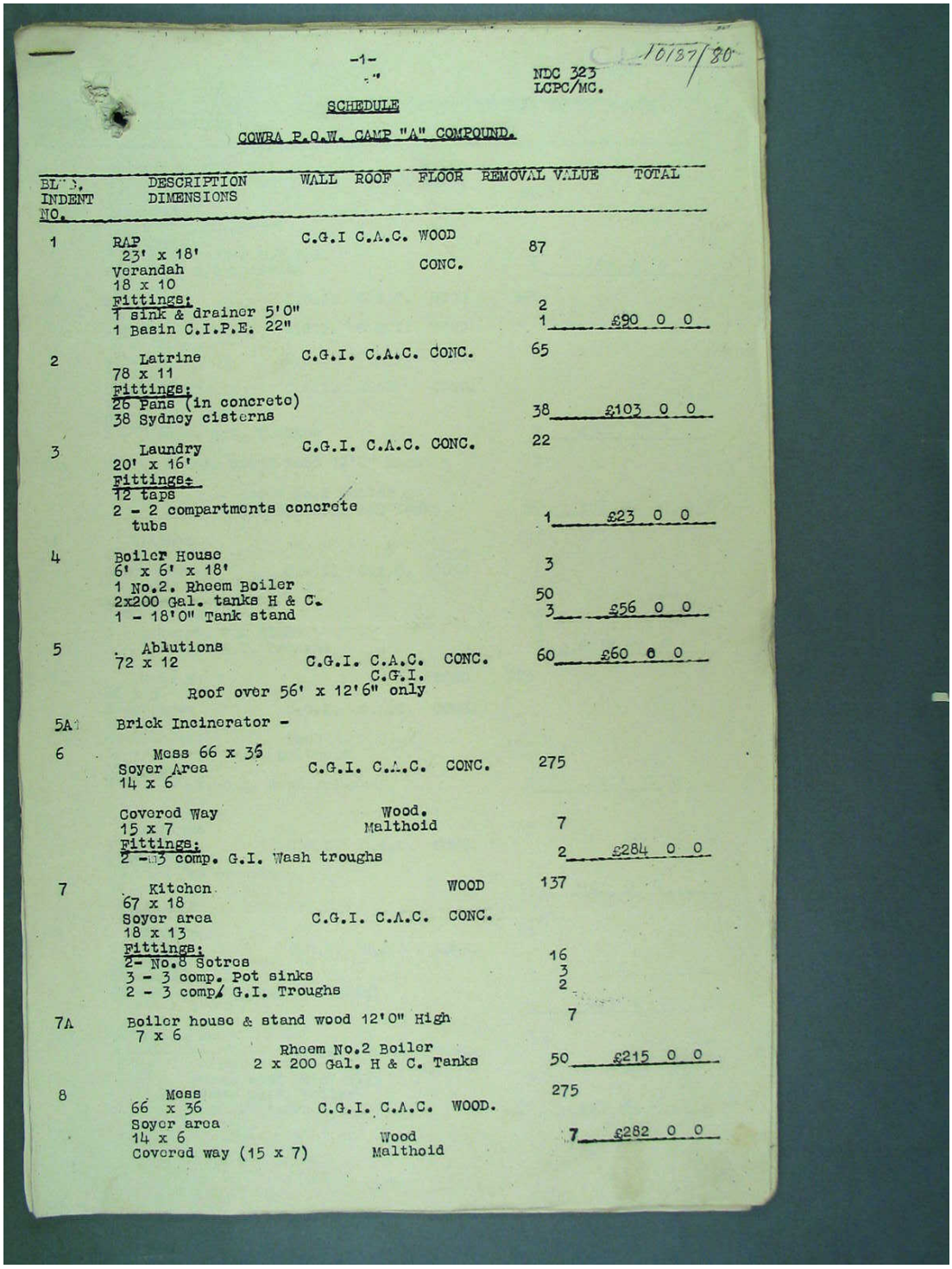
CONDITIONS OF SALE.

The purchaser shall remove the property purchased within twenty-eight (28) days from date of Sales Advice Note and shall fill in any holes made during the course of such removal and generally restore the site to normal condition. Concrete floors need not be removed.

The property having been available for inspection, no allowance will be made nor will any purchaser be permitted to reject any property on the pretence that it has not been correctly described and the said property shall be taken with all faults.

As from the date of Acceptance of offer the property shall be at the sole risk of the purchaser and the purchaser shall indemnify and save harmless the vendor and its agents, servants and workmen from and against all claims for damage or otherwise arising from or out of anything done by the purchaser in pulling down, removing or carrying away any property purchased.

In the case of purchase of buildings to which water, electricity or drainage lines are connected only the portion of same within the buildings are included in this sale.



-1-

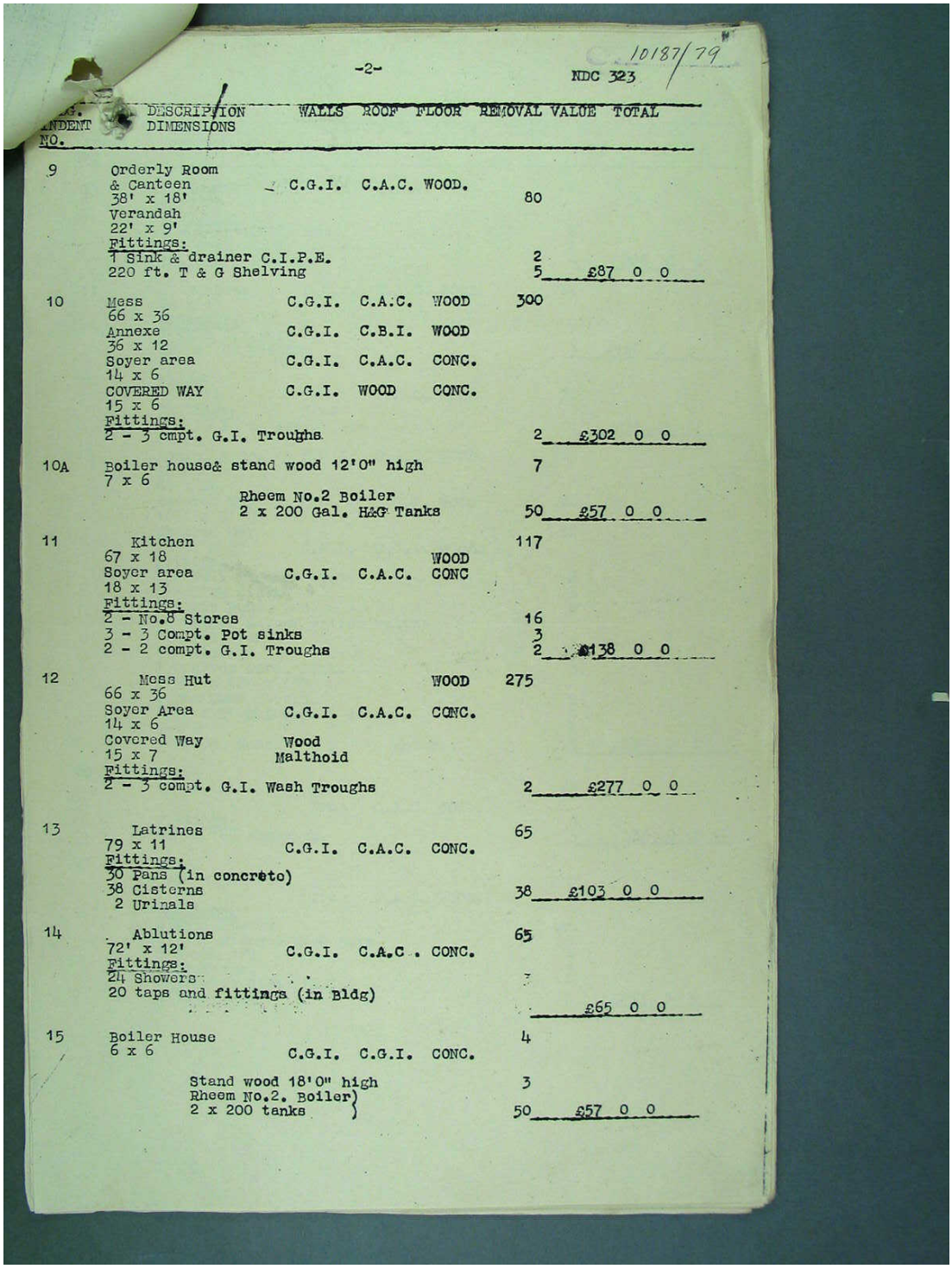
NDC 323
LCPC/MC.

10137/80

SCHEDULE

COWRA P.O.W. CAMP "A" COMPOUND.

BLDG. INDENT NO.	DESCRIPTION DIMENSIONS	WALL	ROOF	FLOOR	REMOVAL VALUE	TOTAL
1	RAP 23' x 18' Verandah 18 x 10 Fittings: 1 sink & drainer 5'0" 1 Basin C.I.P.E. 22"	C.G.I	C.A.C.	WOOD CONC.	87 2 1	£90 0 0
2	Latrine 78 x 11 Fittings: 26 Pans (in concrete) 38 Sydney cisterns	C.G.I.	C.A.C.	CONC.	65 38	£103 0 0
3	Laundry 20' x 16' Fittings: 12 taps 2 - 2 compartments concrete tubs	C.G.I.	C.A.C.	CONC.	22 1	£23 0 0
4	Boiler House 6' x 6' x 18' 1 No.2. Rheem Boiler 2x200 Gal. tanks H & C. 1 - 18'0" Tank stand				3 50 3	£56 0 0
5	Ablutions 72 x 12 Roof over 56' x 12'6" only	C.G.I.	C.A.C. C.G.I.	CONC.	60	£60 0 0
5A	Brick Incinerator -					
6	Mess 66 x 36 Soyer Area 14 x 6	C.G.I.	C.A.C.	CONC.	275	
	Covered Way 15 x 7 Fittings: 2 - 3 comp. G.I. Wash troughs		Wood. Malthoid		7 2	£284 0 0
7	Kitchen 67 x 18 Soyer area 18 x 13 Fittings: 2- No.8 Sotres 3 - 3 comp. Pot sinks 2 - 3 comp/ G.I. Troughs			WOOD CONC.	137 16 3 2	
7A	Boiler house & stand wood 12'0" High 7 x 6 Rheem No.2 Boiler 2 x 200 Gal. H & C. Tanks				7 50	£215 0 0
8	Mess 66 x 36 Soyer area 14 x 6 Covered way (15 x 7)	C.G.I.	C.A.C.	WOOD. Wood Malthoid	275 7	£282 0 0



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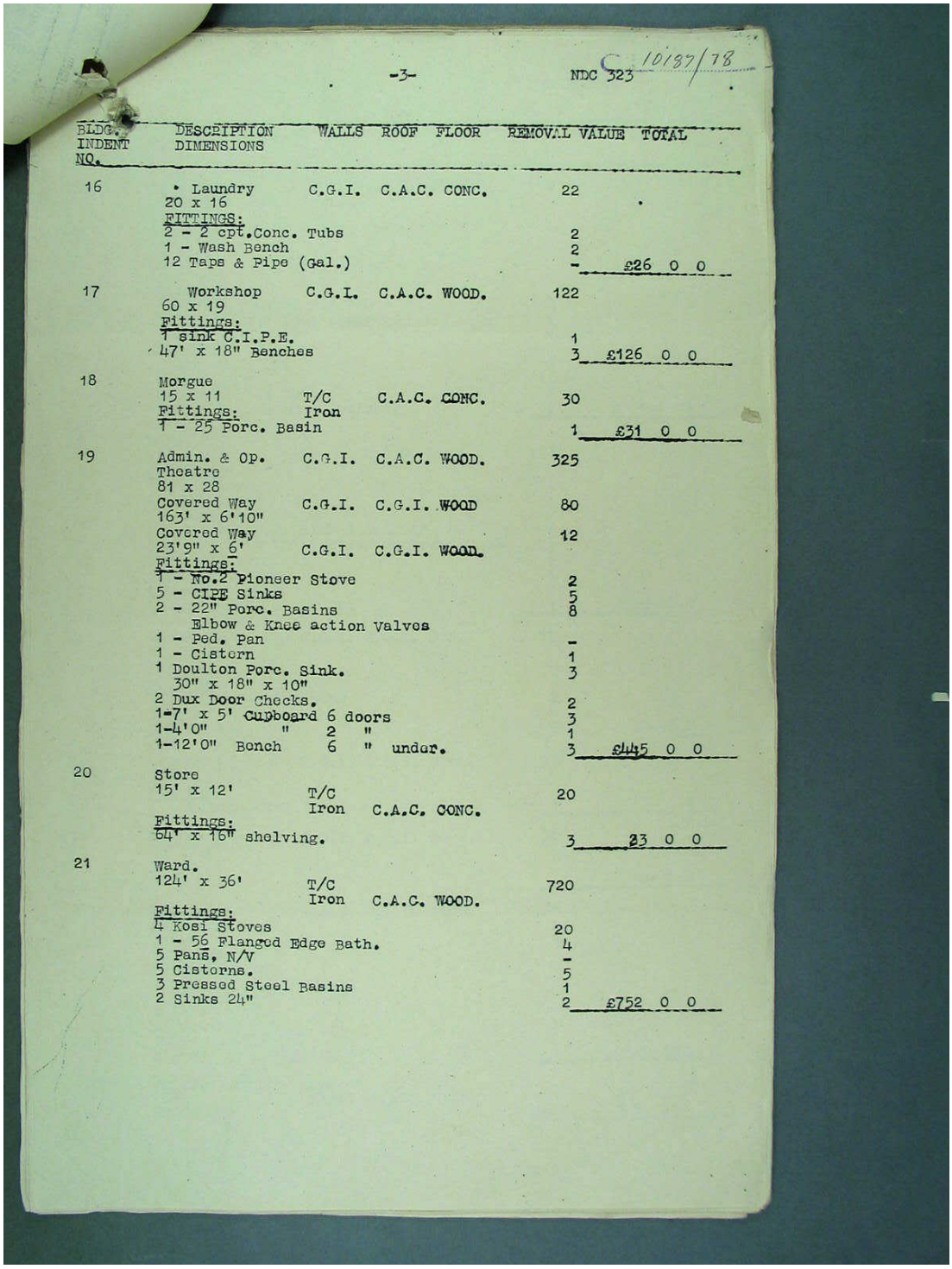
10187/79

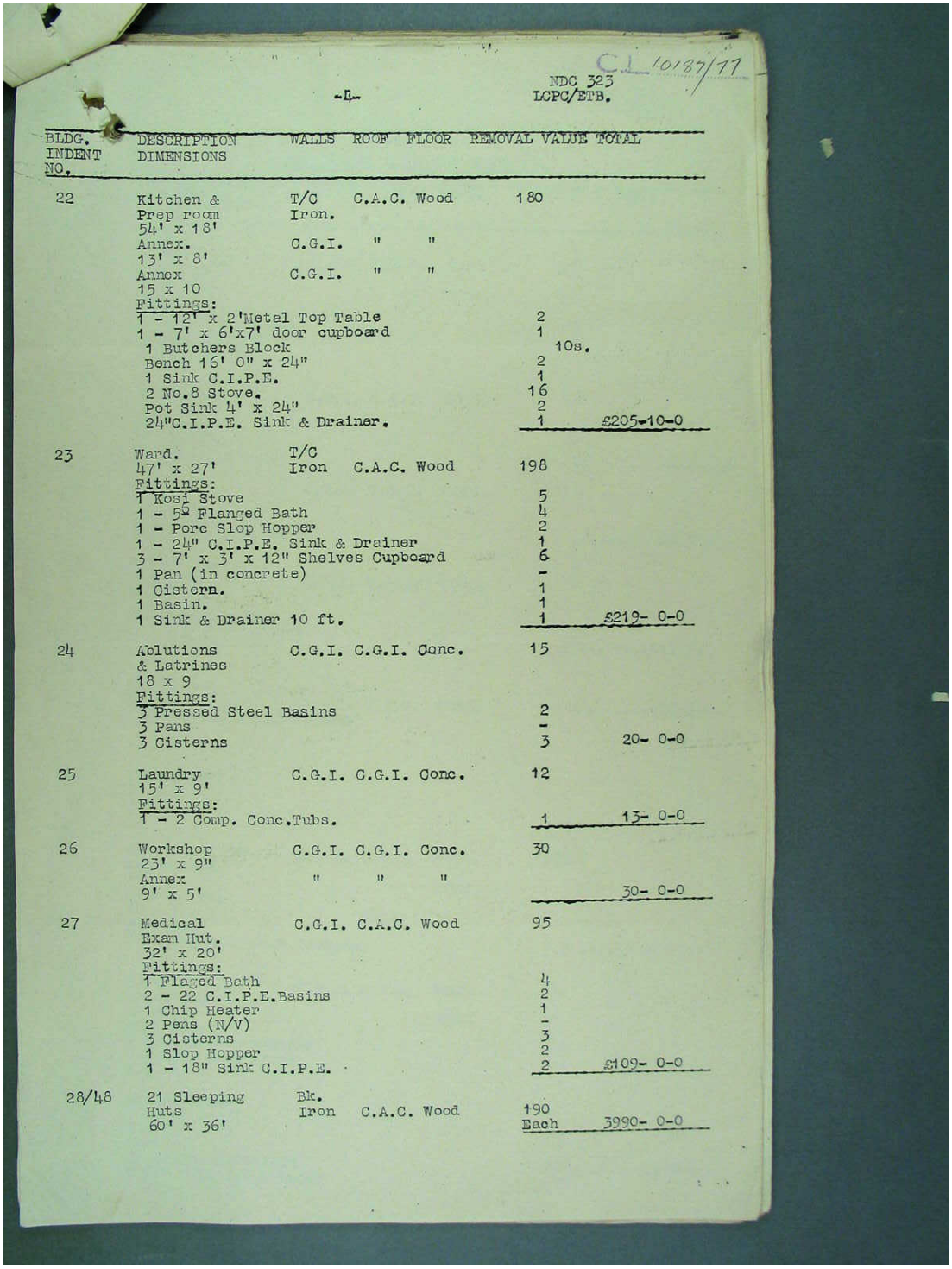
NDC 323

...G. ...NDENT NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
9	Orderly Room & Canteen 38' x 18'	C.G.I.	C.A.C.	WOOD.	80	
	Verandah 22' x 9'					
	Fittings:					
	1 Sink & drainer C.I.P.E.				2	
	220 ft. T & G Shelving				5	£87 0 0
10	Mess 66 x 36	C.G.I.	C.A.C.	WOOD	300	
	Annexe 36 x 12	C.G.I.	C.B.I.	WOOD		
	Soyer area 14 x 6	C.G.I.	C.A.C.	CONC.		
	COVERED WAY 15 x 6	C.G.I.	WOOD	CONC.		
	Fittings:					
	2 - 3 cmpt. G.I. Troughs				2	£302 0 0
10A	Boiler house & stand wood 12'0" high 7 x 6				7	
	Rheem No.2 Boiler 2 x 200 Gal. H&C Tanks				50	£57 0 0
11	Kitchen 67 x 18			WOOD	117	
	Soyer area 18 x 13	C.G.I.	C.A.C.	CONC		
	Fittings:					
	2 - No.8 Stores				16	
	3 - 3 Compt. Pot sinks				3	
	2 - 2 compt. G.I. Troughs				2	£138 0 0
12	Mess Hut 66 x 36			WOOD	275	
	Soyer Area 14 x 6	C.G.I.	C.A.C.	CONC.		
	Covered Way 15 x 7	Wood Malthoid				
	Fittings:					
	2 - 3 compt. G.I. Wash Troughs				2	£277 0 0
13	Latrines 79 x 11	C.G.I.	C.A.C.	CONC.	65	
	Fittings:					
	30 Pans (in concrete)					
	38 Cisterns				38	£103 0 0
	2 Urinals					
14	Ablutions 72' x 12'	C.G.I.	C.A.C.	CONC.	65	
	Fittings:					
	24 Showers					
	20 taps and fittings (in Bldg)					£65 0 0
15	Boiler House 6 x 6	C.G.I.	C.G.I.	CONC.	4	
	Stand wood 18'0" high				3	
	Rheem No.2. Boiler) 2 x 200 tanks)				50	£57 0 0



-3- NDC 323 10137/78

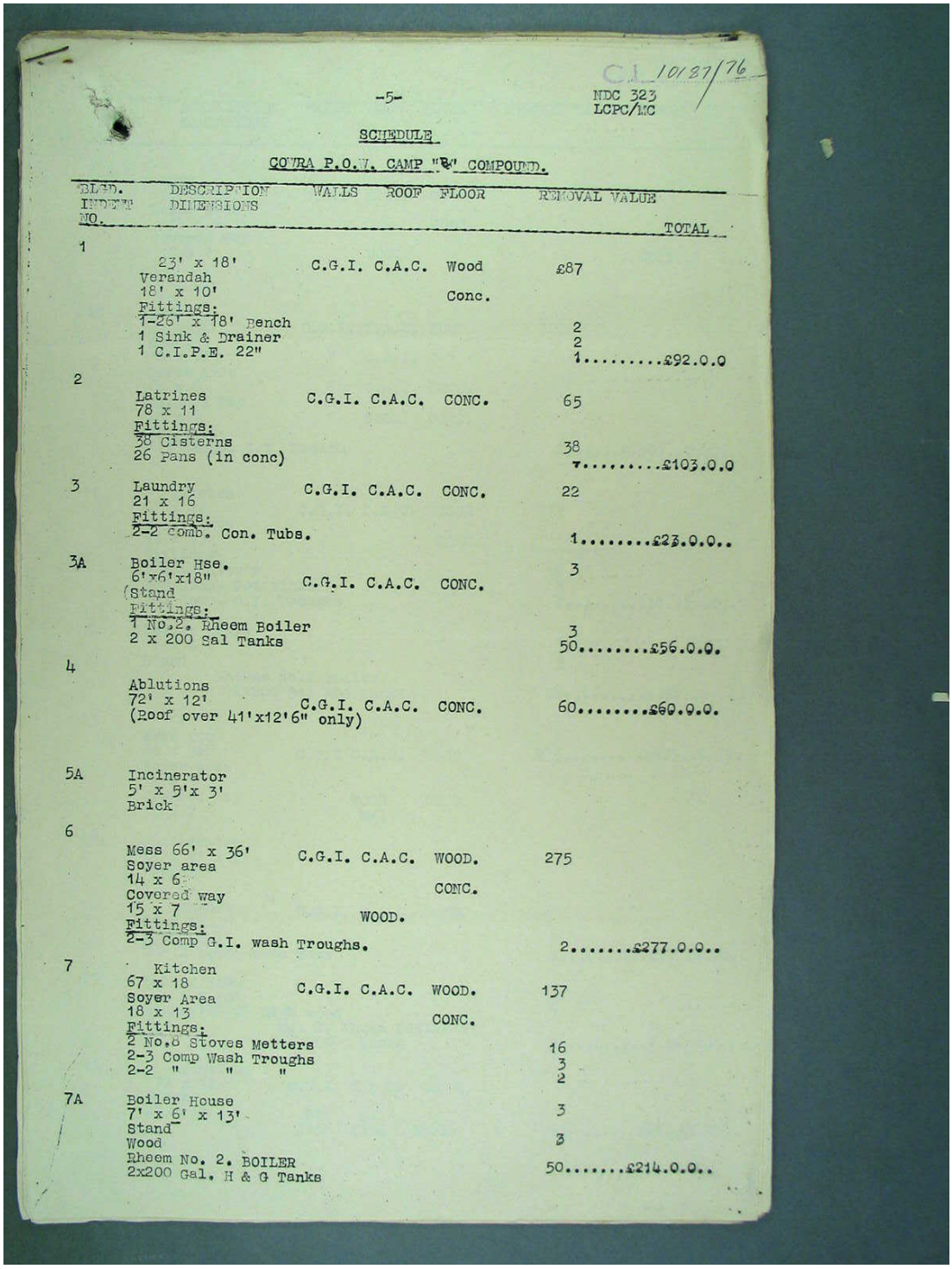
BLDG. INDENT NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
16	Laundry 20 x 16	C.G.I.	C.A.C.	CONC.	22	
	FITTINGS: 2 - 2 cpt.Conc. Tubs 1 - Wash Bench 12 Taps & Pipe (Gal.)				2 2 -	£26 0 0
17	Workshop 60 x 19	C.G.I.	C.A.C.	WOOD.	122	
	Fittings: 1 sink C.I.P.E. 47' x 18" Benches				1 3	£126 0 0
18	Morgue 15 x 11	T/C Iron	C.A.C.	CONC.	30	
	Fittings: 1 - 25 Porc. Basin				1	£31 0 0
19	Admin. & Op. Theatre 81 x 28	C.G.I.	C.A.C.	WOOD.	325	
	Covered Way 163' x 6'10"	C.G.I.	C.G.I.	WOOD	80	
	Covered Way 23'9" x 6'	C.G.I.	C.G.I.	WOOD.	12	
	Fittings: 1 - No.2 Pioneer Stove 5 - CIPE Sinks 2 - 22" Porc. Basins Elbow & Knee action Valves 1 - Ped. Pan 1 - Cistern 1 Doulton Porc. Sink. 30" x 18" x 10" 2 Dux Door Checks. 1-7' x 5' Cupboard 6 doors 1-4'0" " 2 " 1-12'0" Bench 6 " under.				2 5 8 - 1 3 2 3 1 3	£445 0 0
20	Store 15' x 12'	T/C Iron	C.A.C.	CONC.	20	
	Fittings: 64' x 16" shelving.				3	23 0 0
21	Ward. 124' x 36'	T/C Iron	C.A.C.	WOOD.	720	
	Fittings: 4 Kosi Stoves 1 - 56 Flanged Edge Bath. 5 Pans, N/V 5 Cisterns. 3 Pressed Steel Basins 2 Sinks 24"				20 4 - 5 1 2	£752 0 0



C.L 10187/77

-4- NDC 323 LCPC/ETB.

BLDG. INDENT NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
22	Kitchen & Prep room 54' x 18'	T/C Iron.	C.A.C.	Wood	180	
	Annex. 13' x 8'	C.G.I.	"	"		
	Annex 15 x 10	C.G.I.	"	"		
	Fittings:					
	1 - 12' x 2'Metal Top Table				2	
	1 - 7' x 6'x7' door cupboard				1	
	1 Butchers Block				10s.	
	Bench 16' 0" x 24"				2	
	1 Sink C.I.P.E.				1	
	2 No.8 Stove.				16	
	Pot Sink 4' x 24"				2	
	24"C.I.P.E. Sink & Drainer.				1	£205-10-0
23	Ward. 47' x 27'	T/C Iron	C.A.C.	Wood	198	
	Fittings:					
	1 Kosi Stove				5	
	1 - 5ft Flanged Bath				4	
	1 - Porc Slop Hopper				2	
	1 - 24" C.I.P.E. Sink & Drainer				1	
	3 - 7' x 3' x 12" Shelves Cupboard				6	
	1 Pan (in concrete)				-	
	1 Cistern.				1	
	1 Basin.				1	
	1 Sink & Drainer 10 ft.				1	£219- 0-0
24	Ablutions & Latrines 18 x 9	C.G.I.	C.G.I.	Conc.	15	
	Fittings:					
	3 Pressed Steel Basins				2	
	3 Pans				-	
	3 Cisterns				3	20- 0-0
25	Laundry 15' x 9'	C.G.I.	C.G.I.	Conc.	12	
	Fittings:					
	1 - 2 Comp. Conc.Tubs.				1	13- 0-0
26	Workshop 23' x 9"	C.G.I.	C.G.I.	Conc.	30	
	Annex 9' x 5'	"	"	"		30- 0-0
27	Medical Exam Hut. 32' x 20'	C.G.I.	C.A.C.	Wood	95	
	Fittings:					
	1 Flaged Bath				4	
	2 - 22 C.I.P.E.Basins				2	
	1 Chip Heater				1	
	2 Pens (N/V)				-	
	3 Cisterns				3	
	1 Slop Hopper				2	
	1 - 18" Sink C.I.P.E.				2	£109- 0-0
28/48	21 Sleeping Huts 60' x 36'	Bk. Iron	C.A.C.	Wood	190 Each	3990- 0-0



C.L. 10/37/76

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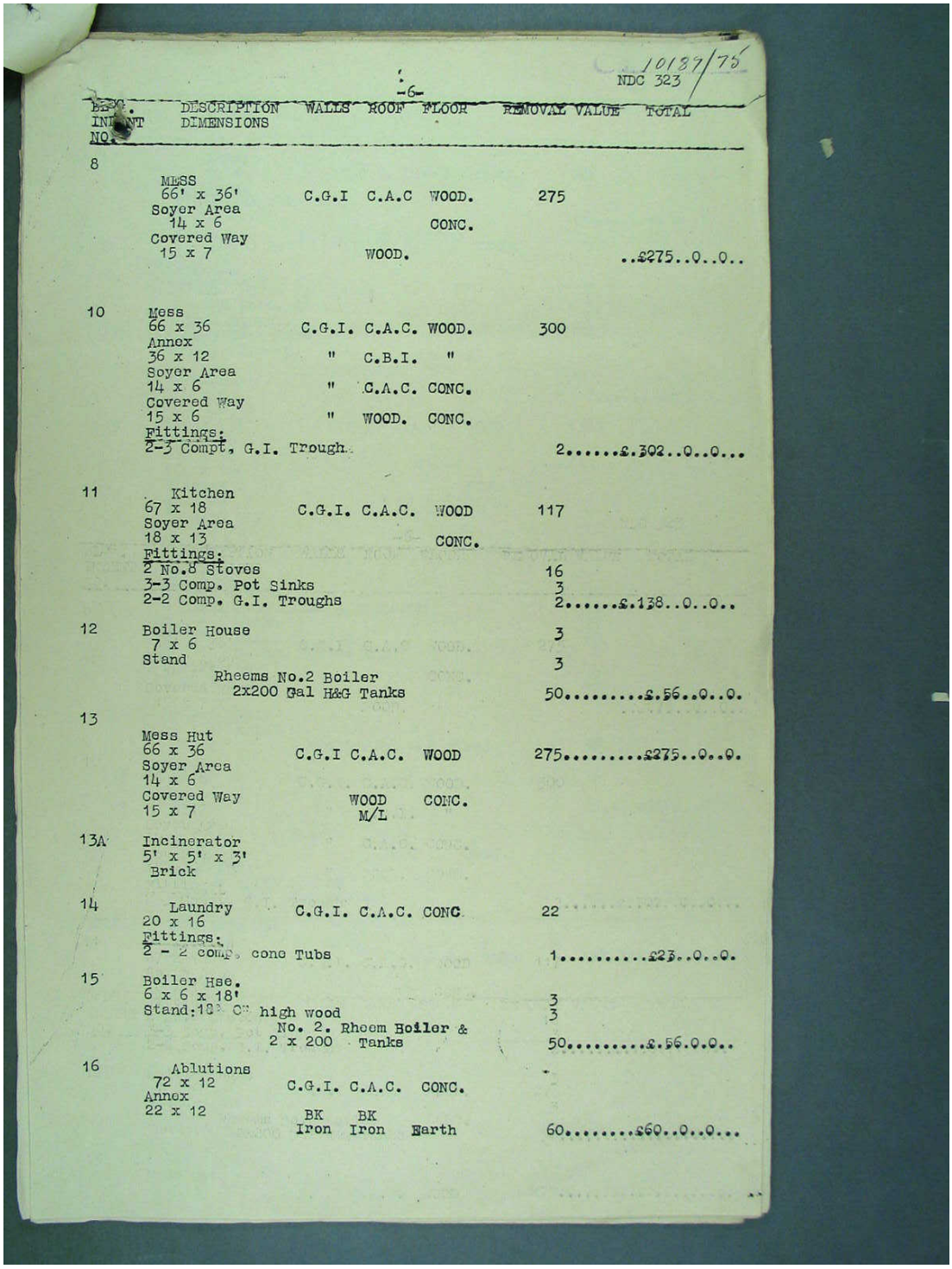
NDC 323
LCPC/MC

SCHEDULE

COWRA P.O.W. CAMP "B" COMPOUND.

BLDG. INDEX NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE TOTAL
1	23' x 18' Verandah 18' x 10'	C.G.I.	C.A.C.	Wood Conc.	£87
	Fittings: 1-26' x 18' Bench 1 Sink & Drainer 1 C.I.P.E. 22"				2 2 1.....£92.0.0
2	Latrines 78 x 11	C.G.I.	C.A.C.	CONC.	65
	Fittings: 38 Cisterns 26 Pans (in conc)				38 .....£103.0.0
3	Laundry 21 x 16	C.G.I.	C.A.C.	CONC.	22
	Fittings: 2-2 comb. Con. Tubs.				1.....£23.0.0..
3A	Boiler Hse. 6'x6'x18" (Stand	C.G.I.	C.A.C.	CONC.	3
	Fittings: 1 No.2. Rheem Boiler 2 x 200 Gal Tanks				3 50.....£56.0.0.
4	Ablutions 72' x 12' (Roof over 41'x12'6" only)	C.G.I.	C.A.C.	CONC.	60.....£60.0.0.
5A	Incinerator 5' x 5'x 3' Brick				
6	Mess 66' x 36' Soyer area 14 x 6 Covered way 15 x 7	C.G.I.	C.A.C.	WOOD. CONC. WOOD.	275
	Fittings: 2-3 Comp G.I. wash Troughs.				2.....£277.0.0..
7	Kitchen 67 x 18 Soyer Area 18 x 13	C.G.I.	C.A.C.	WOOD. CONC.	137
	Fittings: 2 No.8 Stoves Metters 2-3 Comp Wash Troughs 2-2 " " "				16 3 2
7A	Boiler House 7' x 6' x 13' Stand Wood				3 3
	Rheem No. 2. BOILER 2x200 Gal. H & G Tanks				50.....£214.0.0..



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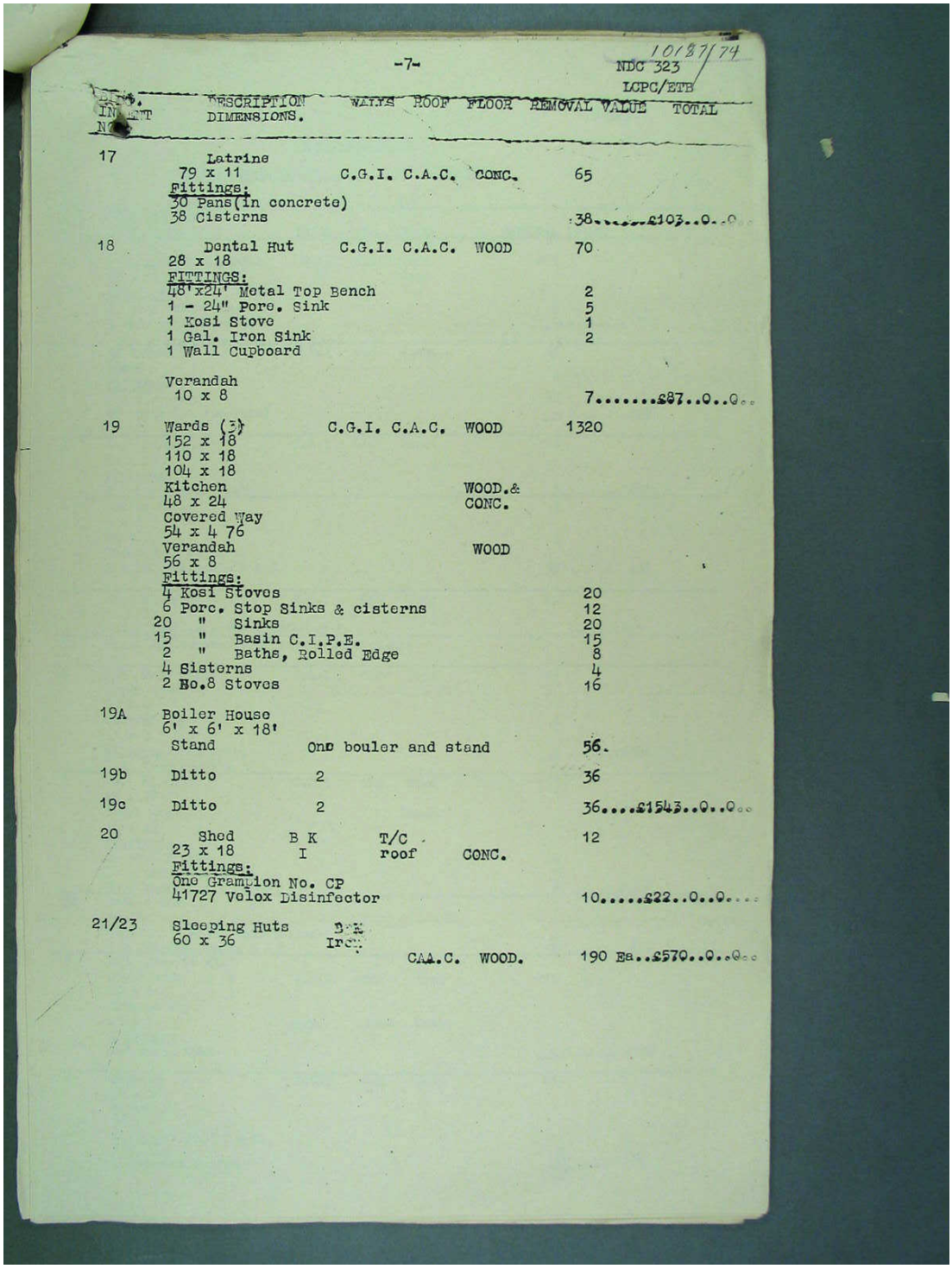
10137/75
NDC 323

DESC. INDENT NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
8	MESS 66' x 36'	C.G.I	C.A.C	WOOD.	275	
	Soyer Area 14 x 6			CONC.		
	Covered Way 15 x 7		WOOD.			..£275..0..0..
10	Mess 66 x 36	C.G.I.	C.A.C.	WOOD.	300	
	Annex 36 x 12	"	C.B.I.	"		
	Soyer Area 14 x 6	"	C.A.C.	CONC.		
	Covered Way 15 x 6	"	WOOD.	CONC.		
	Fittings:					
	2-3 Compt, G.I. Trough				2	.....£.302..0..0...
11	Kitchen 67 x 18	C.G.I.	C.A.C.	WOOD	117	
	Soyer Area 18 x 13			CONC.		
	Fittings:					
	2 No.8 Stoves				16	
	3-3 Comp. Pot Sinks				3	
	2-2 Comp. G.I. Troughs				2	.....£.138..0..0..
12	Boiler House 7 x 6				3	
	Stand				3	
	Rheems No.2 Boiler 2x200 Gal H&G Tanks				50	.....£.56..0..0.
13	Mess Hut 66 x 36	C.G.I	C.A.C.	WOOD	275	.....£275..0..0.
	Soyer Area 14 x 6					
	Covered Way 15 x 7		WOOD M/L	CONC.		
13A	Incinerator 5' x 5' x 3' Brick					
14	Laundry 20 x 16	C.G.I.	C.A.C.	CONC	22	
	Fittings:					
	2 - 2 comp. conc Tubs				1	.....£23..0..0.
15	Boiler Hse. 6 x 6 x 18'				3	
	Stand:18" high wood				3	
	No. 2. Rheem Boiler & 2 x 200 Tanks				50	.....£.56.0.0..
16	Ablutions 72 x 12	C.G.I.	C.A.C.	CONC.		
	Annex 22 x 12	BK Iron	BK Iron	Earth	60	.....£60..0..0...



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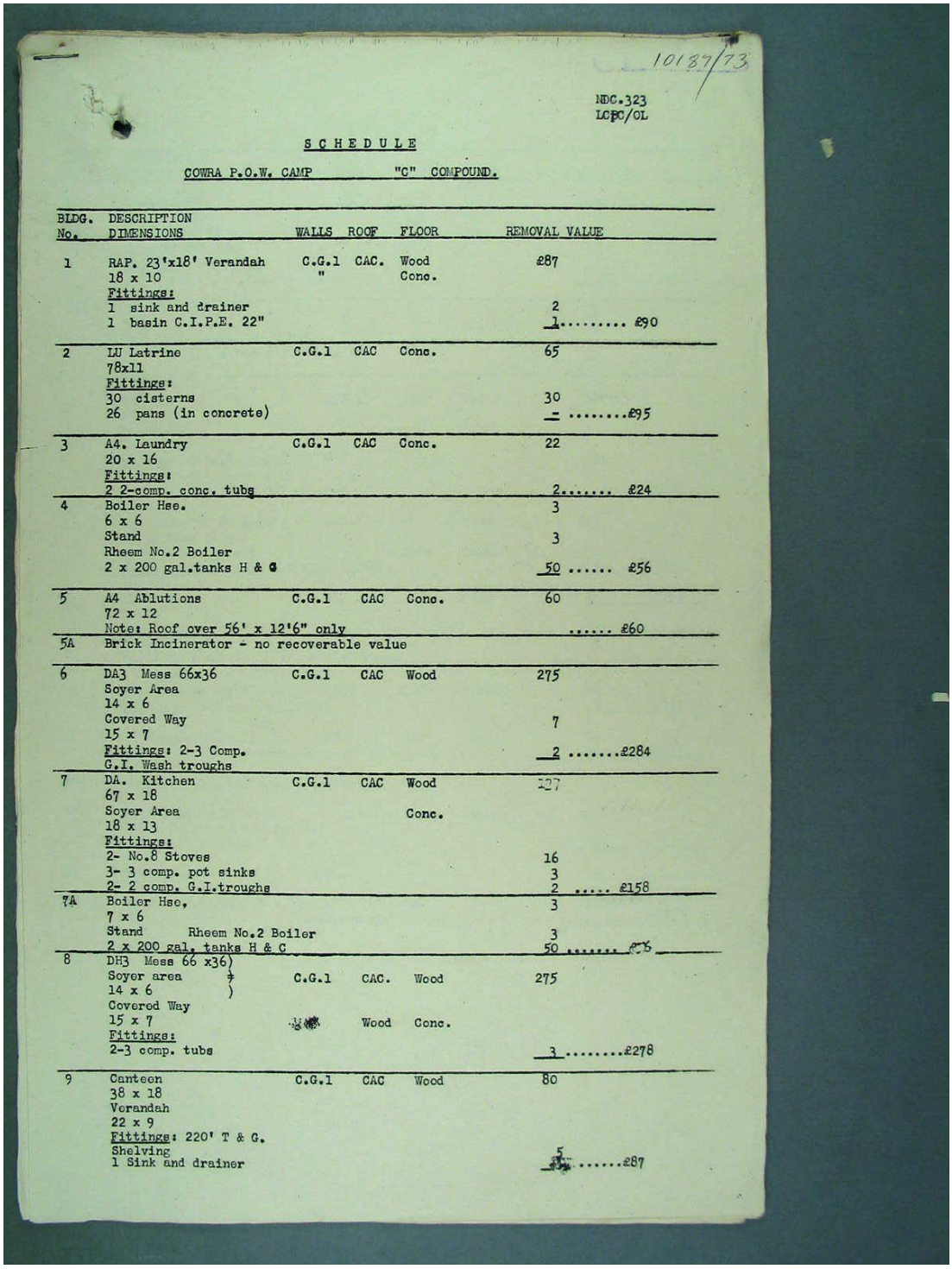
10187/74

NDC 323
LGPC/ETB

REF. No. IN PLAN	DESCRIPTION DIMENSIONS.	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
17	Latrine 79 x 11 Fittings: 30 Pans(in concrete) 38 Cisterns		C.G.I.	C.A.C. CONC.	65 38	£103..0..0
18	Dental Hut 28 x 18 FITTINGS: 48'x24' Metal Top Bench 1 - 24" Porc. Sink 1 Kosi Stove 1 Gal. Iron Sink 1 Wall Cupboard Verandah 10 x 8		C.G.I.	C.A.C. WOOD	70 2 5 1 2 7	£87..0..0
19	Wards (3) 152 x 18 110 x 18 104 x 18 Kitchen 48 x 24 Covered Way 54 x 4 76 Verandah 56 x 8 Fittings: 4 Kosi Stoves 6 Porc. Stop Sinks & cisterns 20 " Sinks 15 " Basin C.I.P.E. 2 " Baths, Rolled Edge 4 Sisterns 2 No.8 Stoves		C.G.I.	C.A.C. WOOD.& CONC. WOOD



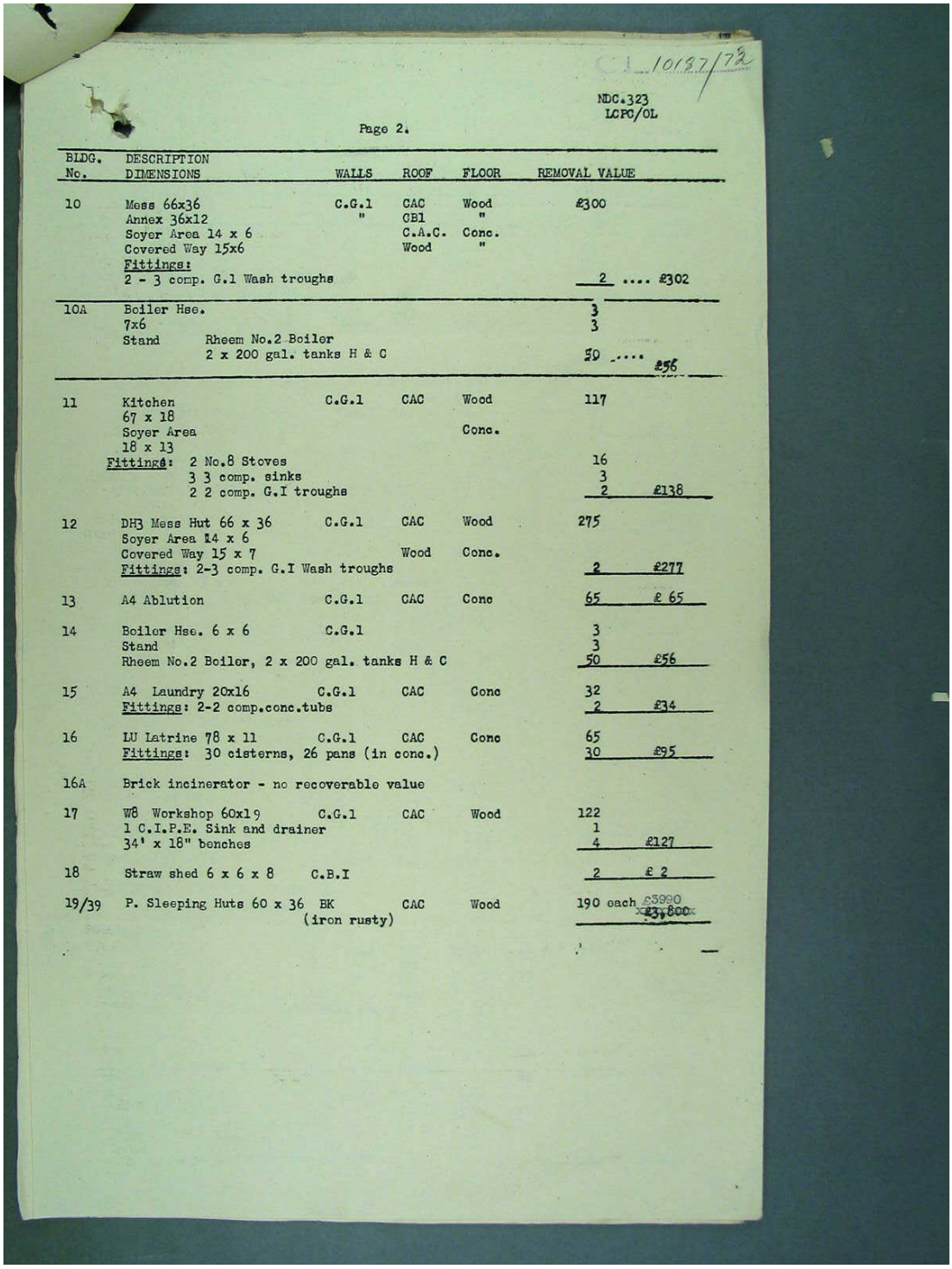
10189/73

NDC.323
LCPC/OL

SCHEDULE

COWRA P.O.W. CAMP "C" COMPOUND.

BLDG. No.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE
1	RAP. 23'x18' Verandah	C.G.1	CAC.	Wood	£87
	18 x 10	"		Conc.	
	Fittings:				
	1 sink and drainer				2
	1 basin C.I.P.E. 22"				1 ..... £90
2	LU Latrine	C.G.1	CAC	Conc.	65
	78x11				
	Fittings:				
	30 cisterns				30
	26 pans (in concrete)				- £95
3	A4. Laundry	C.G.1	CAC	Conc.	22
	20 x 16				
	Fittings:				
	2 2-comp. conc. tubs				2..... £24
4	Boiler Hse.				3
	6 x 6				
	Stand				3
	Rheem No.2 Boiler				
	2 x 200 gal.tanks H & C				50 ..... £56
5	A4 Ablutions	C.G.1	CAC	Conc.	60
	72 x 12				
	Note: Roof over 56' x 12'6" only				..... £60
5A	Brick Incinerator - no recoverable value				
6	DA3 Mess 66x36	C.G.1	CAC	Wood	275
	Soyer Area				
	14 x 6				
	Covered Way				7
	15 x 7				
	Fittings: 2-3 Comp.				2 .....£284
	G.I. Wash troughs				
7	DA. Kitchen	C.G.1	CAC	Wood	287
	67 x 18			Conc.	
	Soyer Area				
	18 x 13				
	Fittings:				
	2- No.8 Stoves				16
	3- 3 comp. pot sinks				3
	2- 2 comp. G.I.troughs				2 ..... £158
7A	Boiler Hse,				3
	7 x 6				
	Stand Rheem No.2 Boiler				3
	2 x 200 gal. tanks H & C				50 ..... £56
8	DH3 Mess 66 x36)				
	Soyer area)	C.G.1	CAC.	Wood	275
	14 x 6)				
	Covered Way				
	15 x 7			Conc.	
	Fittings:				
	2-3 comp. tubs				3 .....£278
9	Canteen	C.G.1	CAC	Wood	80
	38 x 18				
	Verandah				
	22 x 9				
	Fittings: 220' T & G.				
	Shelving				
	1 Sink and drainer				5 .....£87



C1 10187/72

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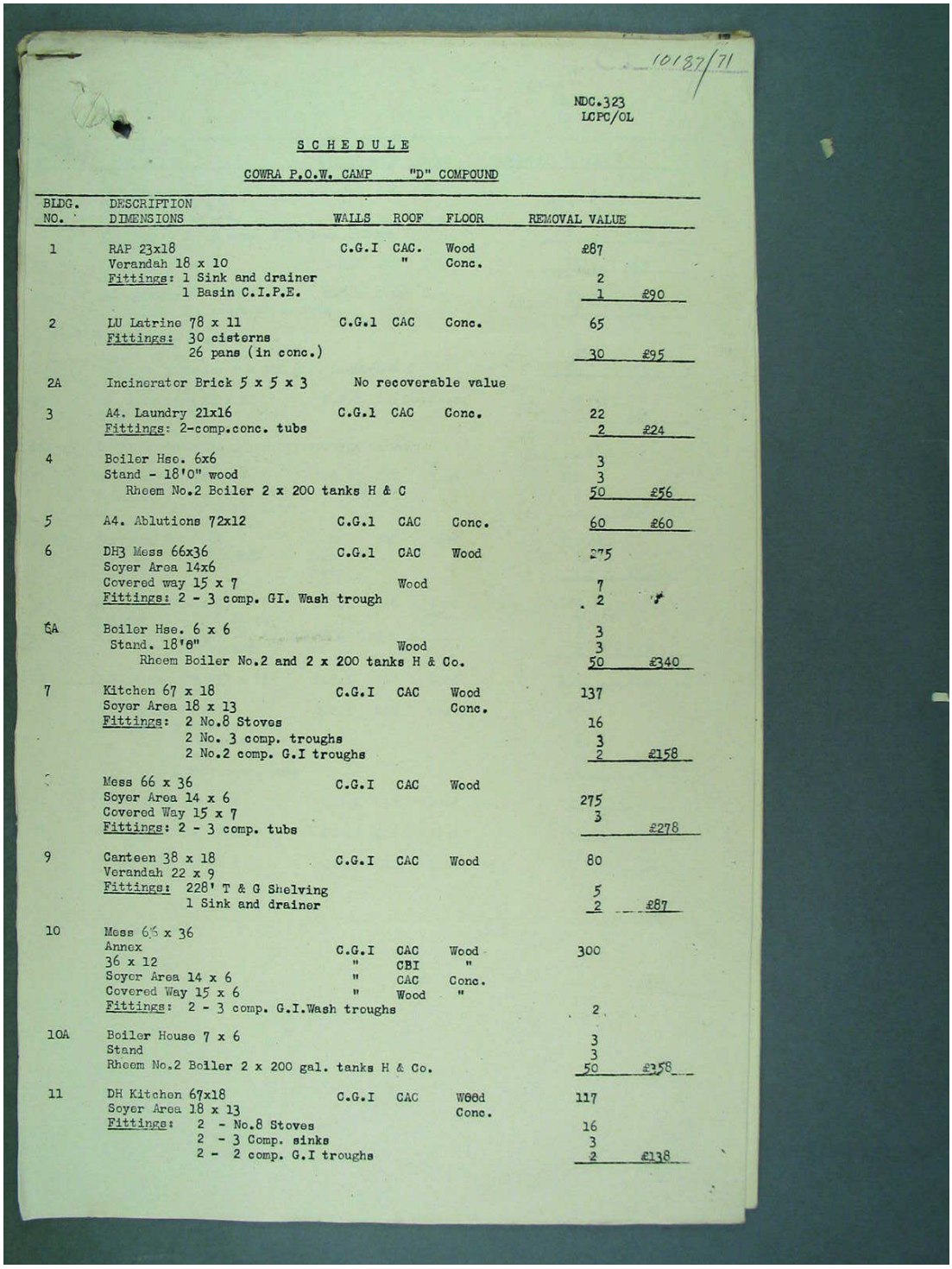
LCPC/OL

Page 2.

BLDG. No.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE
10	Mess 66x36	C.G.1	CAC	Wood	£300
	Annex 36x12	"	CB1	"	
	Soyer Area 14 x 6		C.A.C.	Conc.	
	Covered Way 15x6		Wood	"	
	Fittings:				
	2 - 3 comp. G.1 Wash troughs				2 .... £302
10A	Boiler Hse.				3
	7x6				3
	Stand Rheem No.2 Boiler				
	2 x 200 gal. tanks H & C				50 .... £56
11	Kitchen	C.G.1	CAC	Wood	117
	67 x 18				
	Soyer Area			Conc.	
	18 x 13				
	Fittings: 2 No.8 Stoves				16
	3 3 comp. sinks				3
	2 2 comp. G.I troughs				2 £138
12	DH3 Mess Hut 66 x 36	C.G.1	CAC	Wood	275
	Soyer Area 14 x 6				
	Covered Way 15 x 7		Wood	Conc.	
	Fittings: 2-3 comp. G.I Wash troughs				2 £277
13	A4 Ablution	C.G.1	CAC	Conc	65 £ 65
14	Boiler Hse. 6 x 6	C.G.1			3
	Stand				3
	Rheem No.2 Boiler, 2 x 200 gal. tanks H & C				50 £56
15	A4 Laundry 20x16	C.G.1	CAC	Conc	32
	Fittings: 2-2 comp.conc.tubs				2 £34
16	LU Latrine 78 x 11	C.G.1	CAC	Conc	65
	Fittings: 30 cisterns, 26 pans (in conc.)				30 £95
16A	Brick incinerator - no recoverable value				
17	W8 Workshop 60x19	C.G.1	CAC	Wood	122
	1 C.I.P.E. Sink and drainer				1
	34' x 18" benches				4 £127
18	Straw shed 6 x 6 x 8	C.B.I			2 £ 2
19/39	P. Sleeping Huts 60 x 36	BK (iron rusty)	CAC	Wood	190 each £5990 ~~£1,800~~



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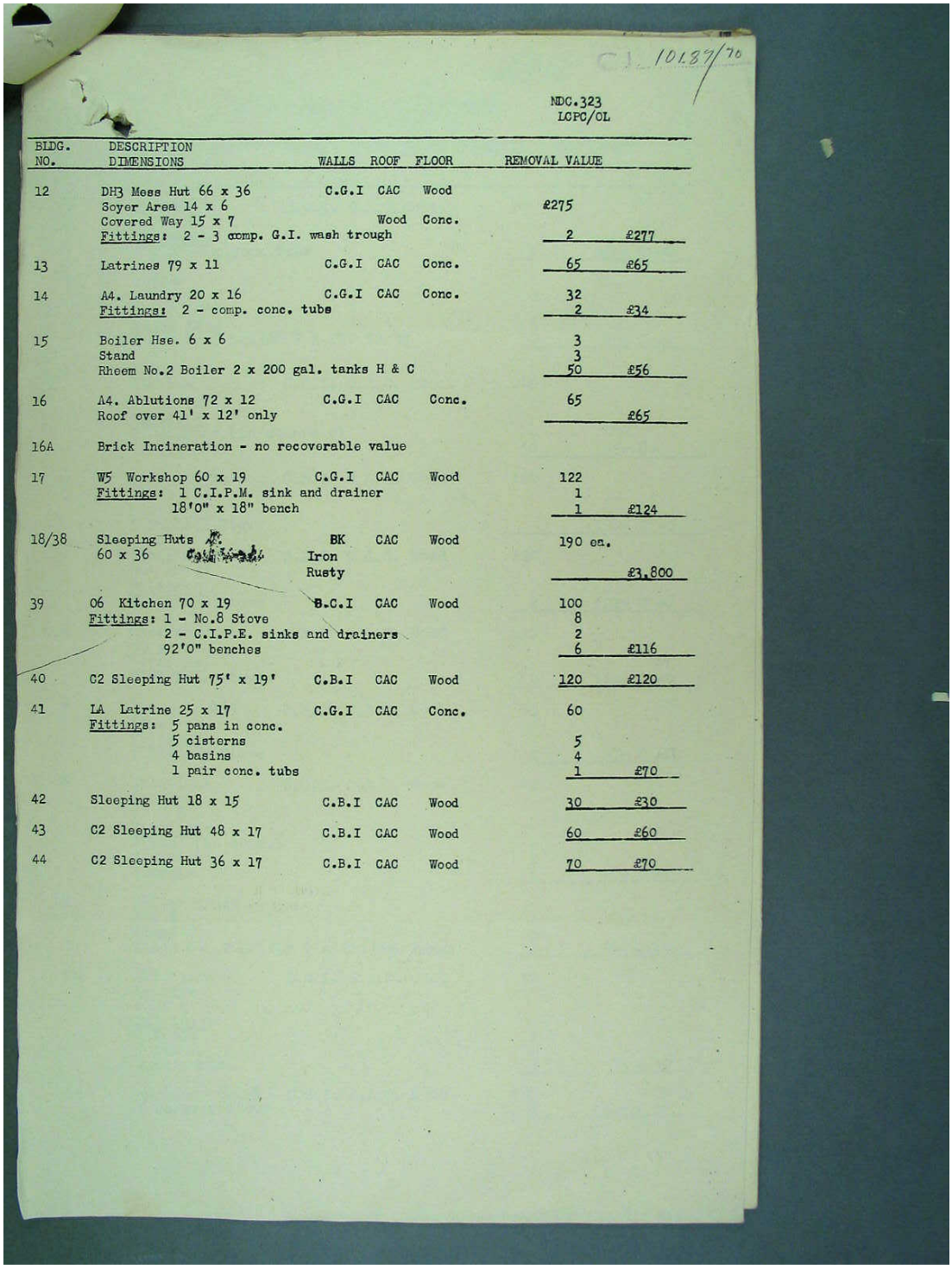
NDC.323
LCPC/OL

SCHEDULE

COWRA P.O.W. CAMP "D" COMPOUND

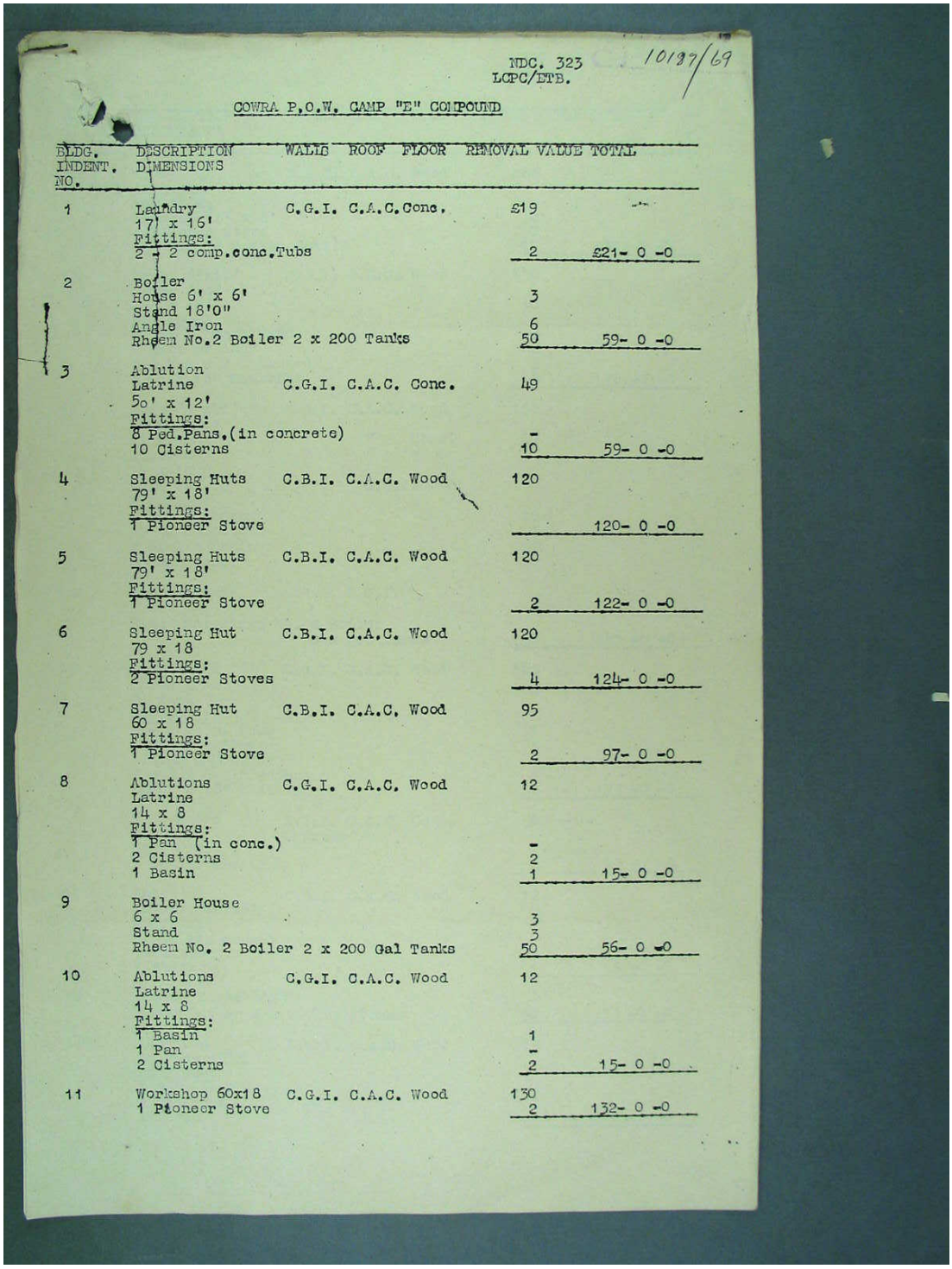
BLDG. NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	
1	RAP 23x18	C.G.I	CAC.	Wood	£87	
	Verandah 18 x 10		"	Conc.		
	Fittings: 1 Sink and drainer				2	
	1 Basin C.I.P.E.				1	£90
2	LU Latrine 78 x 11	C.G.1	CAC	Conc.	65	
	Fittings: 30 cisterns					
	26 pans (in conc.)				30	£95
2A	Incinerator Brick 5 x 5 x 3	No recoverable value				
3	A4. Laundry 21x16	C.G.1	CAC	Conc.	22	
	Fittings: 2-comp.conc. tubs				2	£24
4	Boiler Hse. 6x6				3	
	Stand - 18'0" wood				3	
	Rheem No.2 Boiler 2 x 200 tanks H & C				50	£56
5	A4. Ablutions 72x12	C.G.1	CAC	Conc.	60	£60
6	DH3 Mess 66x36	C.G.1	CAC	Wood	275	
	Soyer Area 14x6					
	Covered way 15 x 7		Wood		7	
	Fittings: 2 - 3 comp. GI. Wash trough				2	
6A	Boiler Hse. 6 x 6				3	
	Stand. 18'6"		Wood		3	
	Rheem Boiler No.2 and 2 x 200 tanks H & Co.				50	£340
7	Kitchen 67 x 18	C.G.I	CAC	Wood	137	
	Soyer Area 18 x 13			Conc.		
	Fittings: 2 No.8 Stoves				16	
	2 No. 3 comp. troughs				3	
	2 No.2 comp. G.I troughs				2	£158
	Mess 66 x 36	C.G.I	CAC	Wood		
	Soyer Area 14 x 6				275	
	Covered Way 15 x 7				3	
	Fittings: 2 - 3 comp. tubs					£278
9	Canteen 38 x 18	C.G.I	CAC	Wood	80	
	Verandah 22 x 9					
	Fittings: 228' T & G Shelving				5	
	1 Sink and drainer				2	£87
10	Mess 66 x 36					
	Annex	C.G.I	CAC	Wood	300	
	36 x 12	"	CBI	"		
	Soyer Area 14 x 6	"	CAC	Conc.		
	Covered Way 15 x 6	"	Wood	"		
	Fittings: 2 - 3 comp. G.I.Wash troughs				2	
10A	Boiler House 7 x 6				3	
	Stand				3	
	Rheem No.2 Boiler 2 x 200 gal. tanks H & Co.				50	£358
11	DH Kitchen 67x18	C.G.I	CAC	Wood	117	
	Soyer Area 18 x 13			Conc.		
	Fittings: 2 - No.8 Stoves				16	
	2 - 3 Comp. sinks				3	
	2 - 2 comp. G.I troughs				2	£138



C.L. 10189/70

NDG.323
LCPC/CL

BLDG. NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	
12	DH3 Mess Hut 66 x 36	C.G.I	CAC	Wood		
	Soyer Area 14 x 6				£275	
	Covered Way 15 x 7		Wood	Conc.		
	Fittings: 2 - 3 comp. G.I. wash trough				2	£277
13	Latrines 79 x 11	C.G.I	CAC	Conc.	65	£65
14	A4. Laundry 20 x 16	C.G.I	CAC	Conc.	32	
	Fittings: 2 - comp. conc. tubs				2	£34
15	Boiler Hse. 6 x 6				3	
	Stand				3	
	Rheem No.2 Boiler 2 x 200 gal. tanks H & C				50	£56
16	A4. Ablutions 72 x 12	C.G.I	CAC	Conc.	65	
	Roof over 41' x 12' only					£65
16A	Brick Incineration - no recoverable value					
17	W5 Workshop 60 x 19	C.G.I	CAC	Wood	122	
	Fittings: 1 C.I.P.M. sink and drainer				1	
	18'0" x 18" bench				1	£124
18/38	Sleeping Huts	BK	CAC	Wood	190 ea.	
	60 x 36	Iron				
		Rusty				£3,800
39	06 Kitchen 70 x 19	B.C.I	CAC	Wood	100	
	Fittings: 1 - No.8 Stove				8	
	2 - C.I.P.E. sinks and drainers				2	
	92'0" benches				6	£116
40	C2 Sleeping Hut 75' x 19'	C.B.I	CAC	Wood	120	£120
41	LA Latrine 25 x 17	C.G.I	CAC	Conc.	60	
	Fittings: 5 pans in conc.					
	5 cisterns				5	
	4 basins				4	
	1 pair conc. tubs				1	£70
42	Sleeping Hut 18 x 15	C.B.I	CAC	Wood	30	£30
43	C2 Sleeping Hut 48 x 17	C.B.I	CAC	Wood	60	£60
44	C2 Sleeping Hut 36 x 17	C.B.I	CAC	Wood	70	£70

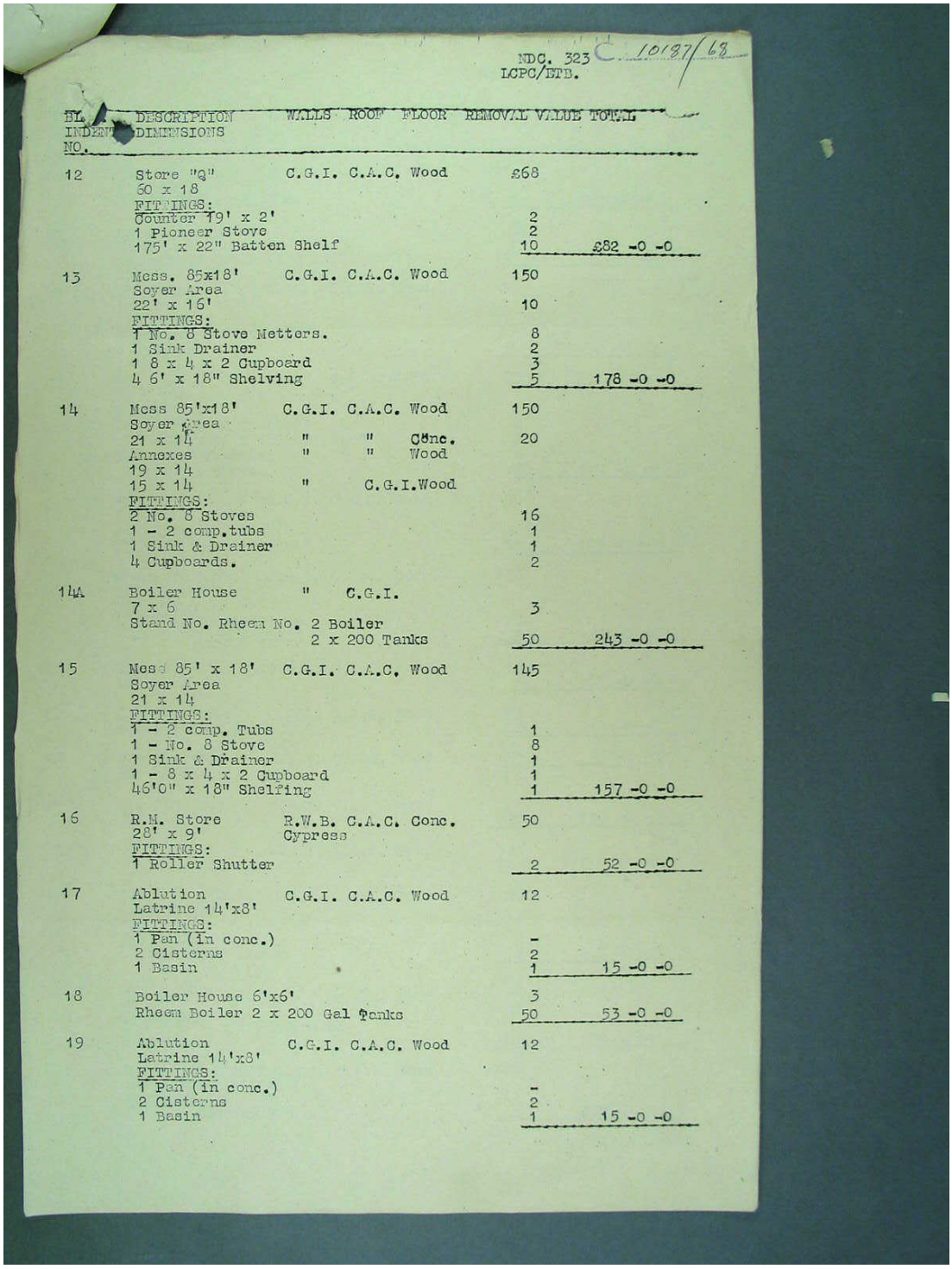


NDC. 323
LCPC/ETB.

10137/69

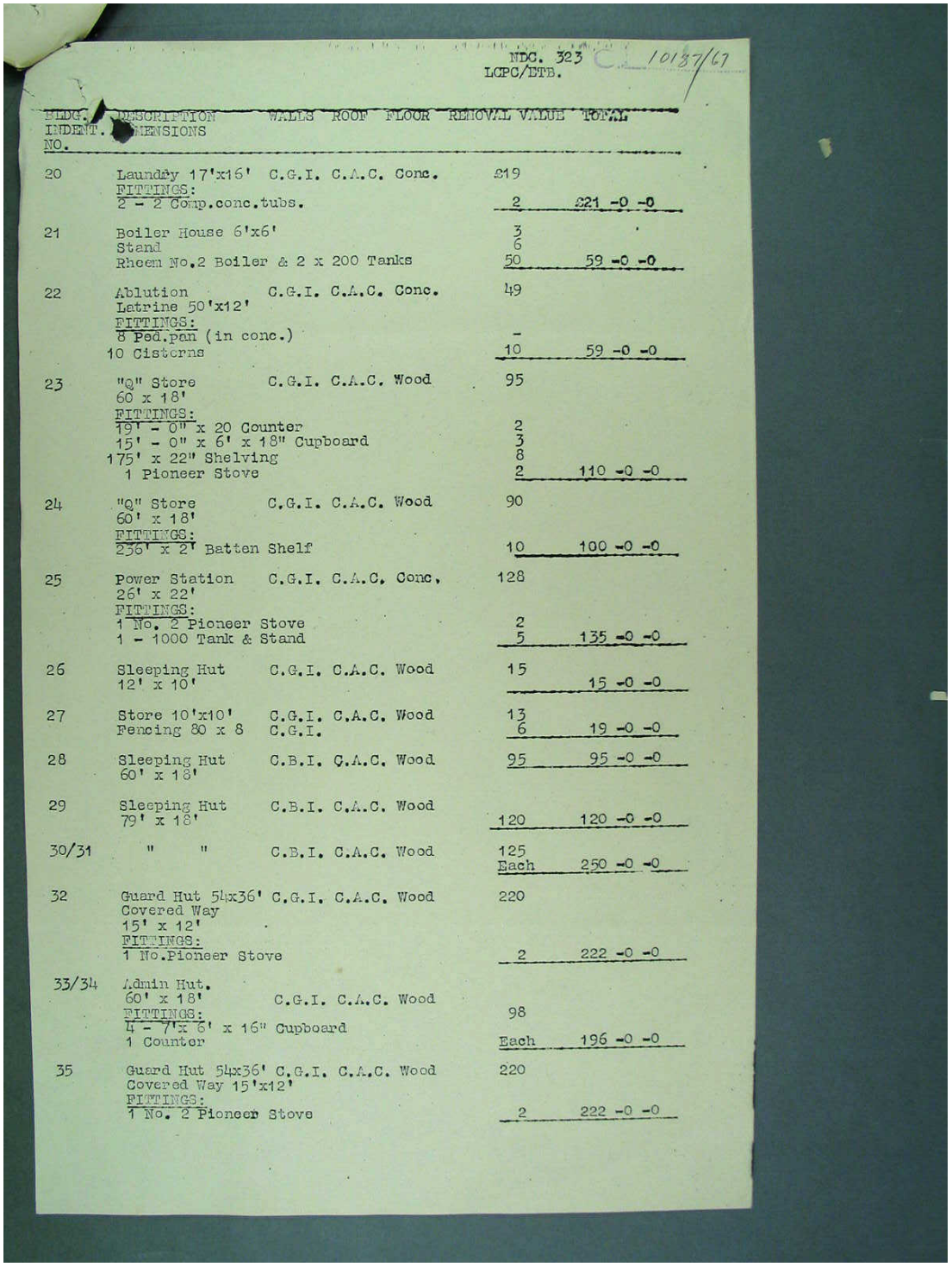
COWRA P.O.W. CAMP "E" COMPOUND

BLDG. INDENT. NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
1	Laundry 17' x 16'	C.G.I.	C.A.C.	Conc.	£19	
	Fittings:					
	2 - 2 comp.conc.Tubs				2	£21- 0 -0
2	Boiler House 6' x 6'				3	
	Stand 18'0"				6	
	Angle Iron					
	Rheem No.2 Boiler 2 x 200 Tanks				50	59- 0 -0
3	Ablution Latrine 50' x 12'	C.G.I.	C.A.C.	Conc.	49	
	Fittings:					
	8 Ped.Pans.(in concrete)				-	
	10 Cisterns				10	59- 0 -0
4	Sleeping Huts 79' x 18'	C.B.I.	C.A.C.	Wood	120	
	Fittings:					
	1 Pioneer Stove					120- 0 -0
5	Sleeping Huts 79' x 18'	C.B.I.	C.A.C.	Wood	120	
	Fittings:					
	1 Pioneer Stove				2	122- 0 -0
6	Sleeping Hut 79 x 18	C.B.I.	C.A.C.	Wood	120	
	Fittings:					
	2 Pioneer Stoves				4	124- 0 -0
7	Sleeping Hut 60 x 18	C.B.I.	C.A.C.	Wood	95	
	Fittings:					
	1 Pioneer Stove				2	97- 0 -0
8	Ablutions Latrine 14 x 8	C.G.I.	C.A.C.	Wood	12	
	Fittings:					
	1 Pan (in conc.)				-	
	2 Cisterns				2	
	1 Basin				1	15- 0 -0
9	Boiler House 6 x 6				3	
	Stand				3	
	Rheem No. 2 Boiler 2 x 200 Gal Tanks				50	56- 0 -0
10	Ablutions Latrine 14 x 8	C.G.I.	C.A.C.	Wood	12	
	Fittings:					
	1 Basin				1	
	1 Pan				-	
	2 Cisterns				2	15- 0 -0
11	Workshop 60x18	C.G.I.	C.A.C.	Wood	130	
	1 Pioneer Stove				2	132- 0 -0



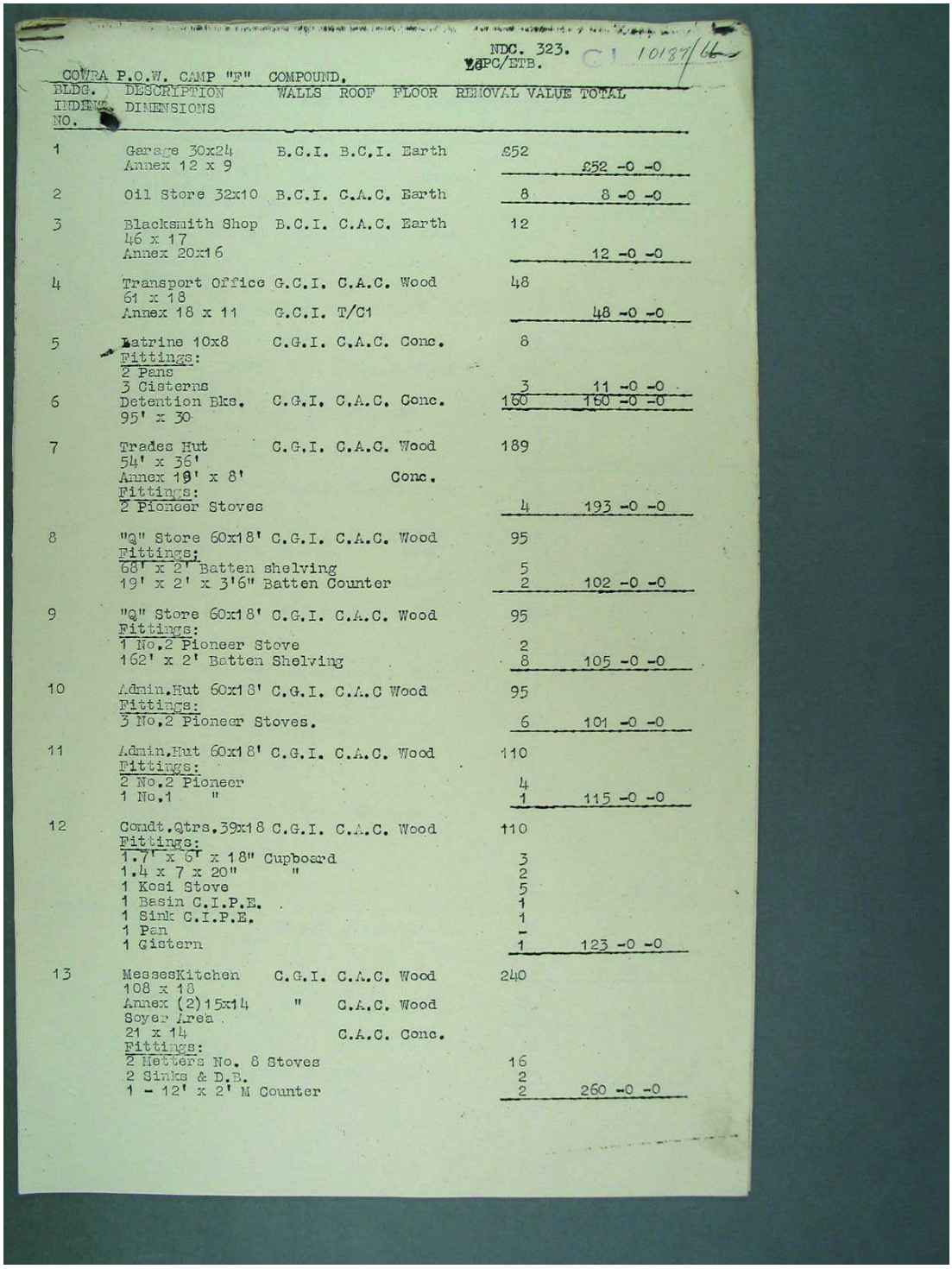
NDC. 323 C. 10187/68
LCPC/ETB.

BL. INDEX NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
12	Store "Q" 60 x 18	C.G.I.	C.A.C.	Wood	£68	
	FITTINGS:					
	Counter 19' x 2'				2	
	1 Pioneer Stove				2	
	175' x 22" Batten Shelf				10	£82 -0 -0
13	Mess. 85x18' Soyer Area 22' x 16'	C.G.I.	C.A.C.	Wood	150	
					10	
	FITTINGS:					
	1 No. 8 Stove Metters.				8	
	1 Sink Drainer				2	
	1 8 x 4 x 2 Cupboard				3	
	4 6' x 18" Shelving				5	178 -0 -0
14	Mess 85'x18' Soyer Area	C.G.I.	C.A.C.	Wood	150	
	21 x 14	"	"	Conc.	20	
	Annexes	"	"	Wood		
	19 x 14					
	15 x 14	"	C.G.I.	Wood		
	FITTINGS:					
	2 No. 8 Stoves				16	
	1 - 2 comp.tubs				1	
	1 Sink & Drainer				1	
	4 Cupboards.				2	
14A	Boiler House 7 x 6	"	C.G.I.		3	
	Stand No. Rheem No. 2 Boiler 2 x 200 Tanks				50	243 -0 -0
15	Mess 85' x 18' Soyer Area 21 x 14	C.G.I.	C.A.C.	Wood	145	
	FITTINGS:					
	1 - 2 comp. Tubs				1	
	1 - No. 8 Stove				8	
	1 Sink & Drainer				1	
	1 - 8 x 4 x 2 Cupboard				1	
	46'0" x 18" Shelfing				1	157 -0 -0
16	R.M. Store 28' x 9'	R.W.B.	C.A.C.	Conc. Cypress	50	
	FITTINGS:					
	1 Roller Shutter				2	52 -0 -0
17	Ablution Latrine 14'x8'	C.G.I.	C.A.C.	Wood	12	
	FITTINGS:					
	1 Pan (in conc.)				-	
	2 Cisterns				2	
	1 Basin				1	15 -0 -0
18	Boiler House 6'x6'				3	
	Rheem Boiler 2 x 200 Gal Tanks				50	53 -0 -0
19	Ablution Latrine 14'x8'	C.G.I.	C.A.C.	Wood	12	
	FITTINGS:					
	1 Pan (in conc.)				-	
	2 Cisterns				2	
	1 Basin				1	15 -0 -0



NDC. 323
LGPC/ETB.

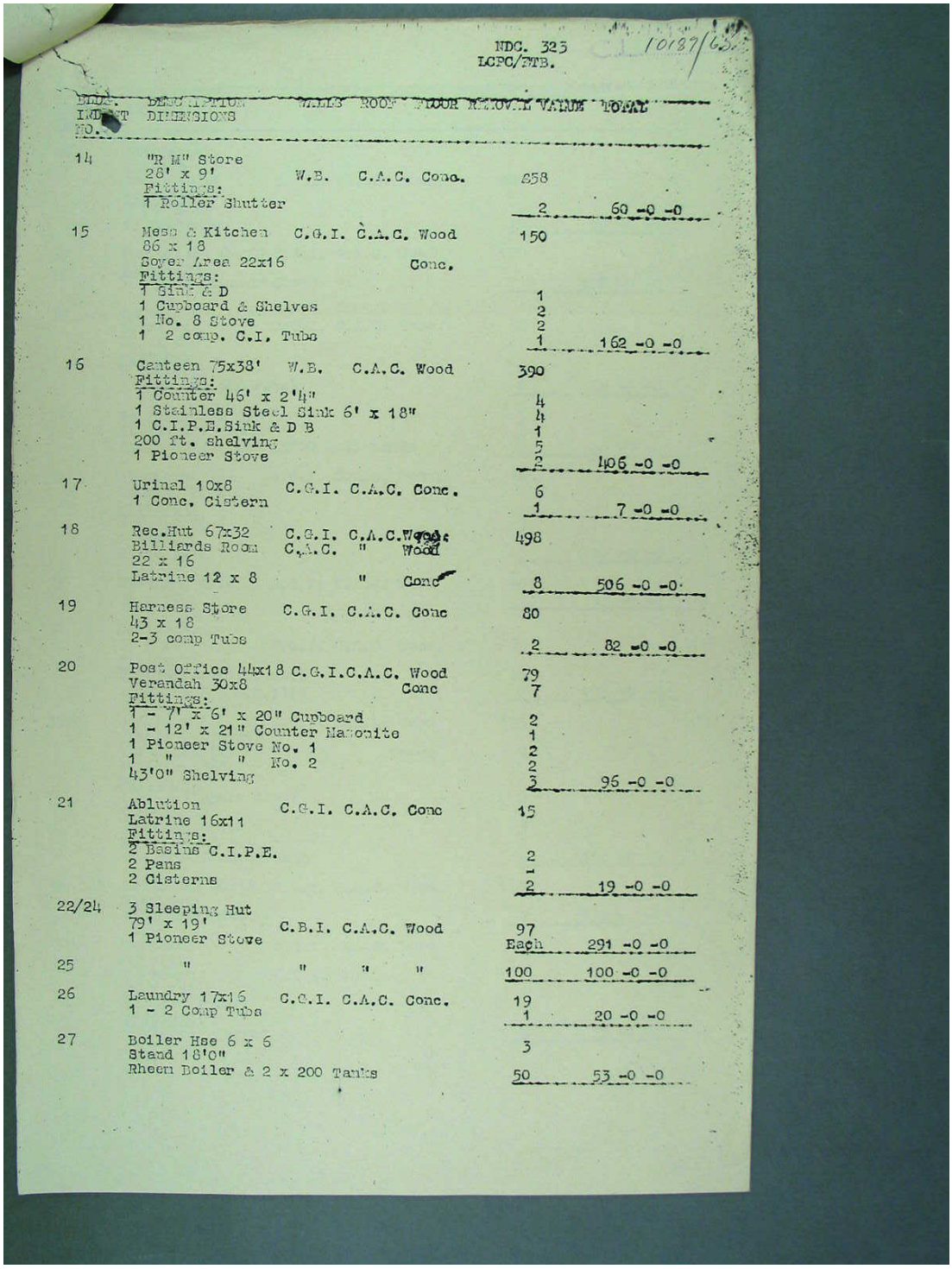
BLDG. INDENT. NO.	DESCRIPTION DIMENSIONS	WALLS ROOF FLOOR	REMOVAL VALUE	TOTAL
20	Laundry 17'x16'	C.G.I. C.A.C. Conc.	£19	
	FITTINGS:			
	2 - 2 Comp.conc.tubs.		2	£21 -0 -0
21	Boiler House 6'x6'		3	
	Stand		6	
	Rheem No.2 Boiler & 2 x 200 Tanks		50	59 -0 -0
22	Ablution	C.G.I. C.A.C. Conc.	49	
	Latrine 50'x12'			
	FITTINGS:			
	8 Ped.pan (in conc.)		-	
	10 Cisterns		10	59 -0 -0
23	"Q" Store	C.G.I. C.A.C. Wood	95	
	60 x 18'			
	FITTINGS:			
	19' - 0" x 20 Counter		2	
	15' - 0" x 6' x 18" Cupboard		3	
	175' x 22" Shelving		8	
	1 Pioneer Stove		2	110 -0 -0
24	"Q" Store	C.G.I. C.A.C. Wood	90	
	60' x 18'			
	FITTINGS:			
	236' x 2' Batten Shelf		10	100 -0 -0
25	Power Station	C.G.I. C.A.C. Conc.	128	
	26' x 22'			
	FITTINGS:			
	1 No. 2 Pioneer Stove		2	
	1 - 1000 Tank & Stand		5	135 -0 -0
26	Sleeping Hut	C.G.I. C.A.C. Wood	15	
	12' x 10'			15 -0 -0
27	Store 10'x10'	C.G.I. C.A.C. Wood	13	
	Fencing 80 x 8	C.G.I.	6	19 -0 -0
28	Sleeping Hut	C.B.I. C.A.C. Wood	95	95 -0 -0
	60' x 18'			
29	Sleeping Hut	C.B.I. C.A.C. Wood		
	79' x 18'		120	120 -0 -0
30/31	" "	C.B.I. C.A.C. Wood	125	
			Each	250 -0 -0
32	Guard Hut 54x36'	C.G.I. C.A.C. Wood	220	
	Covered Way			
	15' x 12'			
	FITTINGS:			
	1 No.Pioneer Stove		2	222 -0 -0
33/34	Admin Hut.			
	60' x 18'	C.G.I. C.A.C. Wood		
	FITTINGS:		98	
	4 - 7'x 6' x 16" Cupboard			
	1 Counter		Each	196 -0 -0
35	Guard Hut 54x36'	C.G.I. C.A.C. Wood	220	
	Covered Way 15'x12'			
	FITTINGS:			
	1 No. 2 Pioneer Stove		2	222 -0 -0



NDC. 323.
GPC/ETB.

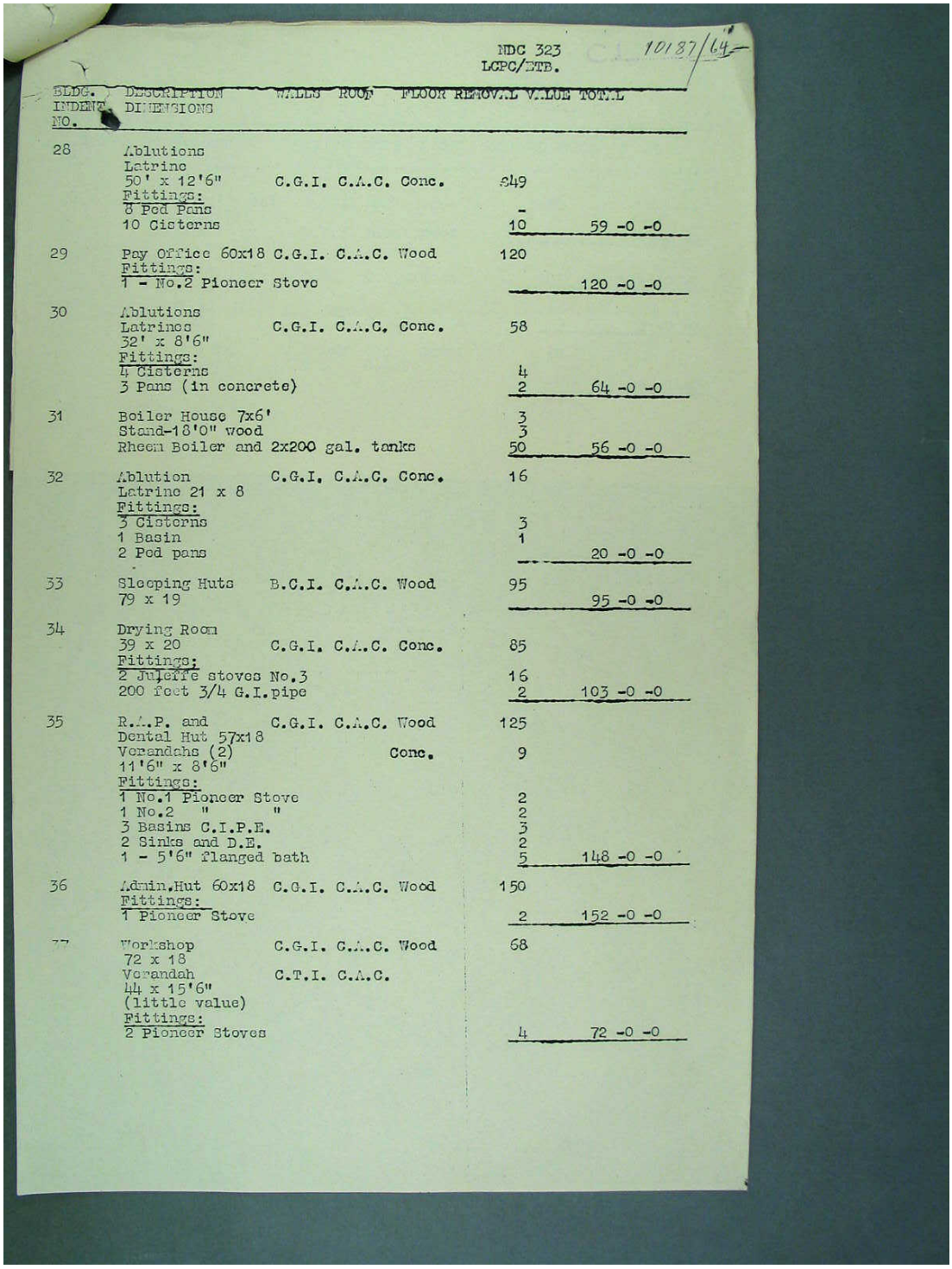
COWRA P.O.W. CAMP "F" COMPOUND.

BLDG. INDEX NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
1	Garage 30x24 Annex 12 x 9	B.C.I.	B.C.I.	Earth	£52	£52 -0 -0
2	Oil Store 32x10	B.C.I.	C.A.C.	Earth	8	8 -0 -0
3	Blacksmith Shop 46 x 17 Annex 20x16	B.C.I.	C.A.C.	Earth	12	12 -0 -0
4	Transport Office 61 x 18 Annex 18 x 11	G.C.I. G.C.I.	C.A.C. T/C1	Wood	48	48 -0 -0
5	Latrine 10x8 Fittings: 2 Pans 3 Cisterns	C.G.I.	C.A.C.	Conc.	8 3	11 -0 -0
6	Detention Bks. 95' x 30	C.G.I.	C.A.C.	Conc.	160	160 -0 -0
7	Trades Hut 54' x 36' Annex 18' x 8' Fittings: 2 Pioneer Stoves	C.G.I.	C.A.C.	Wood Conc.	189 4	193 -0 -0
8	"Q" Store 60x18' Fittings: 68' x 2' Batten shelving 19' x 2' x 3'6" Batten Counter	C.G.I.	C.A.C.	Wood	95 5 2	102 -0 -0
9	"Q" Store 60x18' Fittings: 1 No.2 Pioneer Stove 162' x 2' Batten Shelving	C.G.I.	C.A.C.	Wood	95 2 8	105 -0 -0
10	Admin.Hut 60x18' Fittings: 3 No.2 Pioneer Stoves.	C.G.I.	C.A.C	Wood	95 6	101 -0 -0
11	Admin.Hut 60x18' Fittings: 2 No.2 Pioneer 1 No.1 "	C.G.I.	C.A.C.	Wood	110 4 1	115 -0 -0
12	Comdt.Qtrs.39x18 Fittings: 1.7' x 6' x 18" Cupboard 1.4 x 7 x 20" " 1 Kosi Stove 1 Basin C.I.P.E. 1 Sink C.I.P.E. 1 Pan 1 Cistern	C.G.I.	C.A.C.	Wood	110 3 2 5 1 1 - 1	123 -0 -0
13	MessesKitchen 108 x 18 Annex (2)15x14 Soyer Area 21 x 14 Fittings: 2 Metters No. 8 Stoves 2 Sinks & D.B. 1 - 12' x 2' M Counter	C.G.I. " 	C.A.C. C.A.C. C.A.C.	Wood Wood Conc.	240 16 2 2	260 -0 -0



NDC. 325
LCPC/TTB.

BLDG. INDENT NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
14	"R M" Store 26' x 9' Fittings: 1 Roller Shutter	W.B.	C.A.C.	Conc.	858 2	60 -0 -0
15	Mess & Kitchen 86 x 18 Sover Area 22x16 Fittings: 1 Sink & D 1 Cupboard & Shelves 1 No. 8 Stove 1 2 comp. C.I. Tubs	C.G.I.	C.A.C.	Wood Conc.	150 1 2 2 1	162 -0 -0
16	Canteen 75x38' Fittings: 1 Counter 46' x 2'4" 1 Stainless Steel Sink 6' x 18" 1 C.I.P.E.Sink & D B 200 ft. shelving 1 Pioneer Stove	W.B.	C.A.C.	Wood	390 4 4 1 5 2	406 -0 -0
17	Urinal 10x8 1 Conc. Cistern	C.G.I.	C.A.C.	Conc.	6 1	7 -0 -0
18	Rec.Hut 67x32 Billiards Room 22 x 16 Latrine 12 x 8	C.G.I. C.A.C.	C.A.C. "	Wood Wood Conc	498 8	506 -0 -0
19	Harness Store 43 x 18 2-3 comp Tubs	C.G.I.	C.A.C.	Conc	80 2	82 -0 -0
20	Post Office 44x18 Verandah 30x8 Fittings: 1 - 7' x 6' x 20" Cupboard 1 - 12' x 21" Counter Masonite 1 Pioneer Stove No. 1 1 " " No. 2 43'0" Shelving	C.G.I.	C.A.C.	Wood Conc	79 7 2 1 2 2 3	96 -0 -0
21	Ablution Latrine 16x11 Fittings: 2 Basins C.I.P.E. 2 Pans 2 Cisterns	C.G.I.	C.A.C.	Conc	15 2 - 2	19 -0 -0
22/24	3 Sleeping Hut 79' x 19' 1 Pioneer Stove	C.B.I.	C.A.C.	Wood	97 Each	291 -0 -0
25	"	"	"	"	100	100 -0 -0
26	Laundry 17x16 1 - 2 Comp Tubs	C.C.I.	C.A.C.	Conc.	19 1	20 -0 -0
27	Boiler Hse 6 x 6 Stand 18'0" Rheem Boiler & 2 x 200 Tanks				3 50	53 -0 -0



NDC 323
LCPC/ETB.

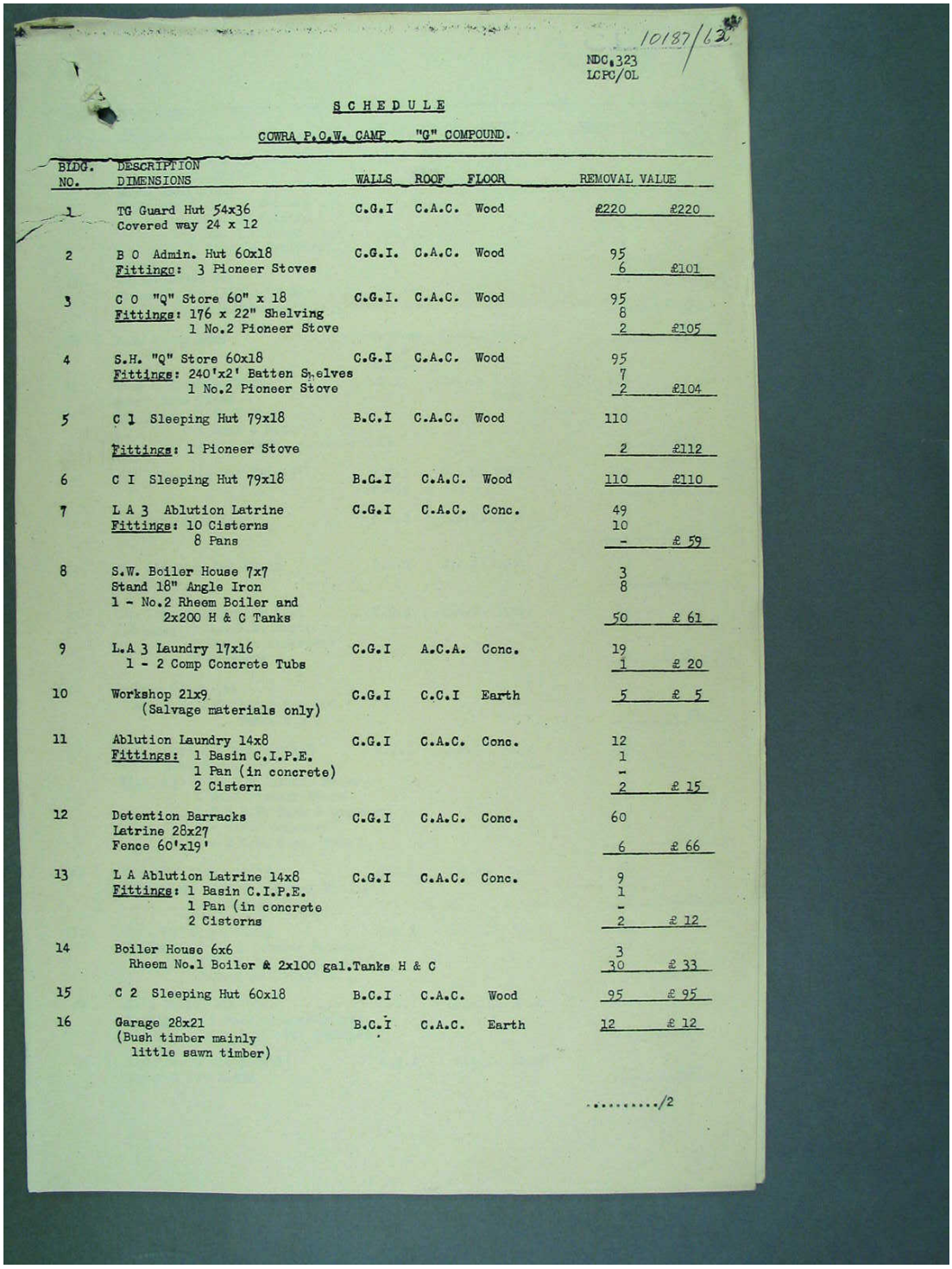
10187/64

BLDG. INDENT NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
28	Ablutions Latrine 50' x 12'6" Fittings: 8 Pod Pans 10 Cisterns	C.G.I.	C.A.C.	Conc.	49 - 10	59 -0 -0
29	Pay Office 60x18 Fittings: 1 - No.2 Pioneer Stove	C.G.I.	C.A.C.	Wood	120	120 -0 -0
30	Ablutions Latrines 32' x 8'6" Fittings: 4 Cisterns 3 Pans (in concrete)	C.G.I.	C.A.C.	Conc.	58 4 2	64 -0 -0
31	Boiler House 7x6' Stand-18'0" wood Rheem Boiler and 2x200 gal. tanks				3 3 50	56 -0 -0
32	Ablution Latrine 21 x 8 Fittings: 3 Cisterns 1 Basin 2 Pod pans	C.G.I.	C.A.C.	Conc.	16 3 1	20 -0 -0
33	Sleeping Huts 79 x 19	B.C.I.	C.A.C.	Wood	95	95 -0 -0
34	Drying Room 39 x 20 Fittings: 2 Juleffe stoves No.3 200 feet 3/4 G.I.pipe	C.G.I.	C.A.C.	Conc.	85 16 2	103 -0 -0
35	R.A.P. and Dental Hut 57x18 Verandahs (2) 11'6" x 8'8" Fittings: 1 No.1 Pioneer Stove 1 No.2 " " 3 Basins C.I.P.E. 2 Sinks and D.E. 1 - 5'6" flanged bath	C.G.I.	C.A.C.	Wood Conc.	125 9 2 2 3 2 5	148 -0 -0
36	Admin.Hut 60x18 Fittings: 1 Pioneer Stove	C.G.I.	C.A.C.	Wood	150 2	152 -0 -0
37	Workshop 72 x 18 Verandah 44 x 15'6" (little value) Fittings: 2 Pioneer Stoves	C.G.I. C.T.I.	C.A.C.	Wood	68 4	72 -0 -0

10187/63

MDC. 323
LCPC/ETB.

BLDG. INDENT. NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	TOTAL
38	Store 72' x 18' Verandah (2) 61' x 17'	C.G.I.	CAC	Wood	£160	160 -0 -0
		C.F.I.	C.T.I.	Wood		
39	Store 72' x 18'	C.G.I.	C.A.C	Wood	149	149 -0 -0
40	Store 21' x 9	C.G.I.	C.G.I.	Earth	3	3 -0 -0
41	Battery Rm. and Store 29 x 18	Brick R/C	CAC	Conc. C.G.I.	10	10 -0 -0
42	Fire Station 20 x 16					



10187/62

NDC.323
LCPC/OL

SCHEDULE

COWRA P.O.W. CAMP "G" COMPOUND.

BLDG. NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	
1	TG Guard Hut 54x36 Covered way 24 x 12	C.G.I	C.A.C.	Wood	£220	£220
2	B O Admin. Hut 60x18 Fittings: 3 Pioneer Stoves	C.G.I.	C.A.C.	Wood	95 6	£101
3	C O "Q" Store 60" x 18 Fittings: 176 x 22" Shelving 1 No.2 Pioneer Stove	C.G.I.	C.A.C.	Wood	95 8 2	£105
4	S.H. "Q" Store 60x18 Fittings: 240'x2' Batten Shelves 1 No.2 Pioneer Stove	C.G.I	C.A.C.	Wood	95 7 2	£104
5	C 1 Sleeping Hut 79x18 Fittings: 1 Pioneer Stove	B.C.I	C.A.C.	Wood	110 2	£112
6	C I Sleeping Hut 79x18	B.C.I	C.A.C.	Wood	110	£110
7	L A 3 Ablution Latrine Fittings: 10 Cisterns 8 Pans	C.G.I	C.A.C.	Conc.	49 10 -	£ 59
8	S.W. Boiler House 7x7 Stand 18" Angle Iron 1 - No.2 Rheem Boiler and 2x200 H & C Tanks				3 8 50	£ 61
9	L.A 3 Laundry 17x16 1 - 2 Comp Concrete Tubs	C.G.I	A.C.A.	Conc.	19 1	£ 20
10	Workshop 21x9 (Salvage materials only)	C.G.I	C.C.I	Earth	5	£ 5
11	Ablution Laundry 14x8 Fittings: 1 Basin C.I.P.E. 1 Pan (in concrete) 2 Cistern	C.G.I	C.A.C.	Conc.	12 1 - 2	£ 15
12	Detention Barracks Latrine 28x27 Fence 60'x19'	C.G.I	C.A.C.	Conc.	60 6	£ 66
13	L A Ablution Latrine 14x8 Fittings: 1 Basin C.I.P.E. 1 Pan (in concrete 2 Cisterns	C.G.I	C.A.C.	Conc.	9 1 - 2	£ 12
14	Boiler House 6x6 Rheem No.1 Boiler & 2x100 gal.Tanks H & C				3 30	£ 33
15	C 2 Sleeping Hut 60x18	B.C.I	C.A.C.	Wood	95	£ 95
16	Garage 28x21 (Bush timber mainly little sawn timber)	B.C.I	C.A.C.	Earth	12	£ 12

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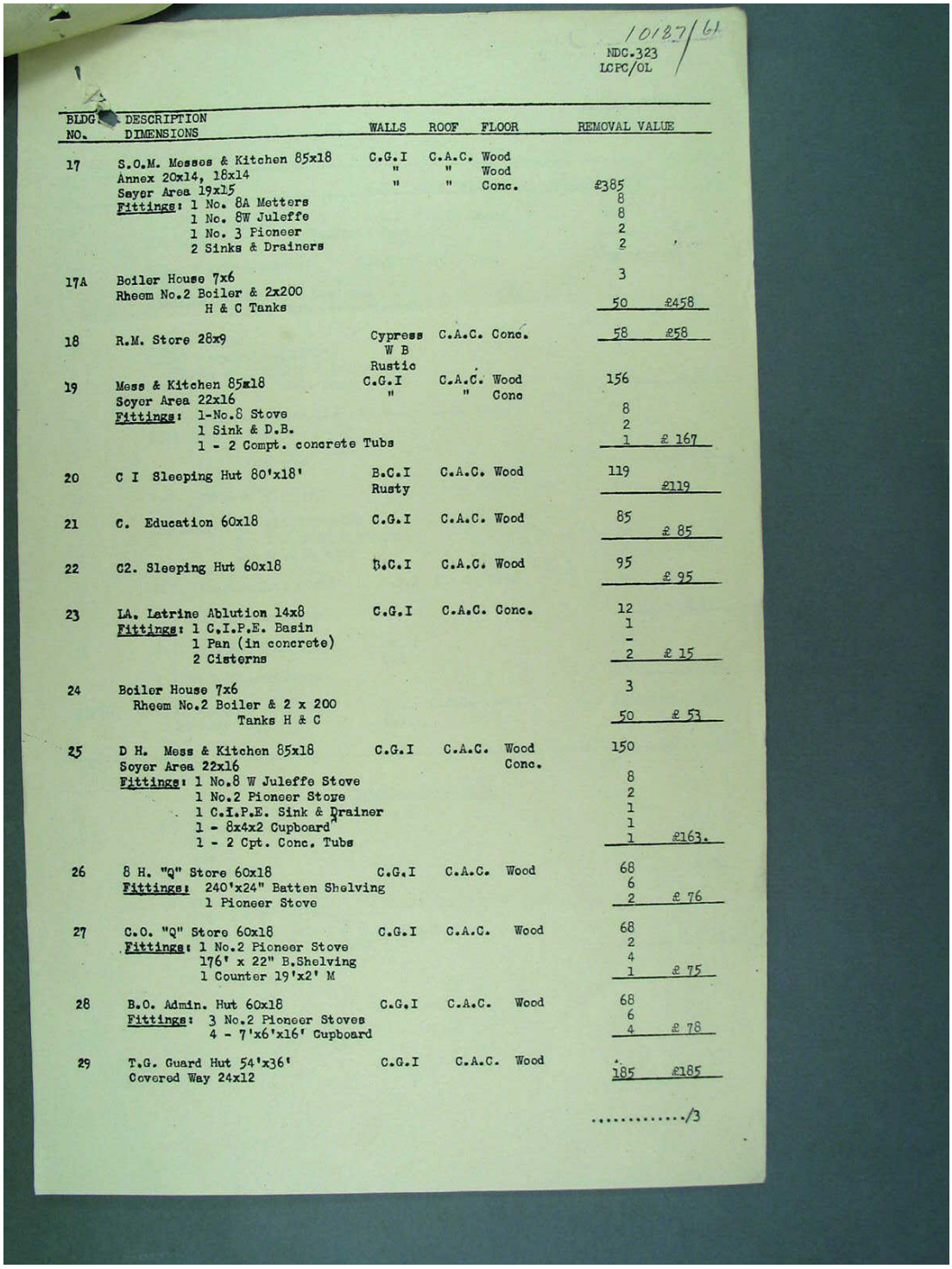
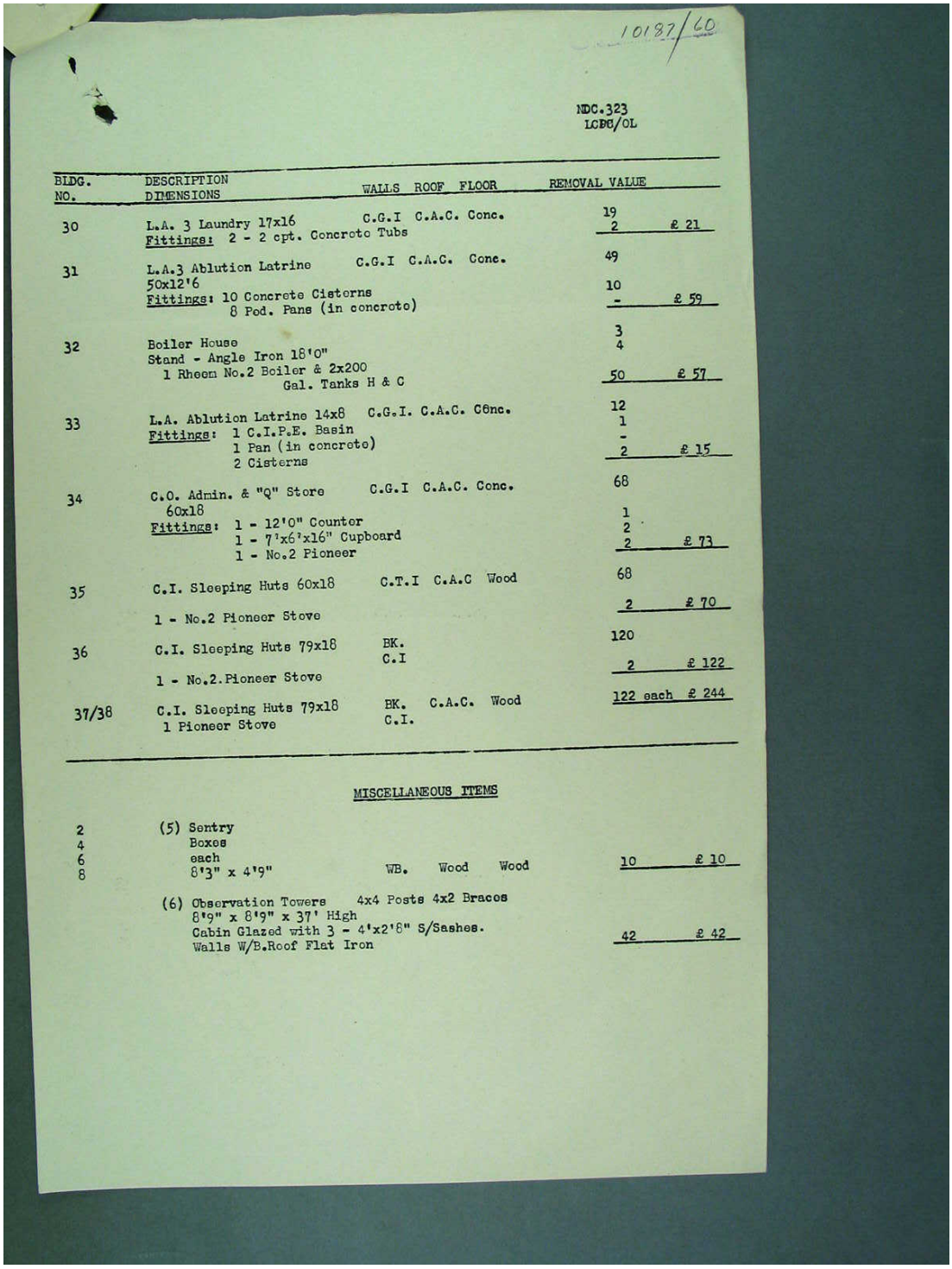


10187/61
NDC.323
LCPC/OL

BLDG NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE
17	S.O.M. Messes & Kitchen 85x18 Annex 20x14, 18x14 Soyer Area 19x15 Fittings: 1 No. 8A Metters 1 No. 8W Juleffe 1 No. 3 Pioneer 2 Sinks & Drainers	C.G.I " "	C.A.C. " "	Wood Wood Conc.	£385 8 8 2 2
17A	Boiler House 7x6 Rheem No.2 Boiler & 2x200 H & C Tanks				3 50 £458
18	R.M. Store 28x9	Cypress W B Rustic	C.A.C.	Conc.	58 £58
19	Mess & Kitchen 85x18 Soyer Area 22x16 Fittings: 1-No.8 Stove 1 Sink & D.B. 1 - 2 Compt. concrete Tubs	C.G.I "	C.A.C. "	Wood Conc	156 8 2 1 £ 167
20	C I Sleeping Hut 80'x18'	B.C.I Rusty	C.A.C.	Wood	119 £119
21	C. Education 60x18	C.G.I	C.A.C.	Wood	85 £ 85
22	C2. Sleeping Hut 60x18	B.C.I	C.A.C.	Wood	95 £ 95
23	LA. Latrine Ablution 14x8 Fittings: 1 C.I.P.E. Basin 1 Pan (in concrete) 2 Cisterns	C.G.I	C.A.C.	Conc.	12 1 - 2 £ 15
24	Boiler House 7x6 Rheem No.2 Boiler & 2 x 200 Tanks H & C				3 50 £ 53
25	D H. Mess & Kitchen 85x18 Soyer Area 22x16 Fittings: 1 No.8 W Juleffe Stove 1 No.2 Pioneer Stove 1 C.I.P.E. Sink & Drainer 1 - 8x4x2 Cupboard 1 - 2 Cpt. Conc. Tubs	C.G.I	C.A.C.	Wood Conc.	150 8 2 1 1 1 £163.
26	S H. "Q" Store 60x18 Fittings: 240'x24" Batten Shelving 1 Pioneer Stove	C.G.I	C.A.C.	Wood	68 6 2 £ 76
27	C.O. "Q" Store 60x18 Fittings: 1 No.2 Pioneer Stove 176' x 22" B.Shelving 1 Counter 19'x2' M	C.G.I	C.A.C.	Wood	68 2 4 1 £ 75
28	B.O. Admin. Hut 60x18 Fittings: 3 No.2 Pioneer Stoves 4 - 7'x6'x16' Cupboard	C.G.I	C.A.C.	Wood	68 6 4 £ 78
29	T.G. Guard Hut 54'x36' Covered Way 24x12	C.G.I	C.A.C.	Wood	185 £185

...../3



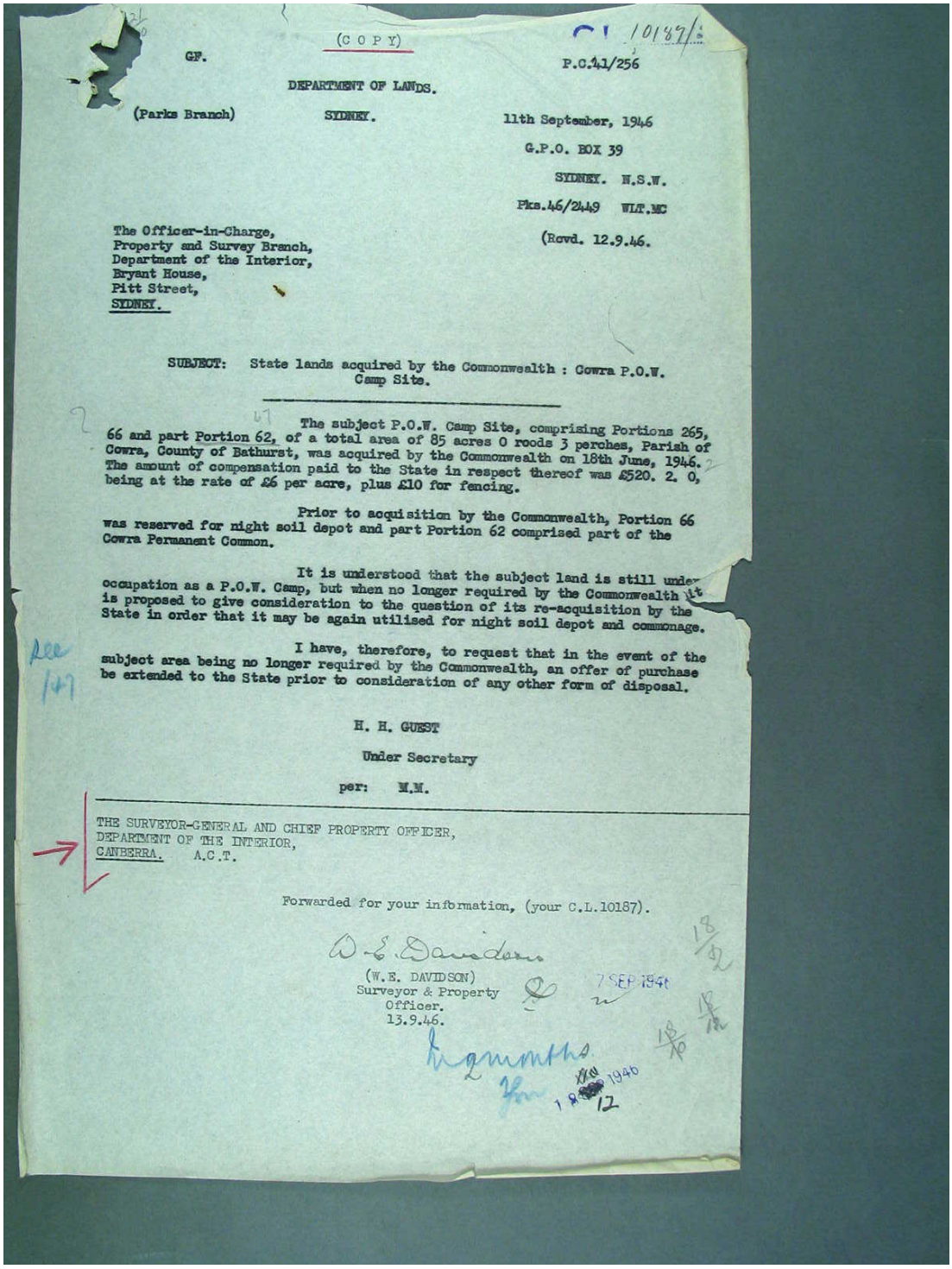
10187/60

NDC.323
LCBC/OL

BLDG. NO.	DESCRIPTION DIMENSIONS	WALLS	ROOF	FLOOR	REMOVAL VALUE	
30	L.A. 3 Laundry 17x16 Fittings: 2 - 2 cpt. Concrete Tubs	C.G.I	C.A.C.	Conc.	19 2	£ 21
31	L.A.3 Ablution Latrine 50x12'6 Fittings: 10 Concrete Cisterns 8 Pod. Pans (in concrete)	C.G.I	C.A.C.	Conc.	49 10 -	£ 59
32	Boiler House Stand - Angle Iron 18'0" 1 Rheem No.2 Boiler & 2x200 Gal. Tanks H & C				3 4 50	£ 57
33	L.A. Ablution Latrine 14x8 Fittings: 1 C.I.P.E. Basin 1 Pan (in concrete) 2 Cisterns	C.G.I.	C.A.C.	Conc.	12 1 - 2	£ 15
34	C.O. Admin. & "Q" Store 60x18 Fittings: 1 - 12'0" Counter 1 - 7'x6'x16" Cupboard 1 - No.2 Pioneer	C.G.I	C.A.C.	Conc.	68 1 2 2	£ 73
35	C.I. Sleeping Huts 60x18 1 - No.2 Pioneer Stove	C.T.I	C.A.C	Wood	68 2	£ 70
36	C.I. Sleeping Huts 79x18 1 - No.2.Pioneer Stove	BK. C.I			120 2	£ 122
37/38	C.I. Sleeping Huts 79x18 1 Pioneer Stove	BK. C.I.	C.A.C.	Wood	122 each	£ 244

MISCELLANEOUS ITEMS

2 4 6 8	(5) Sentry Boxes each 8'3" x 4'9"	WB.	Wood	Wood	10	£ 10
	(6) Observation Towers 8'9" x 8'9" x 37' High Cabin Glazed with 3 - 4'x2'8" S/Sashes. Walls W/B.Roof Flat Iron	4x4 Posts 4x2 Braces			42	£ 42



(C O P Y)

C.L. 10187/1

GF.

P.C.41/256

DEPARTMENT OF LANDS.

(Parks Branch) SYDNEY.

11th September, 1946

G.P.O. BOX 39

SYDNEY. N.S.W.

Pks.46/2449 WLT.MC

(Rcvd. 12.9.46.

The Officer-in-Charge,
Property and Survey Branch,
Department of the Interior,
Bryant House,
Pitt Street,
SYDNEY.

SUBJECT: State lands acquired by the Commonwealth : Cowra P.O.W. Camp Site.

The subject P.O.W. Camp Site, comprising Portions 265, 66 and part Portion 62, of a total area of 85 acres 0 roods 3 perches, Parish of Cowra, County of Bathurst, was acquired by the Commonwealth on 18th June, 1946. The amount of compensation paid to the State in respect thereof was £520. 2. 0, being at the rate of £6 per acre, plus £10 for fencing.

Prior to acquisition by the Commonwealth, Portion 66 was reserved for night soil depot and part Portion 62 comprised part of the Cowra Permanent Common.

It is understood that the subject land is still under occupation as a P.O.W. Camp, but when no longer required by the Commonwealth it is proposed to give consideration to the question of its re-acquisition by the State in order that it may be again utilised for night soil depot and commonage.

I have, therefore, to request that in the event of the subject area being no longer required by the Commonwealth, an offer of purchase be extended to the State prior to consideration of any other form of disposal.

H. H. GUEST

Under Secretary

per: M.M.

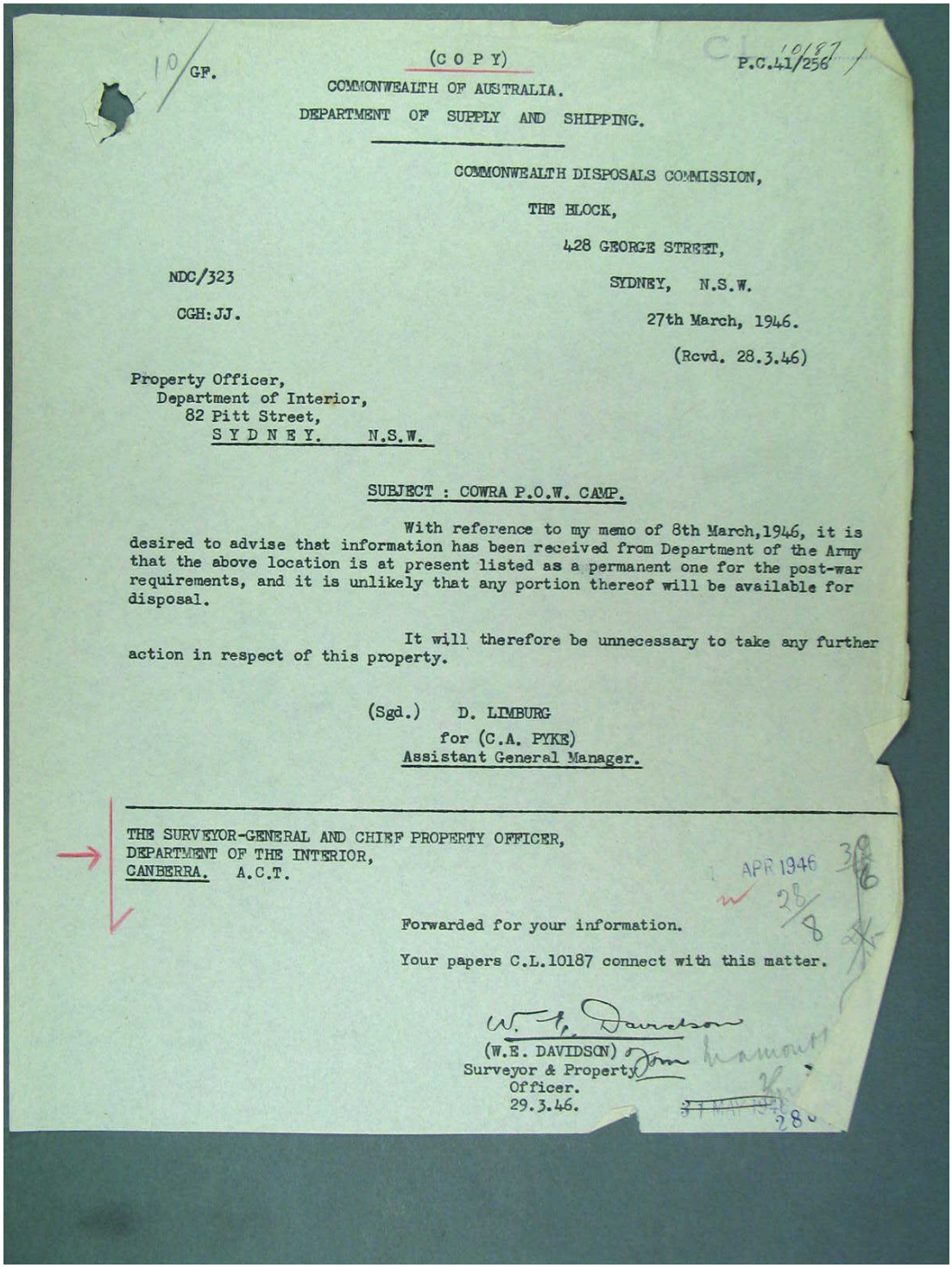
THE SURVEYOR-GENERAL AND CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

Forwarded for your information, (your C.L.10187).

W. E. Davidson

(W.E. DAVIDSON)
Surveyor & Property
Officer.
13.9.46.

7 SEP 1946



10/GF.

(C O P Y)

P.C.41/256

COMMONWEALTH OF AUSTRALIA.

DEPARTMENT OF SUPPLY AND SHIPPING.

COMMONWEALTH DISPOSALS COMMISSION,

THE BLOCK,

428 GEORGE STREET,

SYDNEY, N.S.W.

NDC/323

CGH:JJ.

27th March, 1946.

(Rcvd. 28.3.46)

Property Officer,
Department of Interior,
82 Pitt Street,
S Y D N E Y. N.S.W.

SUBJECT : COWRA P.O.W. CAMP.

With reference to my memo of 8th March,1946, it is desired to advise that information has been received from Department of the Army that the above location is at present listed as a permanent one for the post-war requirements, and it is unlikely that any portion thereof will be available for disposal.

It will therefore be unnecessary to take any further action in respect of this property.

(Sgd.) D. LIMBURG
for (C.A. PYKE)
Assistant General Manager.

THE SURVEYOR-GENERAL AND CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

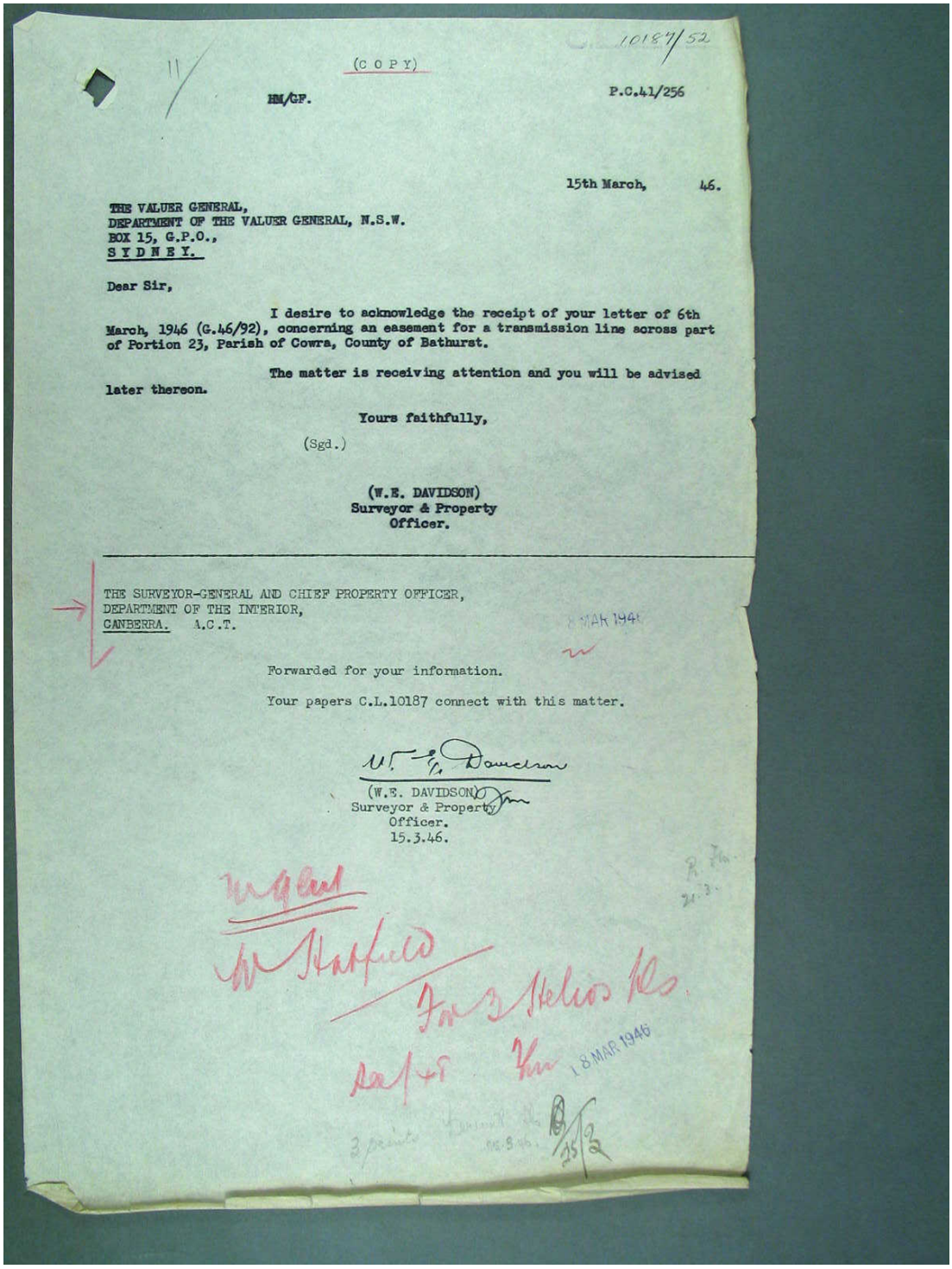
1 APR 1946

Forwarded for your information.

Your papers C.L.10187 connect with this matter.

W. E. Davidson

(W.E. DAVIDSON)
Surveyor & Property Officer.
29.3.46.



10187/52

(C O P Y)

HM/GF. P.C.41/256

15th March, 46.

THE VALUER GENERAL,
DEPARTMENT OF THE VALUER GENERAL, N.S.W.
BOX 15, G.P.O.,
S Y D N E Y.

Dear Sir,

I desire to acknowledge the receipt of your letter of 6th March, 1946 (G.46/92), concerning an easement for a transmission line across part of Portion 23, Parish of Cowra, County of Bathurst.

The matter is receiving attention and you will be advised later thereon.

Yours faithfully,

(Sgd.)

(W.E. DAVIDSON)
Surveyor & Property Officer.

THE SURVEYOR-GENERAL AND CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

18 MAR 1946

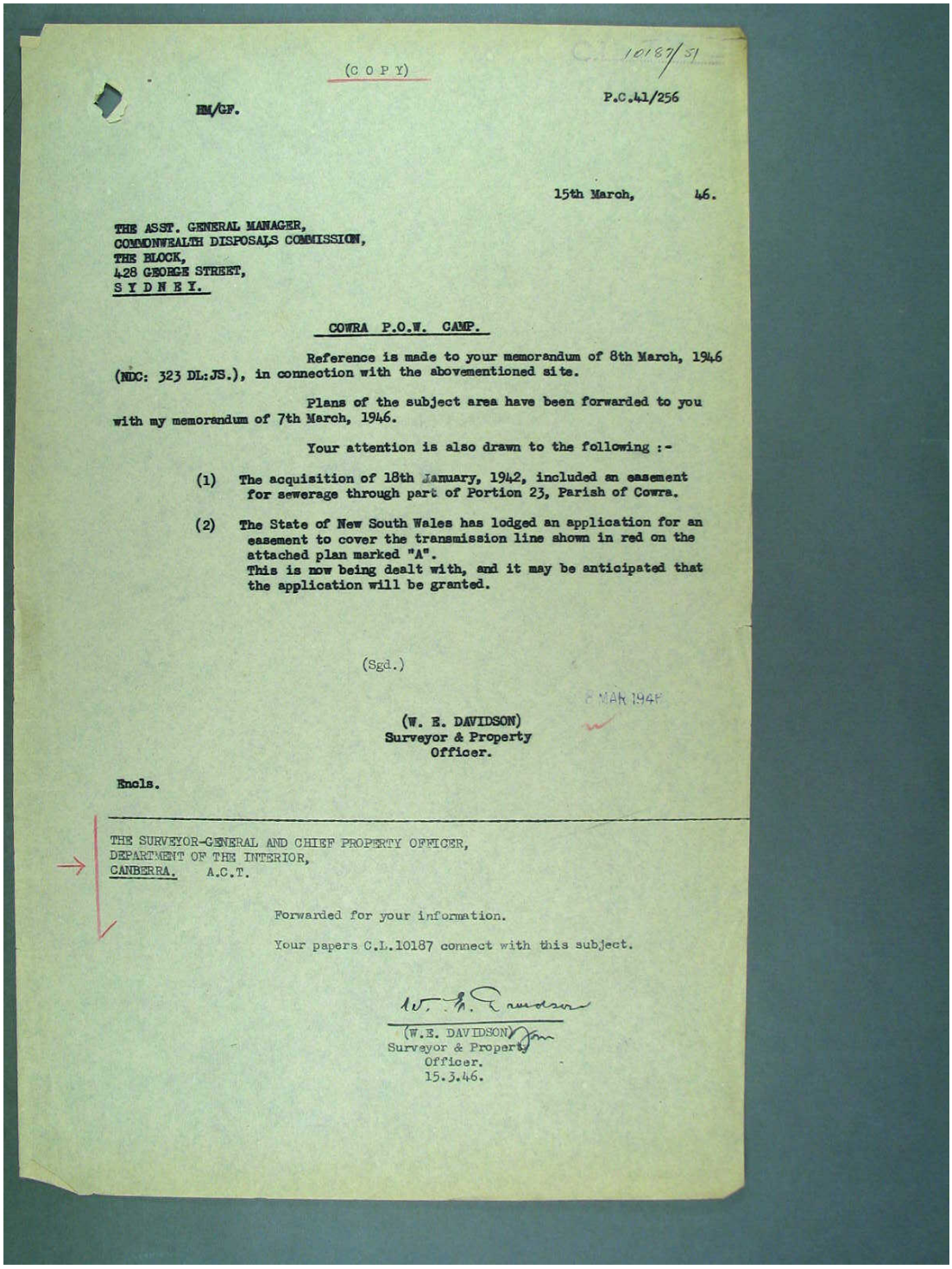
Forwarded for your information.

Your papers C.L.10187 connect with this matter.

W. E. Davidson

(W.E. DAVIDSON)
Surveyor & Property Officer.
15.3.46.

18 MAR 1946



(C O P Y)

C.L. 10187/51

RM/GF.

P.C.41/256

15th March, 46.

THE ASST. GENERAL MANAGER,
COMMONWEALTH DISPOSALS COMMISSION,
THE BLOCK,
428 GEORGE STREET,
S Y D N E Y.

COWRA P.O.W. CAMP.

Reference is made to your memorandum of 8th March, 1946 (NDC: 323 DL:JS.), in connection with the abovementioned site.

Plans of the subject area have been forwarded to you with my memorandum of 7th March, 1946.

Your attention is also drawn to the following :-

(1) The acquisition of 18th January, 1942, included an easement for sewerage through part of Portion 23, Parish of Cowra.

(2) The State of New South Wales has lodged an application for an easement to cover the transmission line shown in red on the attached plan marked "A".
This is now being dealt with, and it may be anticipated that the application will be granted.

(Sgd.)

8 MAR 1946

(W. E. DAVIDSON)
Surveyor & Property
Officer.

Encls.

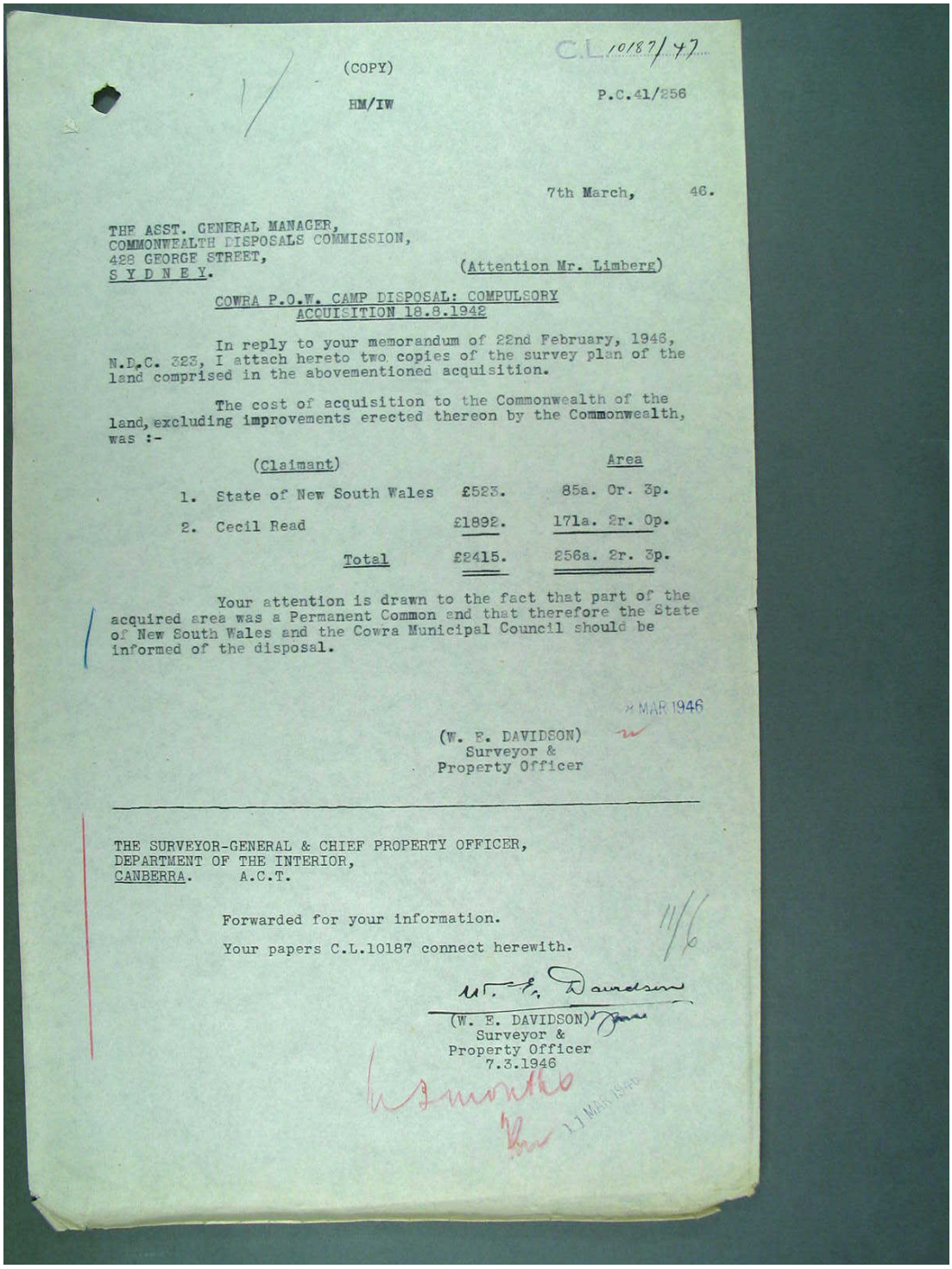
THE SURVEYOR-GENERAL AND CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

Forwarded for your information.

Your papers C.L.10187 connect with this subject.

W. E. Davidson

(W.E. DAVIDSON)
Surveyor & Property
Officer.
15.3.46.



C.L.10187/47

(COPY)

HM/IW

P.C.41/256

7th March, 46.

THE ASST. GENERAL MANAGER,
COMMONWEALTH DISPOSALS COMMISSION,
428 GEORGE STREET,
S Y D N E Y.

(Attention Mr. Limberg)

COWRA P.O.W. CAMP DISPOSAL: COMPULSORY ACQUISITION 18.8.1942

In reply to your memorandum of 22nd February, 1946, N.D.C. 323, I attach hereto two copies of the survey plan of the land comprised in the abovementioned acquisition.

The cost of acquisition to the Commonwealth of the land, excluding improvements erected thereon by the Commonwealth, was :-

	(Claimant)		Area
1.	State of New South Wales	£523.	85a. 0r. 3p.
2.	Cecil Read	£1892.	171a. 2r. 0p.
	Total	£2415.	256a. 2r. 3p.

Your attention is drawn to the fact that part of the acquired area was a Permanent Common and that therefore the State of New South Wales and the Cowra Municipal Council should be informed of the disposal.

7 MAR 1946

(W. E. DAVIDSON)
Surveyor &
Property Officer

THE SURVEYOR-GENERAL & CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

Forwarded for your information.

Your papers C.L.10187 connect herewith.

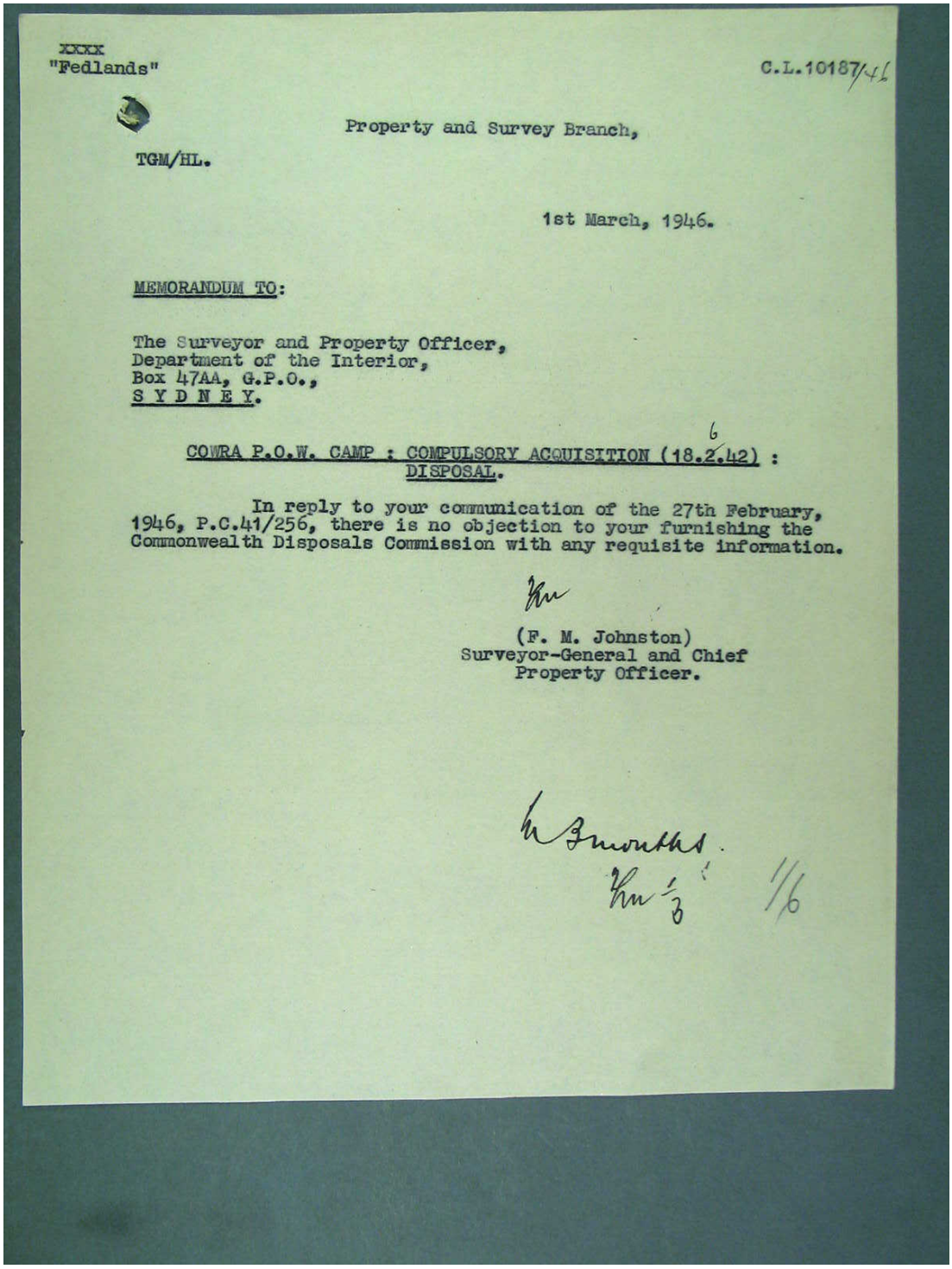
11/6

W. E. Davidson

(W. E. DAVIDSON)
Surveyor &
Property Officer
7.3.1946

6 months

11 MAR 1946



XXXX
"Fedlands"

C.L.10187/46

Property and Survey Branch,

TGM/HL.

1st March, 1946.

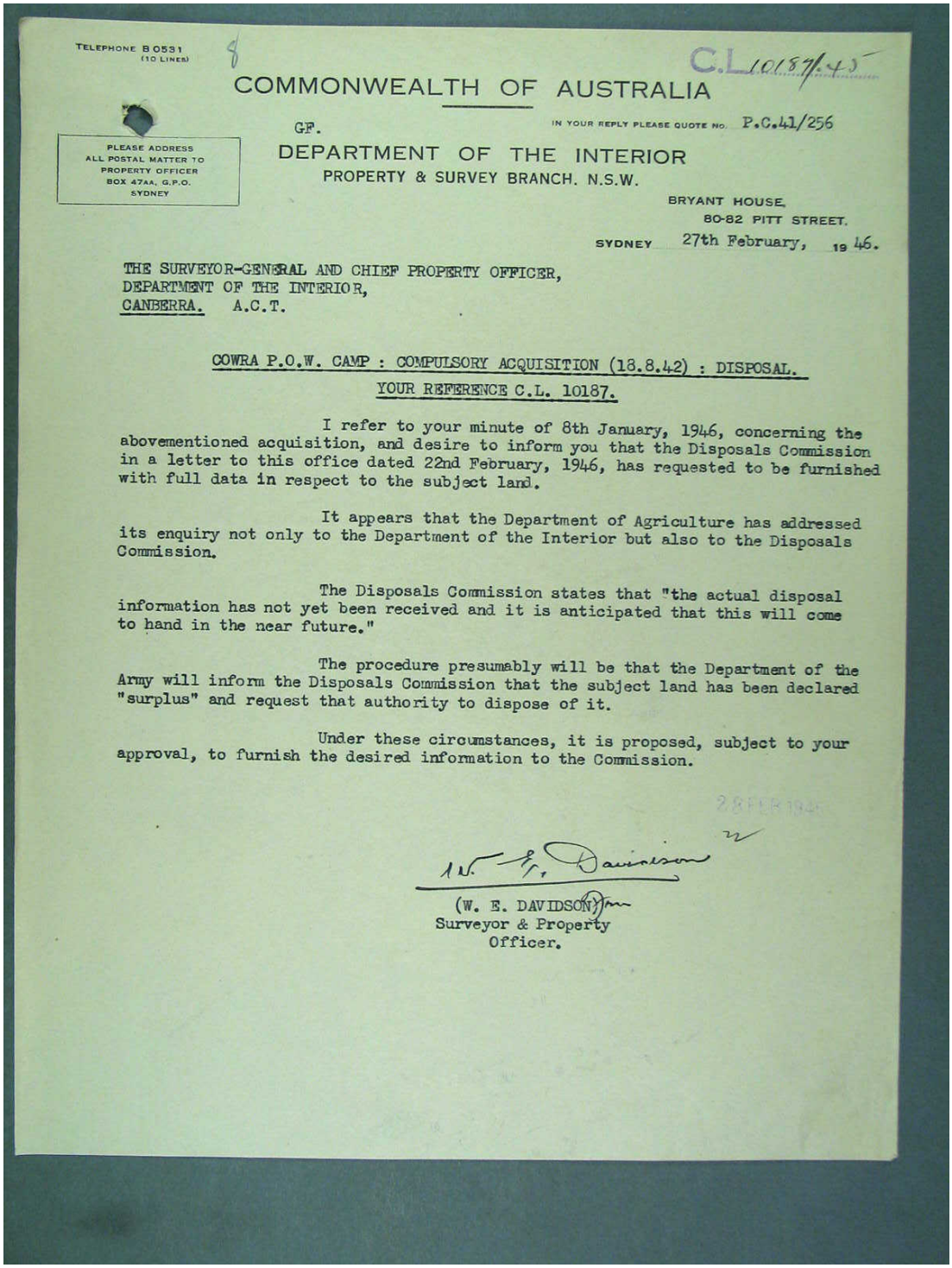
MEMORANDUM TO:

The Surveyor and Property Officer,
Department of the Interior,
Box 47AA, G.P.O.,
S Y D N E Y.

COWRA P.O.W. CAMP : COMPULSORY ACQUISITION (18.2.42) : DISPOSAL.

In reply to your communication of the 27th February, 1946, P.C.41/256, there is no objection to your furnishing the Commonwealth Disposals Commission with any requisite information.

(F. M. Johnston)
Surveyor-General and Chief
Property Officer.



TELEPHONE B 0531
(10 LINES)

C.L. 10187/45

COMMONWEALTH OF AUSTRALIA

PLEASE ADDRESS
ALL POSTAL MATTER TO
PROPERTY OFFICER
BOX 47AA, G.P.O.
SYDNEY

GF.

IN YOUR REPLY PLEASE QUOTE NO. P.C.41/256

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH. N.S.W.

BRYANT HOUSE,
80-82 PITT STREET.

SYDNEY 27th February, 1946.

THE SURVEYOR-GENERAL AND CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA. A.C.T.

COWRA P.O.W. CAMP : COMPULSORY ACQUISITION (18.8.42) : DISPOSAL.
YOUR REFERENCE C.L. 10187.

I refer to your minute of 8th January, 1946, concerning the abovementioned acquisition, and desire to inform you that the Disposals Commission in a letter to this office dated 22nd February, 1946, has requested to be furnished with full data in respect to the subject land.

It appears that the Department of Agriculture has addressed its enquiry not only to the Department of the Interior but also to the Disposals Commission.

The Disposals Commission states that "the actual disposal information has not yet been received and it is anticipated that this will come to hand in the near future."

The procedure presumably will be that the Department of the Army will inform the Disposals Commission that the subject land has been declared "surplus" and request that authority to dispose of it.

Under these circumstances, it is proposed, subject to your approval, to furnish the desired information to the Commission.

28 FEB 1946

W. E. Davidson

(W. E. DAVIDSON)
Surveyor & Property
Officer.

C.L.10187/44

St 7110

TELEGRAPHIC ADDRESSES:
GENERAL: AGRIDEPT, SYDNEY.
ANIMAL INDUSTRY: ANIMALIND, SYDNEY.
GRAIN ELEVATORS: GRAINVATOR, SYDNEY.

NEW SOUTH WALES.

DEPARTMENT OF AGRICULTURE
(FARRER PLACE),
BOX 36A, G.P.O., SYDNEY,
6th February, 1946

IN YOUR REPLY, PLEASE QUOTE THIS NUMBER.
M.45/507

Secretary,
Department of the Interior,
Property and Survey Branch,
CANBERRA. A.C.T.

Dear Sir,

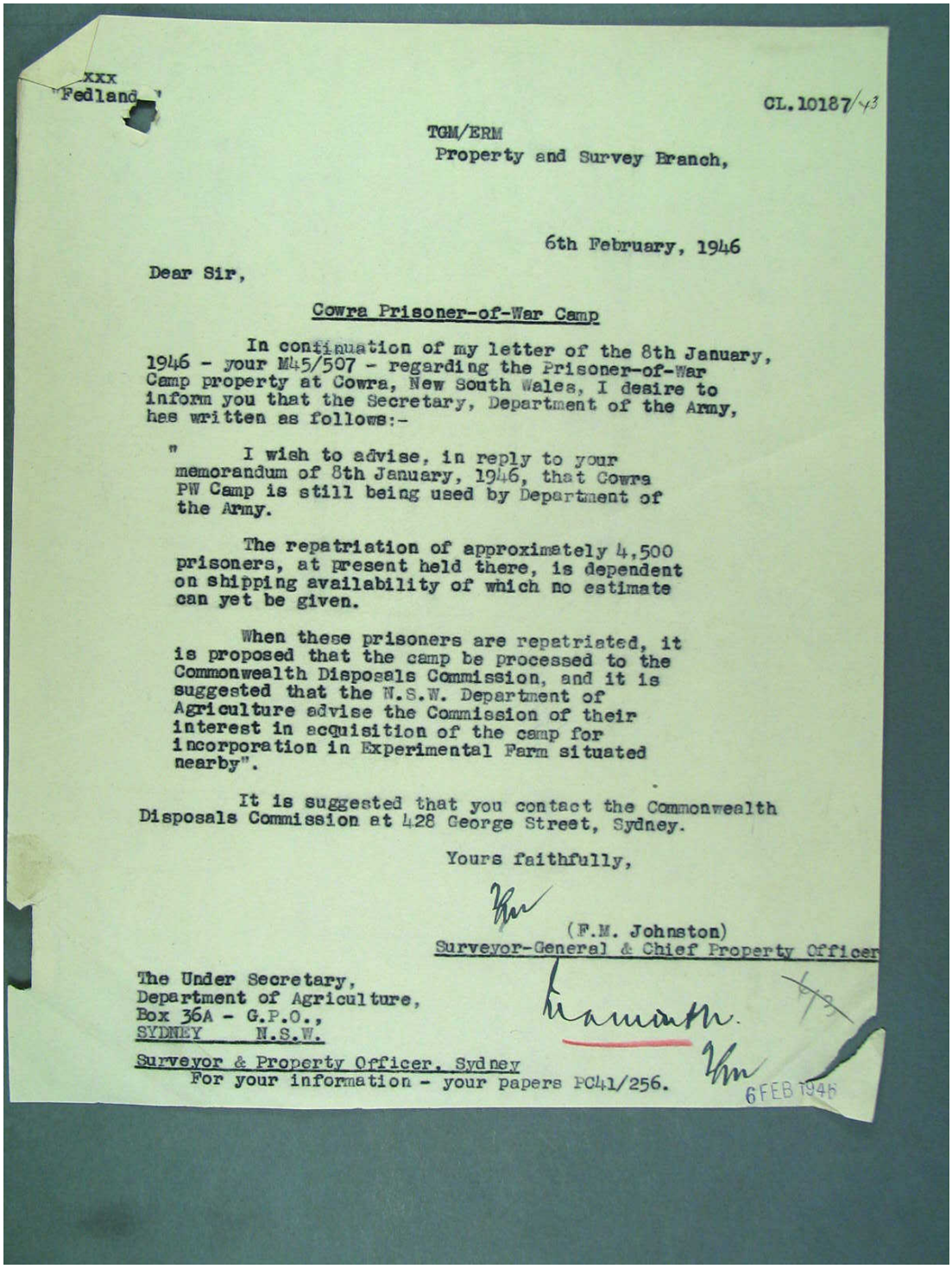
I wish to refer to your letter of the 8th January, (C.L.10187), in reply to mine of the 19th December, concerning acquisition of an area of land at Cowra, previously set aside for use as a Prisoner of War Camp.

You will recall promising to furnish further information in response to my request, but so far no such additional information has been received. In the circumstances it would be appreciated if you could see your way to favour me with the advice promised, at your earliest convenience. This Department is anxious to finalise matters in this connection as soon as possible.

7 FEB 1946

Yours faithfully,
R.J. NOBLE.
Under Secretary and Director.

per: 8 FEB 1946



XXX
"Fedland"

CL.10187/43

TGM/ERM
Property and Survey Branch,

6th February, 1946

Dear Sir,

Cowra Prisoner-of-War Camp

In continuation of my letter of the 8th January, 1946 - your M45/507 - regarding the Prisoner-of-War Camp property at Cowra, New South Wales, I desire to inform you that the Secretary, Department of the Army, has written as follows:-

" I wish to advise, in reply to your memorandum of 8th January, 1946, that Cowra PW Camp is still being used by Department of the Army.

The repatriation of approximately 4,500 prisoners, at present held there, is dependent on shipping availability of which no estimate can yet be given.

When these prisoners are repatriated, it is proposed that the camp be processed to the Commonwealth Disposals Commission, and it is suggested that the N.S.W. Department of Agriculture advise the Commission of their interest in acquisition of the camp for incorporation in Experimental Farm situated nearby".

It is suggested that you contact the Commonwealth Disposals Commission at 428 George Street, Sydney.

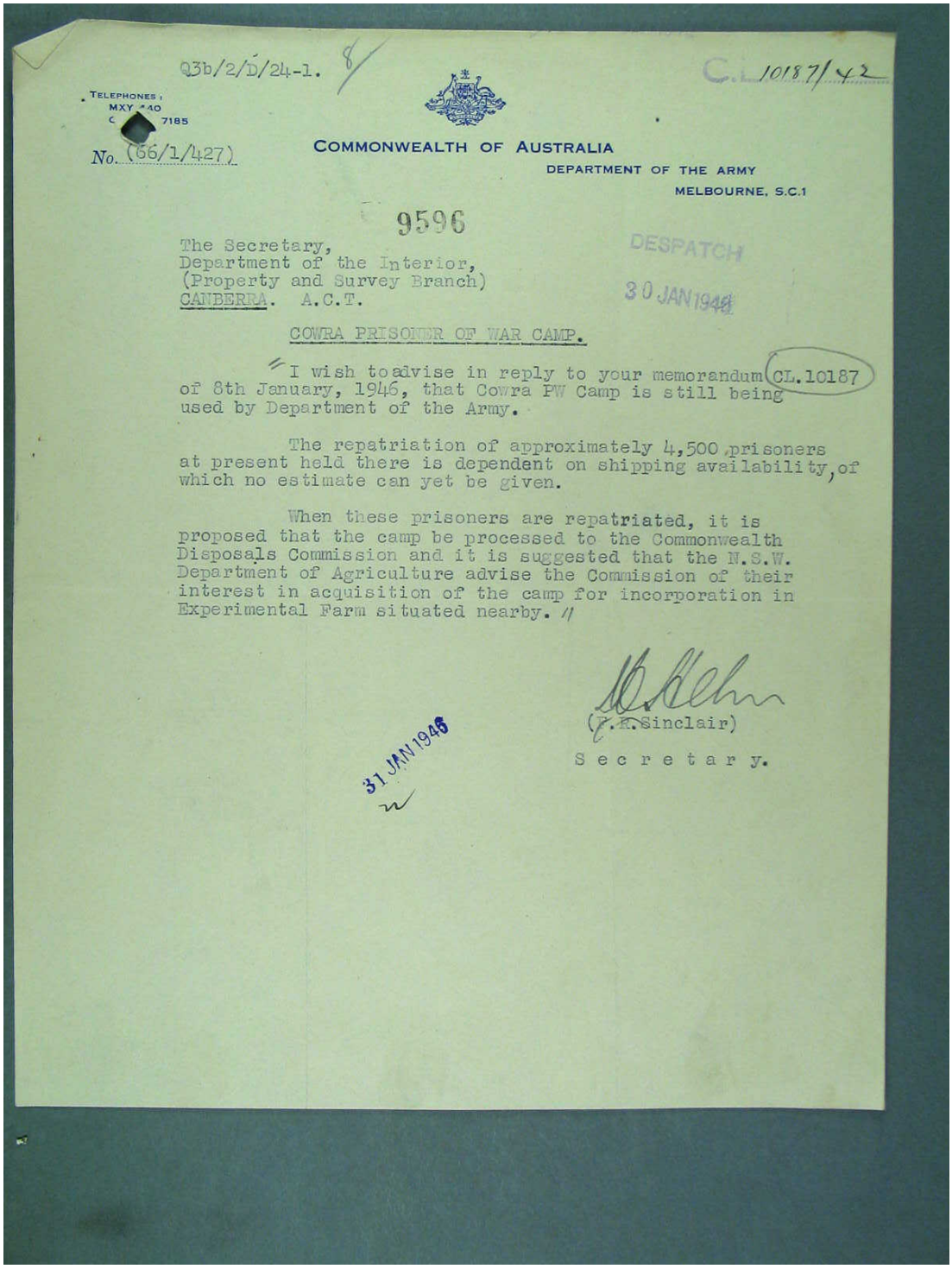
Yours faithfully,

(F.M. Johnston)
Surveyor-General & Chief Property Officer

The Under Secretary,
Department of Agriculture,
Box 36A - G.P.O.,
SYDNEY N.S.W.

Surveyor & Property Officer, Sydney
For your information - your papers PC41/256.

6 FEB 1946



Q3b/2/D/24-1. 8/

C. 10187/42

TELEPHONES: MXY 7185

No. (66/1/427)

COMMONWEALTH OF AUSTRALIA

DEPARTMENT OF THE ARMY

MELBOURNE, S.C.1

9596

DESPATCH

30 JAN 1946

The Secretary,
Department of the Interior,
(Property and Survey Branch)
CANBERRA. A.C.T.

COWRA PRISONER OF WAR CAMP.

I wish to advise in reply to your memorandum CL.10187 of 8th January, 1946, that Cowra PW Camp is still being used by Department of the Army.

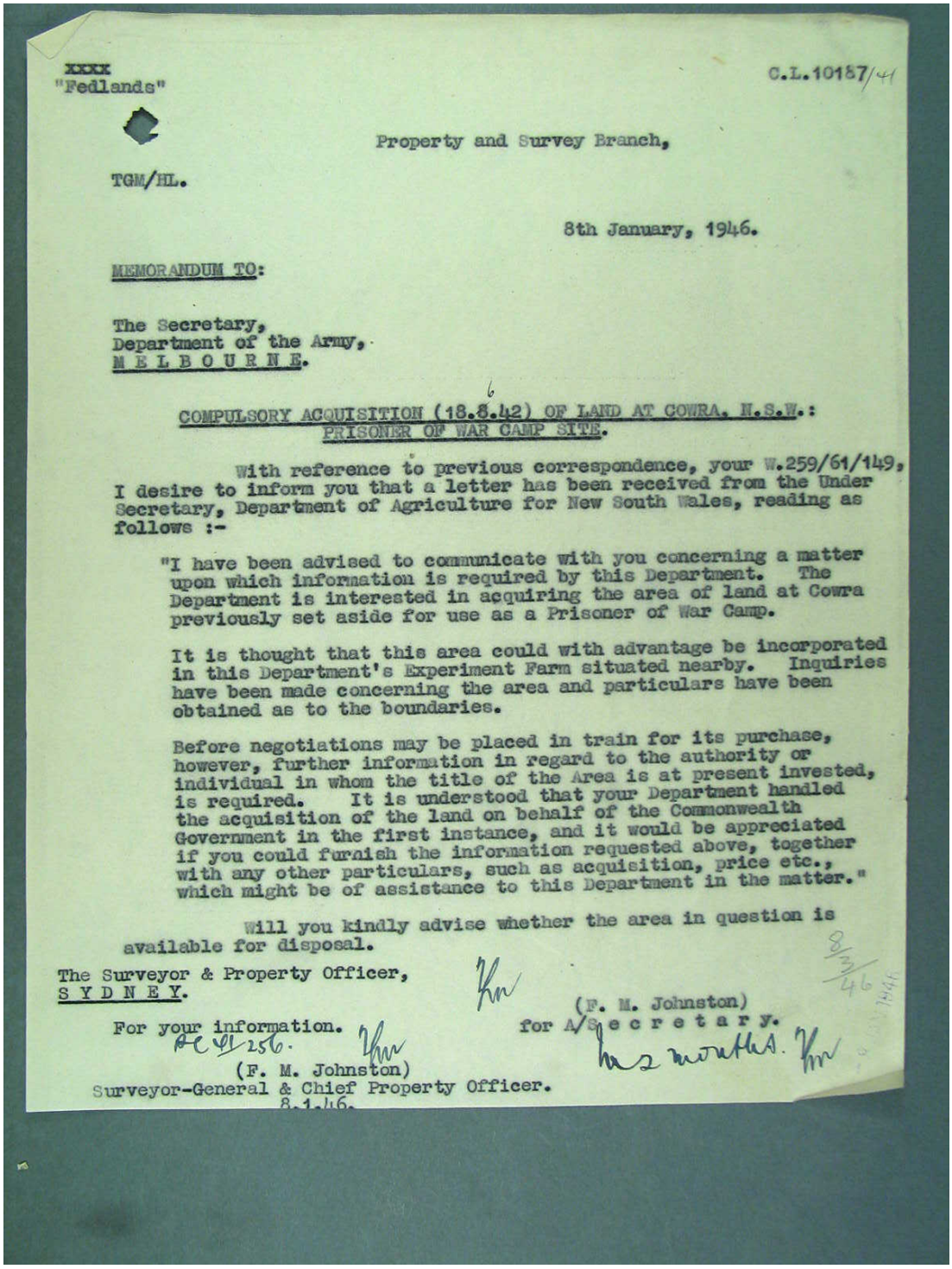
The repatriation of approximately 4,500 prisoners at present held there is dependent on shipping availability, of which no estimate can yet be given.

When these prisoners are repatriated, it is proposed that the camp be processed to the Commonwealth Disposals Commission and it is suggested that the N.S.W. Department of Agriculture advise the Commission of their interest in acquisition of the camp for incorporation in Experimental Farm situated nearby. //

(T.K.Sinclair)

Secretary.

31 JAN 1946



XXXX
"Fedlands"

C.L.10187/41

Property and Survey Branch,

TGM/HL.

8th January, 1946.

MEMORANDUM TO:

The Secretary,
Department of the Army,
M E L B O U R N E.

COMPULSORY ACQUISITION (18.8.42) OF LAND AT COWRA, N.S.W.:
PRISONER OF WAR CAMP SITE.

With reference to previous correspondence, your W.259/61/149, I desire to inform you that a letter has been received from the Under Secretary, Department of Agriculture for New South Wales, reading as follows :-

"I have been advised to communicate with you concerning a matter upon which information is required by this Department. The Department is interested in acquiring the area of land at Cowra previously set aside for use as a Prisoner of War Camp.

It is thought that this area could with advantage be incorporated in this Department's Experiment Farm situated nearby. Inquiries have been made concerning the area and particulars have been obtained as to the boundaries.

Before negotiations may be placed in train for its purchase, however, further information in regard to the authority or individual in whom the title of the Area is at present invested, is required. It is understood that your Department handled the acquisition of the land on behalf of the Commonwealth Government in the first instance, and it would be appreciated if you could furnish the information requested above, together with any other particulars, such as acquisition, price etc., which might be of assistance to this Department in the matter."

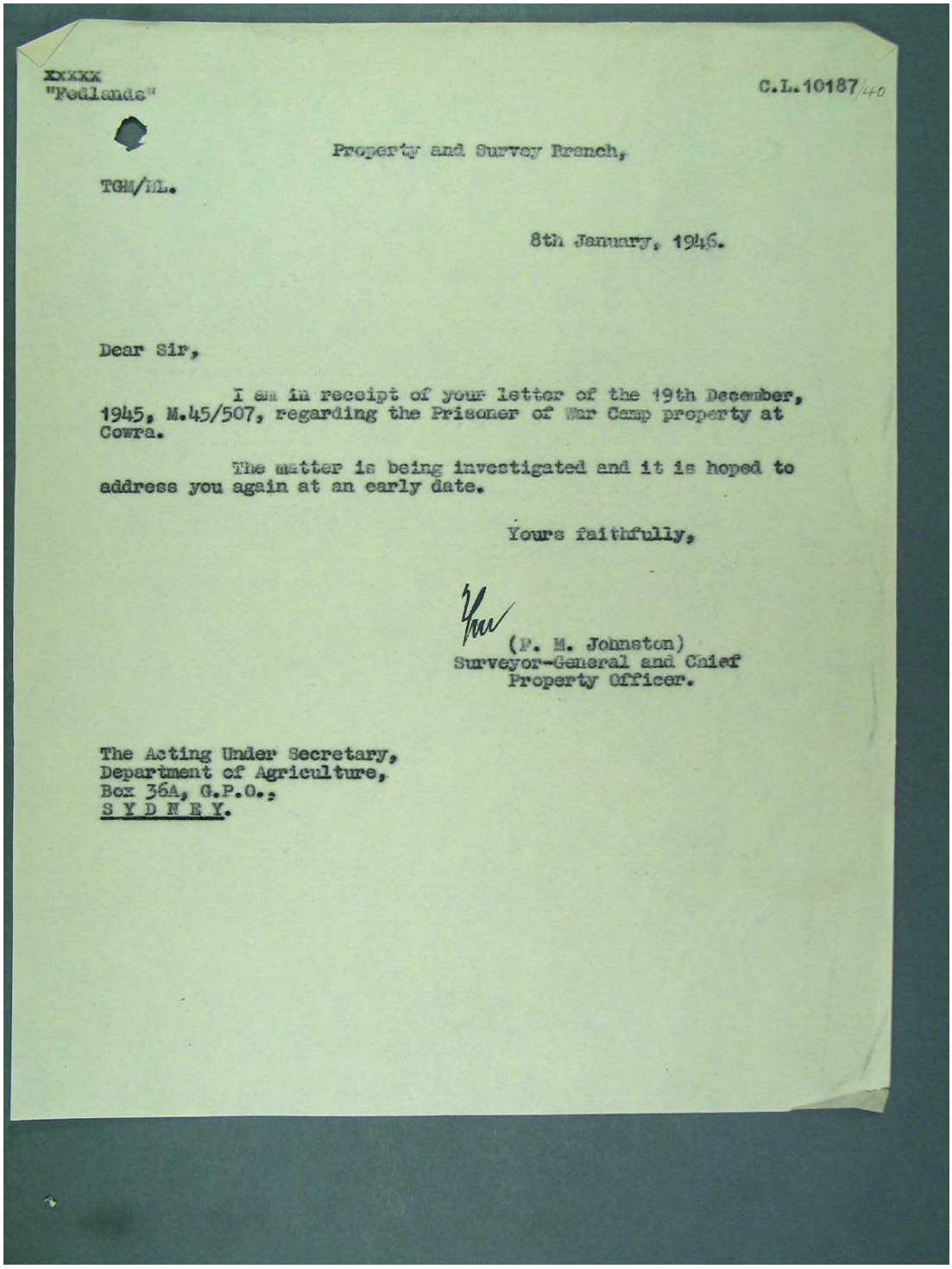
Will you kindly advise whether the area in question is available for disposal.

The Surveyor & Property Officer,
S Y D N E Y.

(F. M. Johnston)
for A/Secretary.

For your information.
AC 41/256.

(F. M. Johnston)
Surveyor-General & Chief Property Officer.
8.1.46.



XXXXX
"Fedlands"

C.L.10187/40

Property and Survey Branch,

TGH/ML.

8th January, 1946.

Dear Sir,

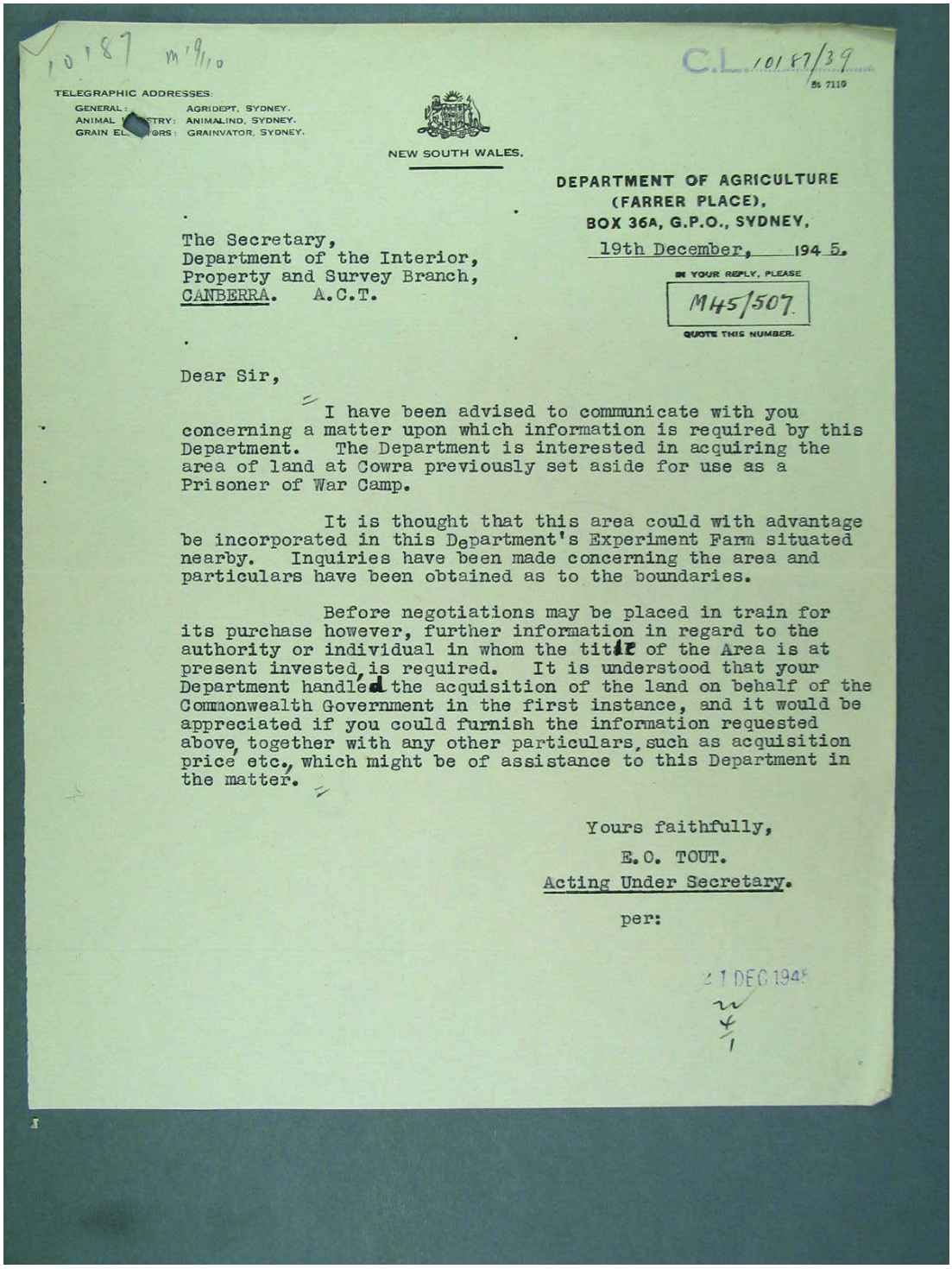
I am in receipt of your letter of the 19th December, 1945, M.45/507, regarding the Prisoner of War Camp property at Cowra.

The matter is being investigated and it is hoped to address you again at an early date.

Yours faithfully,

(F. M. Johnston)
Surveyor-General and Chief
Property Officer.

The Acting Under Secretary,
Department of Agriculture,
Box 36A, G.P.O.,
S Y D N E Y.



10187 m'9/10

C.L. 10187/39

St 7110

TELEGRAPHIC ADDRESSES:
GENERAL: AGRIDEPT, SYDNEY.
ANIMAL [illegible]STRY: ANIMALIND, SYDNEY.
GRAIN EL[illegible]ORS: GRAINVATOR, SYDNEY.

NEW SOUTH WALES.

DEPARTMENT OF AGRICULTURE
(FARRER PLACE),
BOX 36A, G.P.O., SYDNEY,
19th December, 1945.

IN YOUR REPLY, PLEASE
M45/507.
QUOTE THIS NUMBER.

The Secretary,
Department of the Interior,
Property and Survey Branch,
CANBERRA. A.C.T.

Dear Sir,

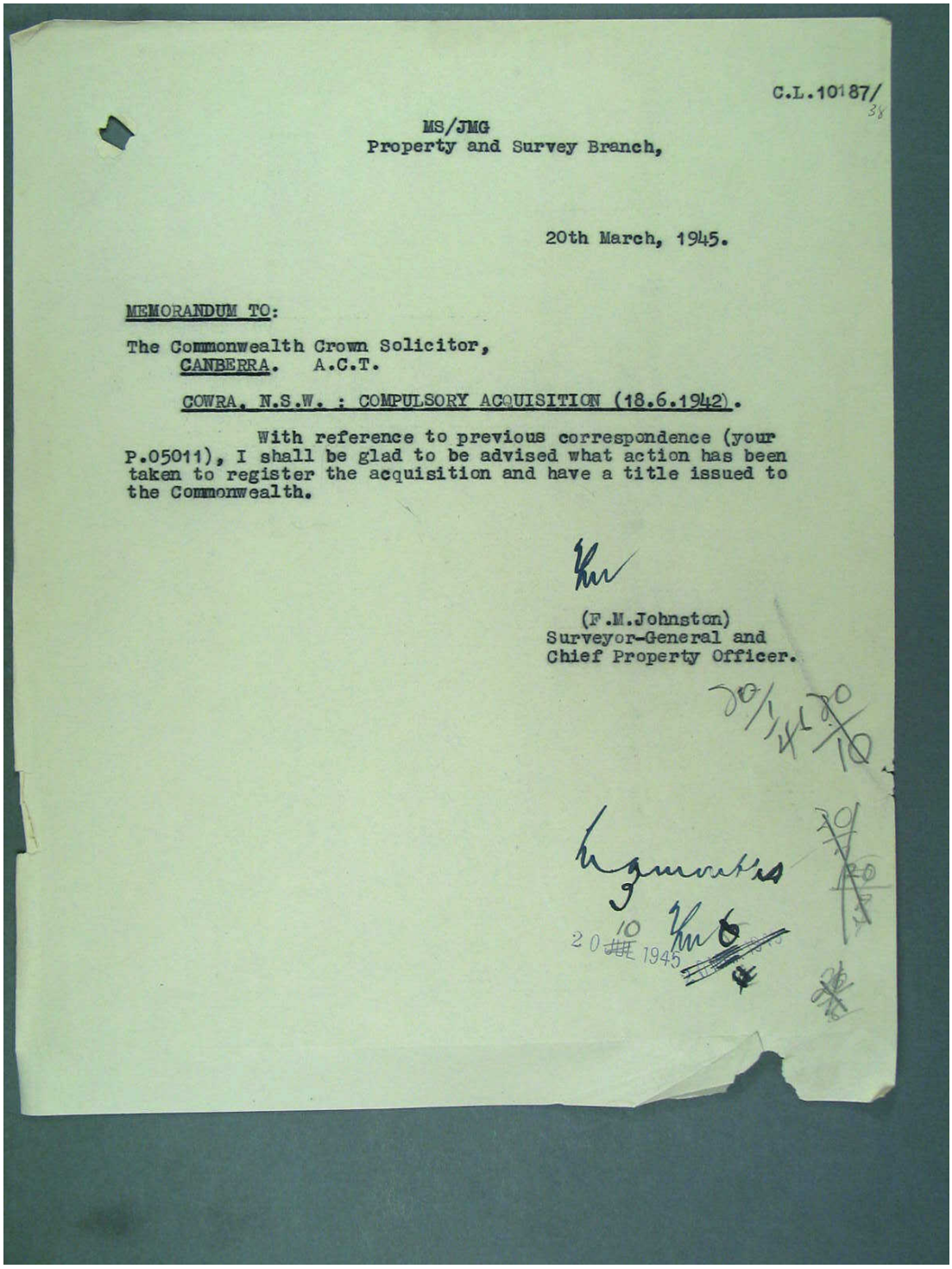
I have been advised to communicate with you concerning a matter upon which information is required by this Department. The Department is interested in acquiring the area of land at Cowra previously set aside for use as a Prisoner of War Camp.

It is thought that this area could with advantage be incorporated in this Department's Experiment Farm situated nearby. Inquiries have been made concerning the area and particulars have been obtained as to the boundaries.

Before negotiations may be placed in train for its purchase however, further information in regard to the authority or individual in whom the title of the Area is at present invested, is required. It is understood that your Department handled the acquisition of the land on behalf of the Commonwealth Government in the first instance, and it would be appreciated if you could furnish the information requested above, together with any other particulars, such as acquisition price etc., which might be of assistance to this Department in the matter.

Yours faithfully,
E.O. TOUT.
Acting Under Secretary.
per:

21 DEC 1945



C.L.10187/
38

MS/JMG
Property and Survey Branch,

20th March, 1945.

MEMORANDUM TO:

The Commonwealth Crown Solicitor,
CANBERRA. A.C.T.

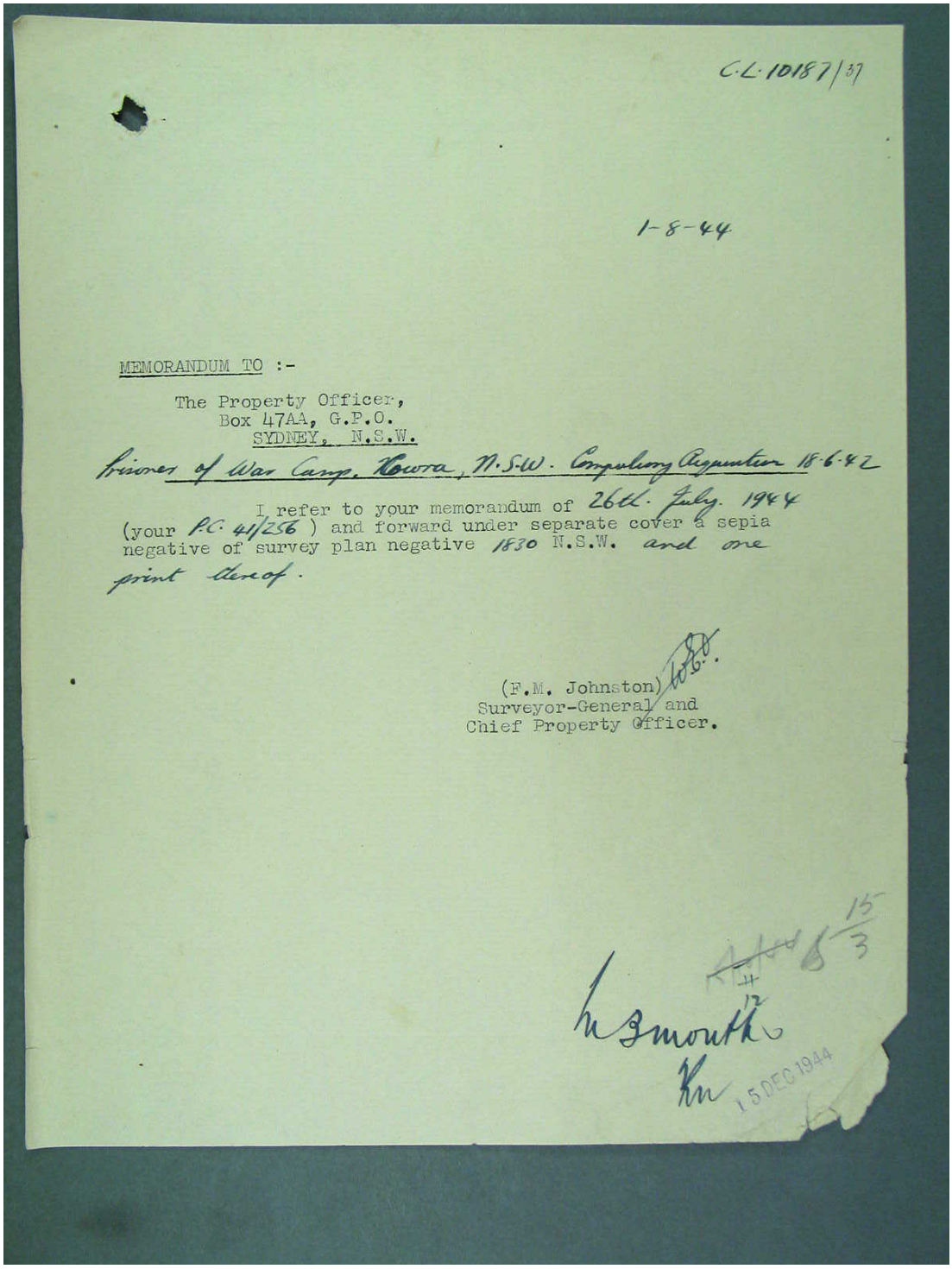
COWRA, N.S.W. : COMPULSORY ACQUISITION (18.6.1942).

With reference to previous correspondence (your P.05011), I shall be glad to be advised what action has been taken to register the acquisition and have a title issued to the Commonwealth.

(F.M.Johnston)
Surveyor-General and
Chief Property Officer.

20/1/45 20/10

20 JUL 1945



C.L. 10187/37

1-8-44

MEMORANDUM TO :-

The Property Officer,
Box 47AA, G.P.O.
SYDNEY, N.S.W.

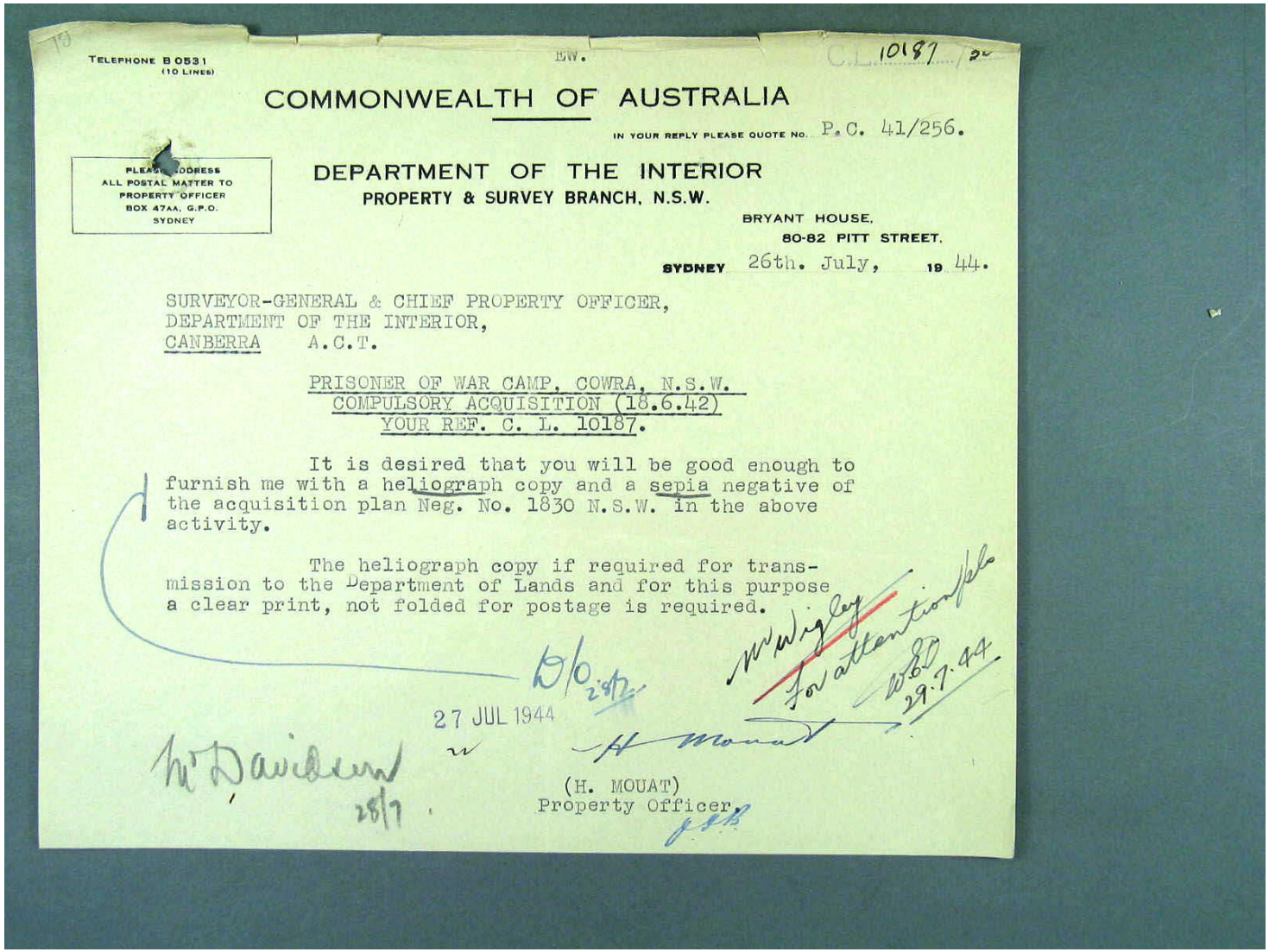
Prisoner of War Camp, Cowra, N.S.W. Compulsory Acquisition 18.6.42

I refer to your memorandum of 26th. July. 1944 (your P.C. 41/256) and forward under separate cover a sepia negative of survey plan negative 1830 N.S.W. and one print thereof.

(F.M. Johnston)
Surveyor-General and
Chief Property Officer.

15/3

15 DEC 1944



TELEPHONE B 0531
(10 LINES)

EW.

C.L. 10187 / 20

COMMONWEALTH OF AUSTRALIA

IN YOUR REPLY PLEASE QUOTE No. P.C. 41/256.

PLEASE ADDRESS
ALL POSTAL MATTER TO
PROPERTY OFFICER
BOX 47AA, G.P.O.
SYDNEY

DEPARTMENT OF THE INTERIOR
PROPERTY & SURVEY BRANCH, N.S.W.

BRYANT HOUSE,
80-82 PITT STREET,
SYDNEY 26th. July, 1944.

SURVEYOR-GENERAL & CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA A.C.T.

PRISONER OF WAR CAMP, COWRA, N.S.W.
COMPULSORY ACQUISITION (18.6.42)
YOUR REF. C. L. 10187.

It is desired that you will be good enough to furnish me with a heliograph copy and a sepia negative of the acquisition plan Neg. No. 1830 N.S.W. in the above activity.

The heliograph copy if required for transmission to the Department of Lands and for this purpose a clear print, not folded for postage is required.

D/O 28/7

Mr Wigley
For attention pls
W.E.D.
29.7.44

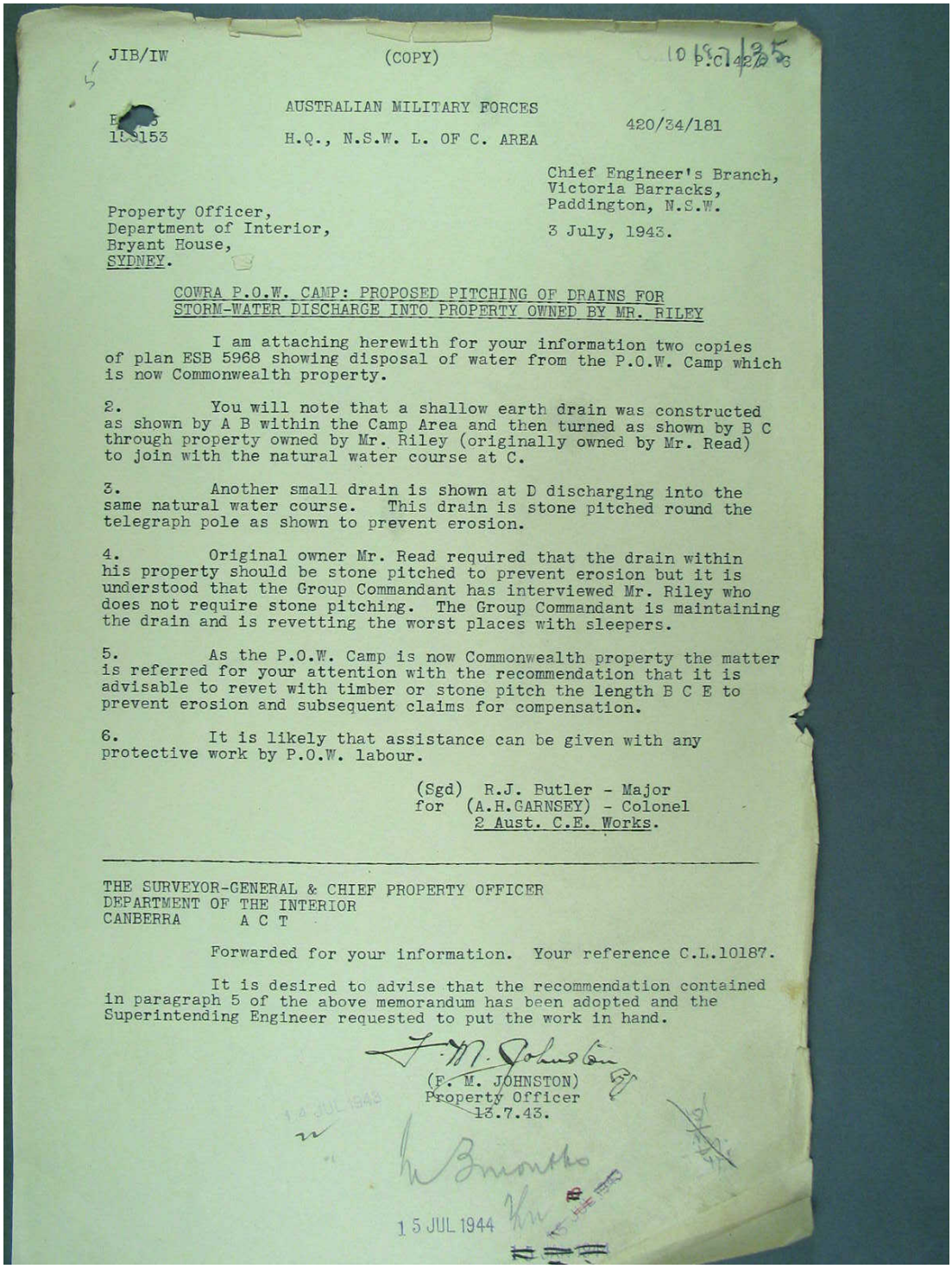
27 JUL 1944

Mr Davidson
28/7

H Mouat

(H. MOUAT)
Property Officer.

J.S.B.



JIB/IW (COPY)

AUSTRALIAN MILITARY FORCES
H.Q., N.S.W. L. OF C. AREA

420/34/181

Chief Engineer's Branch,
Victoria Barracks,
Paddington, N.S.W.

3 July, 1943.

Property Officer,
Department of Interior,
Bryant House,
SYDNEY.

COWRA P.O.W. CAMP: PROPOSED PITCHING OF DRAINS FOR STORM-WATER DISCHARGE INTO PROPERTY OWNED BY MR. RILEY

I am attaching herewith for your information two copies of plan ESB 5968 showing disposal of water from the P.O.W. Camp which is now Commonwealth property.

2. You will note that a shallow earth drain was constructed as shown by A B within the Camp Area and then turned as shown by B C through property owned by Mr. Riley (originally owned by Mr. Read) to join with the natural water course at C.

3. Another small drain is shown at D discharging into the same natural water course. This drain is stone pitched round the telegraph pole as shown to prevent erosion.

4. Original owner Mr. Read required that the drain within his property should be stone pitched to prevent erosion but it is understood that the Group Commandant has interviewed Mr. Riley who does not require stone pitching. The Group Commandant is maintaining the drain and is revetting the worst places with sleepers.

5. As the P.O.W. Camp is now Commonwealth property the matter is referred for your attention with the recommendation that it is advisable to revet with timber or stone pitch the length B C E to prevent erosion and subsequent claims for compensation.

6. It is likely that assistance can be given with any protective work by P.O.W. labour.

(Sgd) R.J. Butler - Major
for (A.H.GARNSEY) - Colonel
2 Aust. C.E. Works.

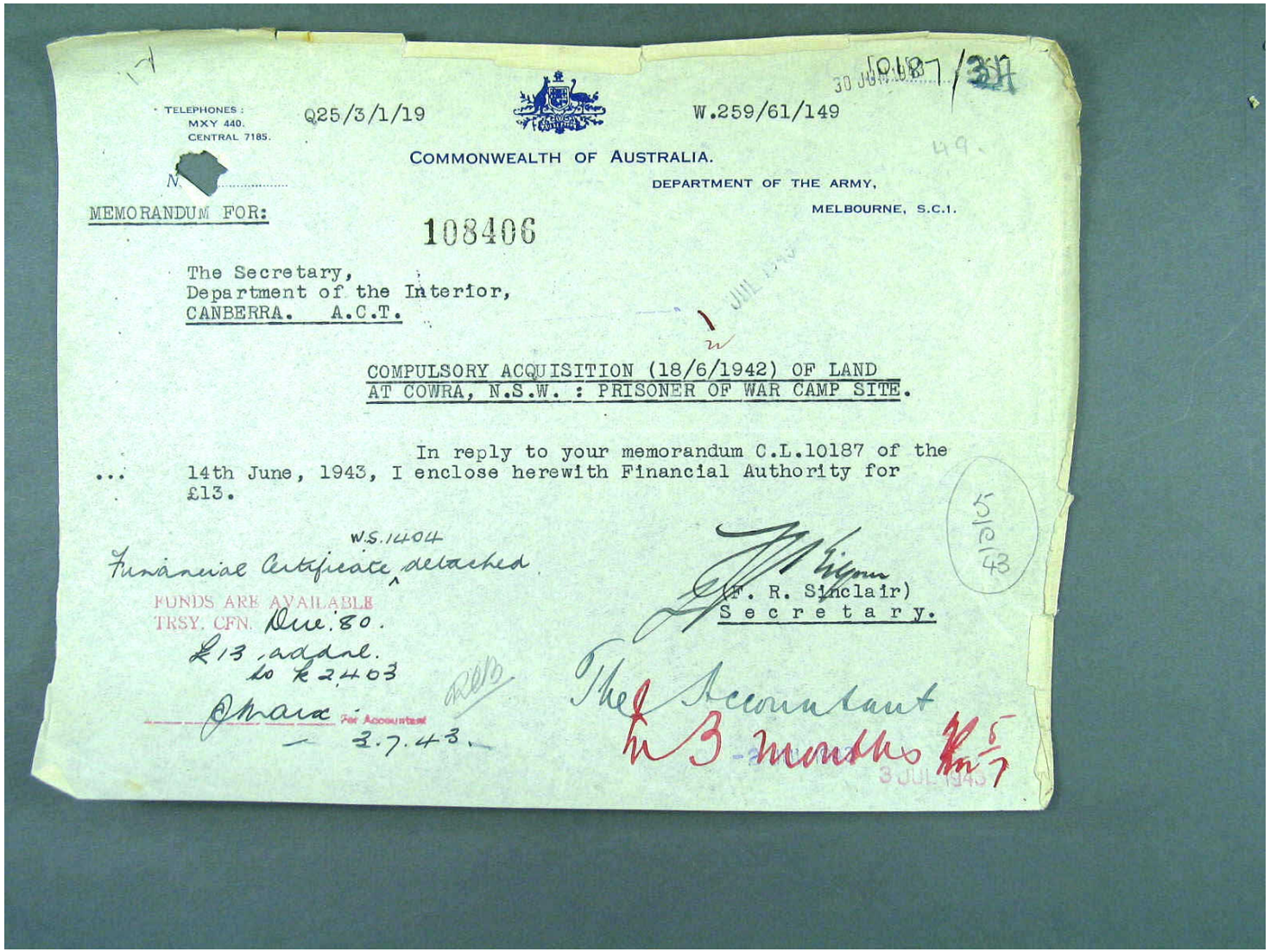
THE SURVEYOR-GENERAL & CHIEF PROPERTY OFFICER
DEPARTMENT OF THE INTERIOR
CANBERRA A C T

Forwarded for your information. Your reference C.L.10187.

It is desired to advise that the recommendation contained in paragraph 5 of the above memorandum has been adopted and the Superintending Engineer requested to put the work in hand.

(F. M. JOHNSTON)
Property Officer
13.7.43.

15 JUL 1944



TELEPHONES: MXY 440. CENTRAL 7185.

Q25/3/1/19

W.259/61/149

COMMONWEALTH OF AUSTRALIA.

DEPARTMENT OF THE ARMY,

MELBOURNE, S.C.1.

MEMORANDUM FOR:

108406

The Secretary,
Department of the Interior,
CANBERRA. A.C.T.

COMPULSORY ACQUISITION (18/6/1942) OF LAND AT COWRA, N.S.W. : PRISONER OF WAR CAMP SITE.

In reply to your memorandum C.L.10187 of the 14th June, 1943, I enclose herewith Financial Authority for £13.

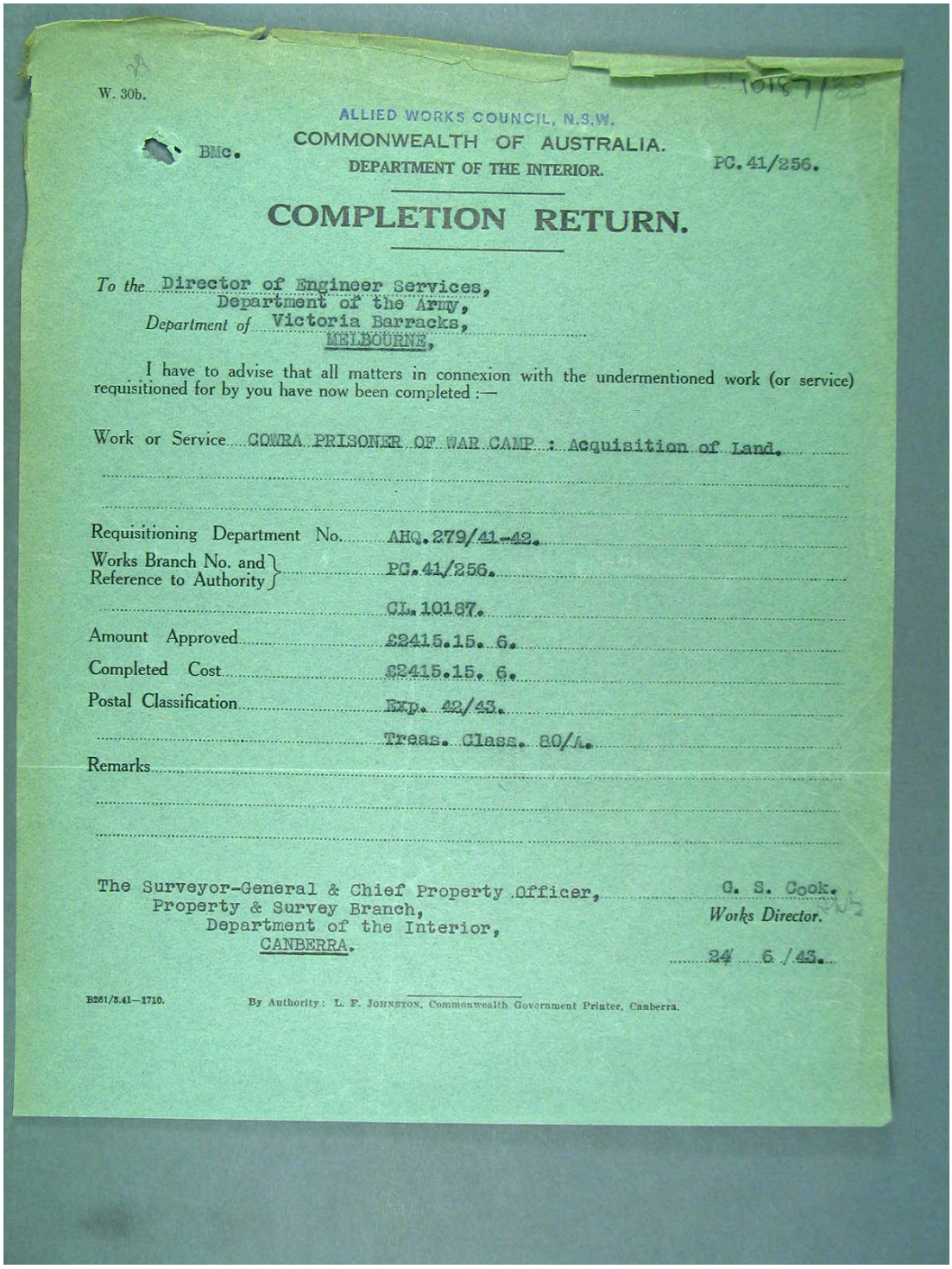
Financial Certificate W.S.1404 detached

FUNDS ARE AVAILABLE
TRSY. CFN. Due: 80.
£13 addnl.
to £2,403

For Accountant
3.7.43.

(F. R. Sinclair)
Secretary.

The Accountant
in 3 months



W. 30b.

CL 10187/23

ALLIED WORKS COUNCIL, N.S.W.

BMc. COMMONWEALTH OF AUSTRALIA.

DEPARTMENT OF THE INTERIOR. PC. 41/256.

COMPLETION RETURN.

To the Director of Engineer Services,
Department of the Army,
Department of Victoria Barracks,
MELBOURNE,

I have to advise that all matters in connexion with the undermentioned work (or service) requisitioned for by you have now been completed :—

Work or Service COWRA PRISONER OF WAR CAMP : Acquisition of Land.

Requisitioning Department No. AHQ. 279/41-42.

Works Branch No. and Reference to Authority } PC. 41/256.

CL. 10187.

Amount Approved £2415.15. 6.

Completed Cost £2415.15. 6.

Postal Classification Exp. 42/43.

Treas. Class. 80/1.

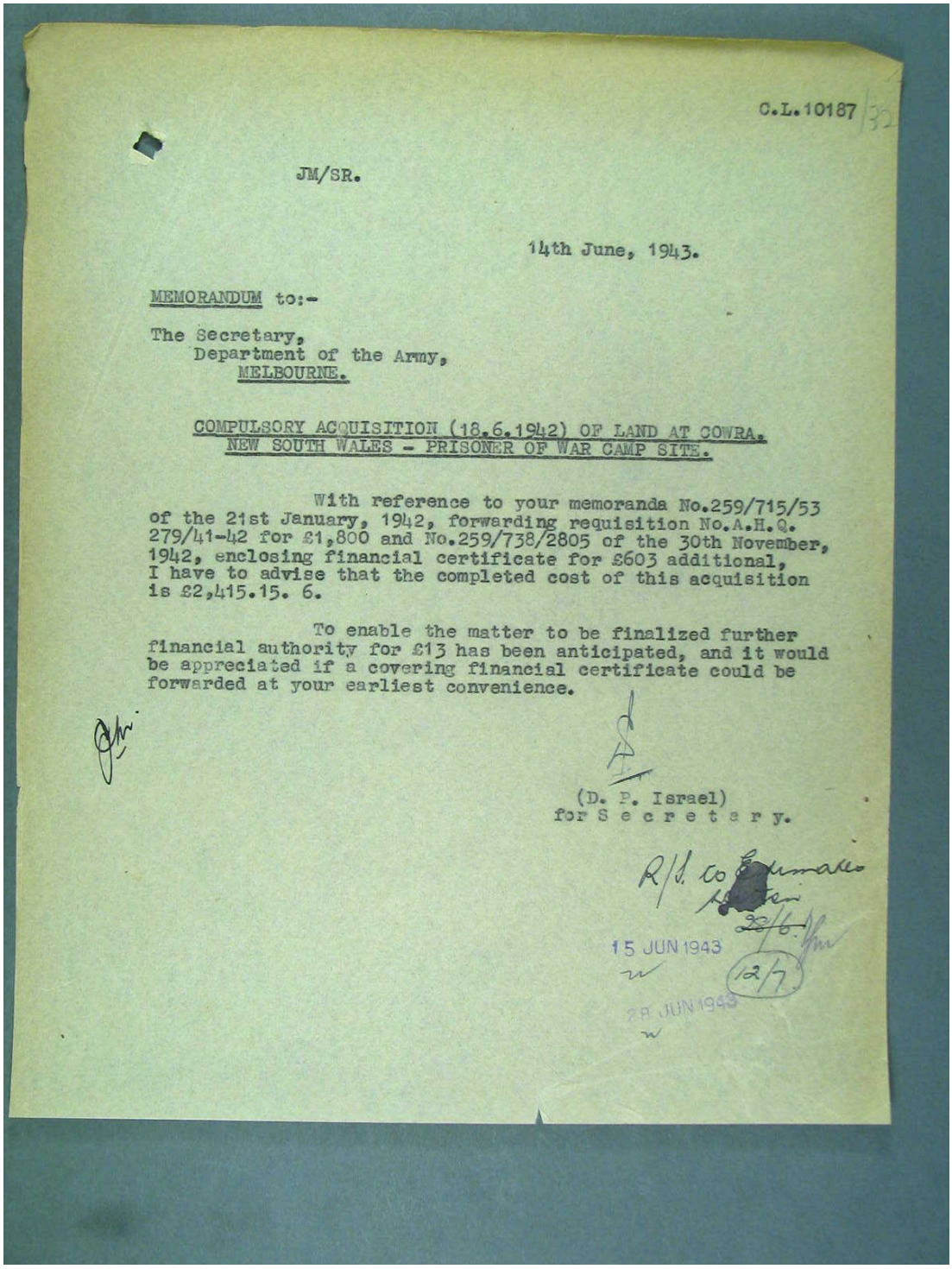
Remarks

The Surveyor-General & Chief Property Officer,
Property & Survey Branch,
Department of the Interior,
CANBERRA.

G. S. Cook.
Works Director.

24/6/43.

B261/3.41—1710. By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.



C.L.10187/32

JM/SR.

14th June, 1943.

MEMORANDUM to:-

The Secretary,
Department of the Army,
MELBOURNE.

COMPULSORY ACQUISITION (18.6.1942) OF LAND AT COWRA, NEW SOUTH WALES - PRISONER OF WAR CAMP SITE.

With reference to your memoranda No.259/715/53 of the 21st January, 1942, forwarding requisition No.A.H.Q. 279/41-42 for £1,800 and No.259/738/2805 of the 30th November, 1942, enclosing financial certificate for £603 additional, I have to advise that the completed cost of this acquisition is £2,415.15. 6.

To enable the matter to be finalized further financial authority for £13 has been anticipated, and it would be appreciated if a covering financial certificate could be forwarded at your earliest convenience.

(D. P. Israel)
for Secretary.

R/S. to Estimates Section
~~28/6.~~
15 JUN 1943
12/7
28 JUN 1943

Page 133

C.L.10187./31

JM/SR.

14th June, 1943.

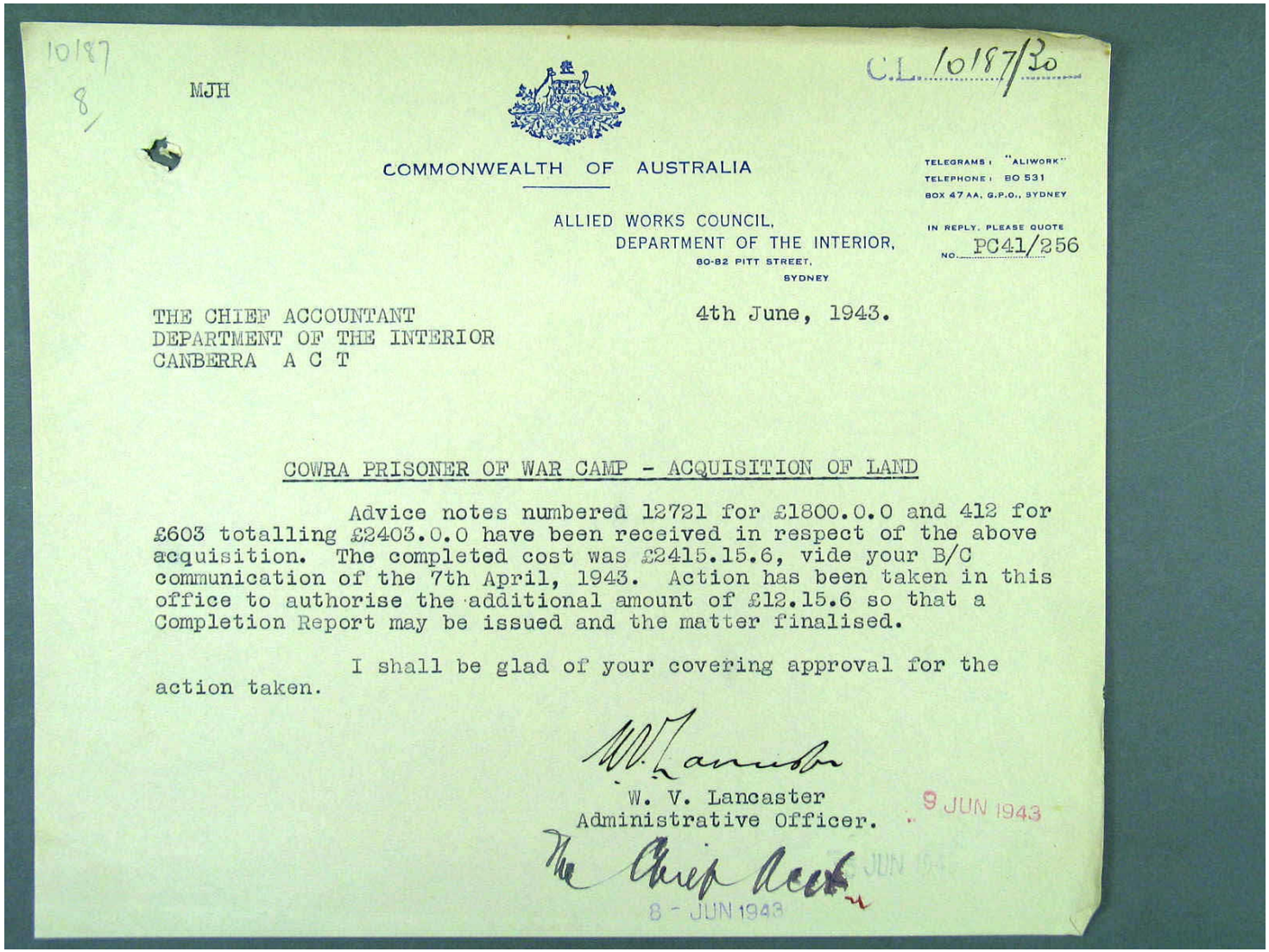
MEMORANDUM to:-

The Administrative Officer,
Department of the Interior,
SYDNEY.

COWRA PRISONER OF WAR CAMP - ACQUISITION OF LAND.

With reference to your memorandum No.P.C.41/256 of 4th June, 1943, I have to advise that the Department of the Army has been approached for additional financial authority for £13 in connection with the above acquisition, the provision of which may be anticipated.

(J. G. Huthnance)
for Chief Accountant.



10187
8/

MJH

C.L. 10187/20

COMMONWEALTH OF AUSTRALIA

TELEGRAMS: "ALIWORK"
TELEPHONE: BO 531
BOX 47 AA, G.P.O., SYDNEY

ALLIED WORKS COUNCIL,
DEPARTMENT OF THE INTERIOR,
80-82 PITT STREET,
SYDNEY

IN REPLY, PLEASE QUOTE
NO. PC41/256

THE CHIEF ACCOUNTANT
DEPARTMENT OF THE INTERIOR
CANBERRA A C T

4th June, 1943.

COWRA PRISONER OF WAR CAMP - ACQUISITION OF LAND

Advice notes numbered 12721 for £1800.0.0 and 412 for £603 totalling £2403.0.0 have been received in respect of the above acquisition. The completed cost was £2415.15.6, vide your B/C communication of the 7th April, 1943. Action has been taken in this office to authorise the additional amount of £12.15.6 so that a Completion Report may be issued and the matter finalised.

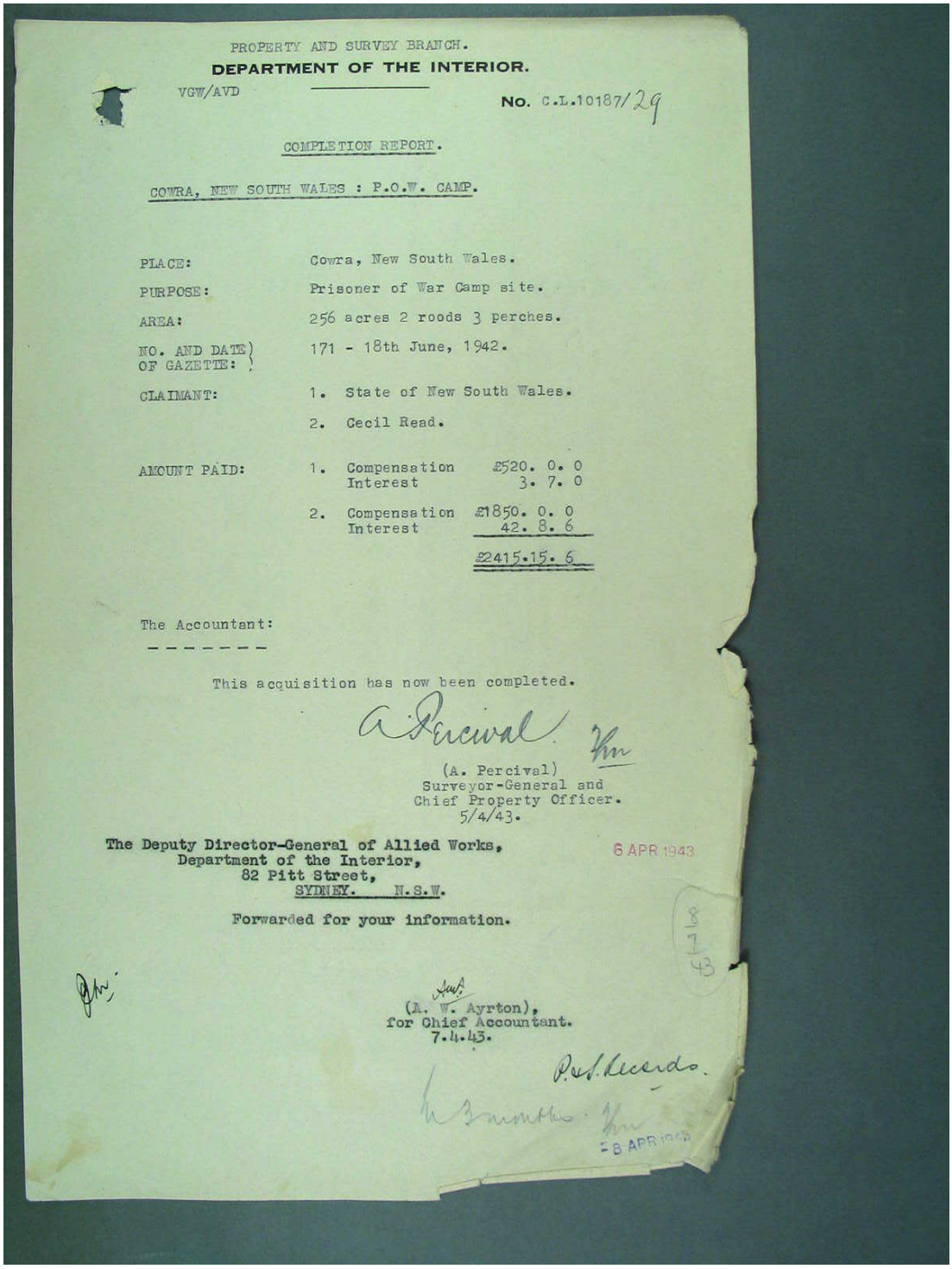
I shall be glad of your covering approval for the action taken.

W. V. Lancaster
Administrative Officer.

9 JUN 1943

The Chief Acct

8 - JUN 1943



PROPERTY AND SURVEY BRANCH.
DEPARTMENT OF THE INTERIOR.

VGW/AVD

No. C.L.10187/29

COMPLETION REPORT.

COWRA, NEW SOUTH WALES : P.O.W. CAMP.

PLACE:	Cowra, New South Wales.		
PURPOSE:	Prisoner of War Camp site.		
AREA:	256 acres 2 roods 3 perches.		
NO. AND DATE OF GAZETTE:	171 - 18th June, 1942.		
CLAIMANT:	1. State of New South Wales.		
	2. Cecil Read.		
AMOUNT PAID:	1. Compensation	£520. 0. 0	
	Interest	3. 7. 0	
	2. Compensation	£1850. 0. 0	
	Interest	42. 8. 6	
		£2415.15. 6	

The Accountant:

This acquisition has now been completed.

A. Percival

(A. Percival)
Surveyor-General and
Chief Property Officer.
5/4/43.

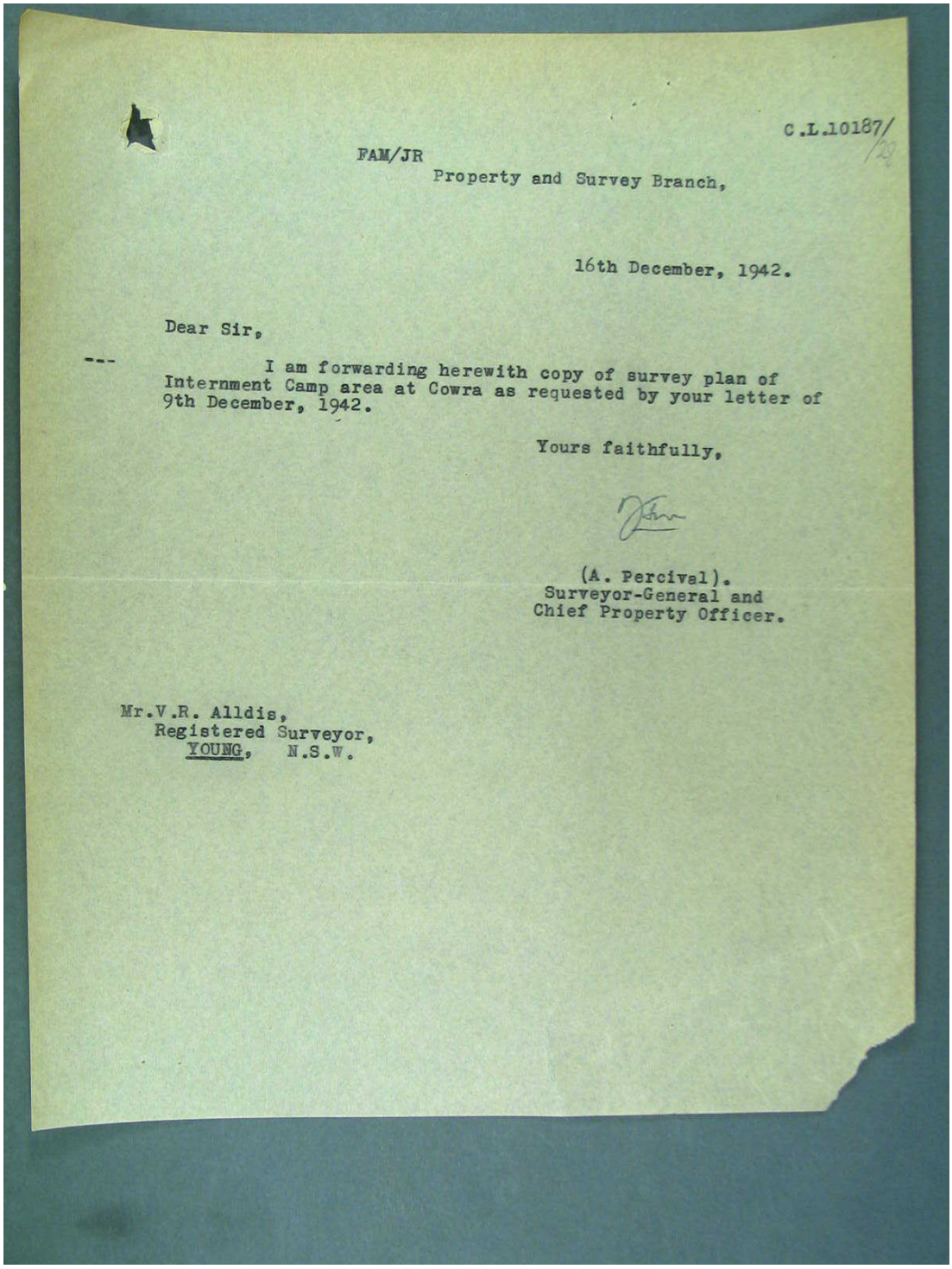
The Deputy Director-General of Allied Works,
Department of the Interior,
82 Pitt Street,
SYDNEY. N.S.W.

6 APR 1943

Forwarded for your information.

(A. W. Ayrton),
for Chief Accountant.
7.4.43.

8 APR 1943



C.L.10187/
/42

FAM/JR

Property and Survey Branch,

16th December, 1942.

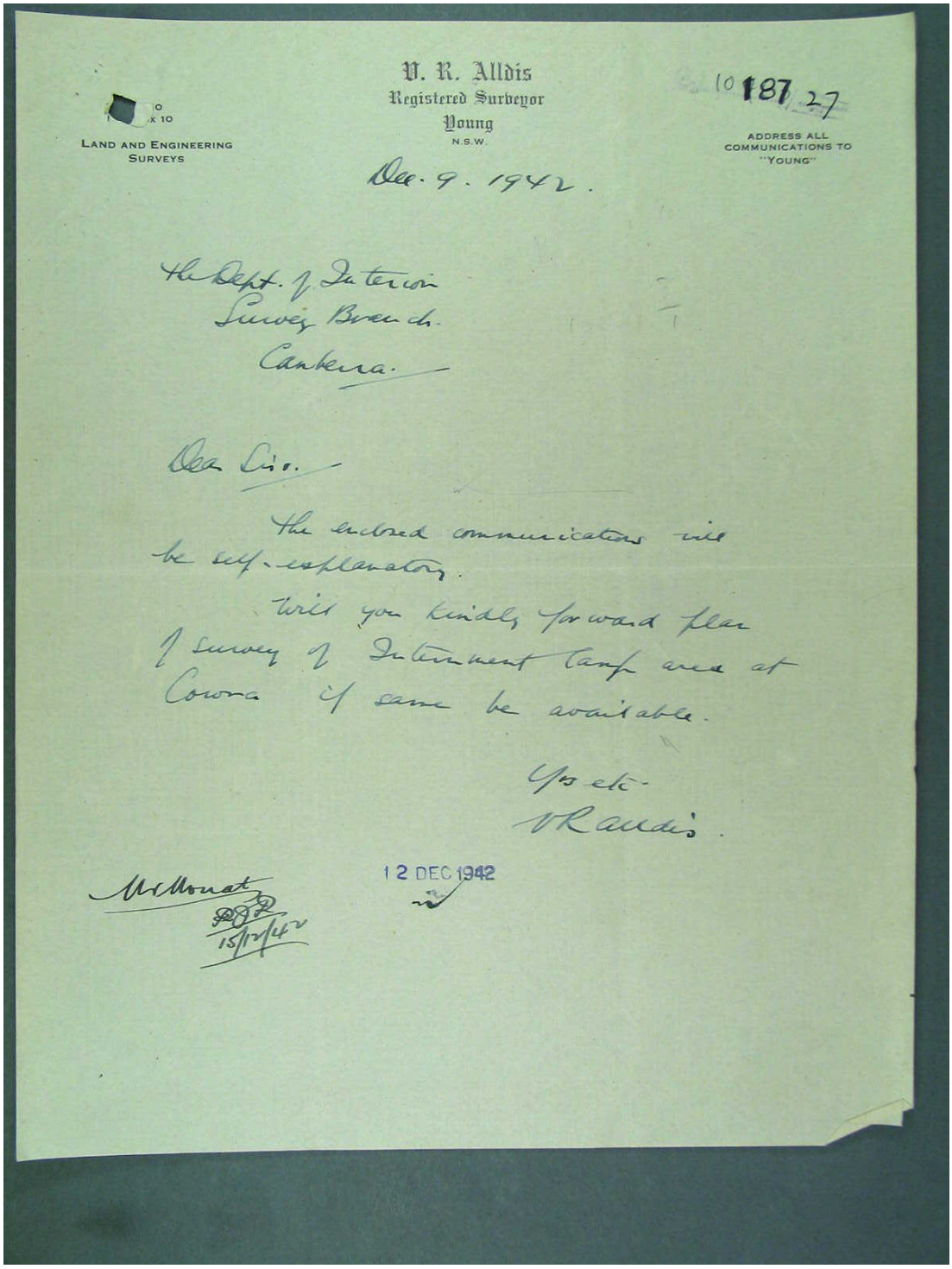
Dear Sir,

I am forwarding herewith copy of survey plan of Internment Camp area at Cowra as requested by your letter of 9th December, 1942.

Yours faithfully,

(A. Percival).
Surveyor-General and
Chief Property Officer.

Mr.V.R. Alldis,
Registered Surveyor,
YOUNG, N.S.W.



V. R. Alldis
Registered Surveyor
Young
N.S.W.

LAND AND ENGINEERING SURVEYS

ADDRESS ALL COMMUNICATIONS TO "YOUNG"

10 187 27

Dec. 9. 1942.

The Dept. of Interior
Survey Branch.
Canberra.

Dear Sirs.

The enclosed communications will be self-explanatory.

Will you kindly forward plan of survey of Internment Camp area at Cowra if same be available.

Yrs etc.
VRAlldis.

12 DEC 1942

McMonat
15/12/42

Mr. Alldis
Young.

Re attached

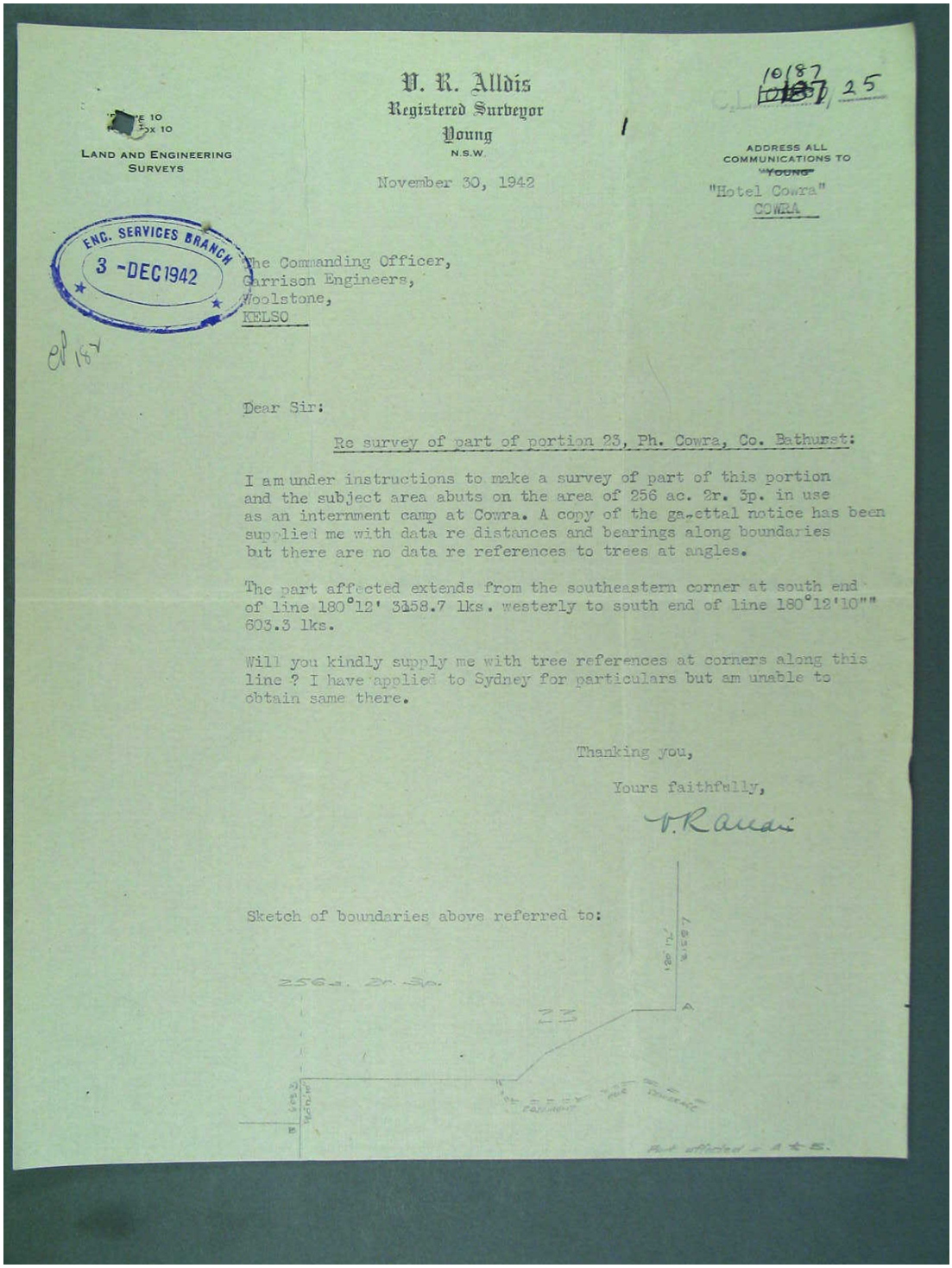
10187/26

This information is not in this H.Q.

It is suggested that you communicate with the Dept of Interior. The survey was made by Mr Licensed Surveyor More.

[signature] Major
50 Aust. D.C.R.E. (Works) 4/12

Page 139



V. R. Alldis
Registered Surveyor
Young
N.S.W.

10187 25

LAND AND ENGINEERING SURVEYS

ADDRESS ALL COMMUNICATIONS TO
~~"YOUNG"~~
"Hotel Cowra"
COWRA

November 30, 1942

ENG. SERVICES BRANCH
3 -DEC 1942

The Commanding Officer,
Garrison Engineers,
Woolstone,
KELSO

Dear Sir:

Re survey of part of portion 23, Ph. Cowra, Co. Bathurst:

I am under instructions to make a survey of part of this portion and the subject area abuts on the area of 256 ac. 2r. 3p. in use as an internment camp at Cowra. A copy of the gazettal notice has been supplied me with data re distances and bearings along boundaries but there are no data re references to trees at angles.

The part affected extends from the southeastern corner at south end of line 180°12' 3558.7 lks. westerly to south end of line 180°12'10"" 603.3 lks.

Will you kindly supply me with tree references at corners along this line ? I have applied to Sydney for particulars but am unable to obtain same there.

Thanking you,

Yours faithfully,

V. R. Alldis

Sketch of boundaries above referred to:

TELEPHONES—MXY 440.
CENTRAL 7185.

C.L. 10187/24

DEPARTMENT OF THE ARMY.

No. H-20P5

MELBOURNE, S.C.1.
W.259/738/2805

MEMORANDUM FOR: 152638

The Secretary,
Department of the Interior,
CANBERRA. A.C.T.

30 NOV 1942

1 - DEC 1942

COMPULSORY ACQUISITION (18.6.1942) OF LAND AT COWRA, N.S.W. : PRISONER OF WAR CAMP SITE.

In reply to your memorandum C.L. 10187 of the 10th November, 1942, I enclose herewith Financial Certificate for £603.

Financial Certificate No. W.S. 1050 detached.
JM.
5.12.42.

(P. R. Sinclair)
Secretary.

-2 DEC 1942

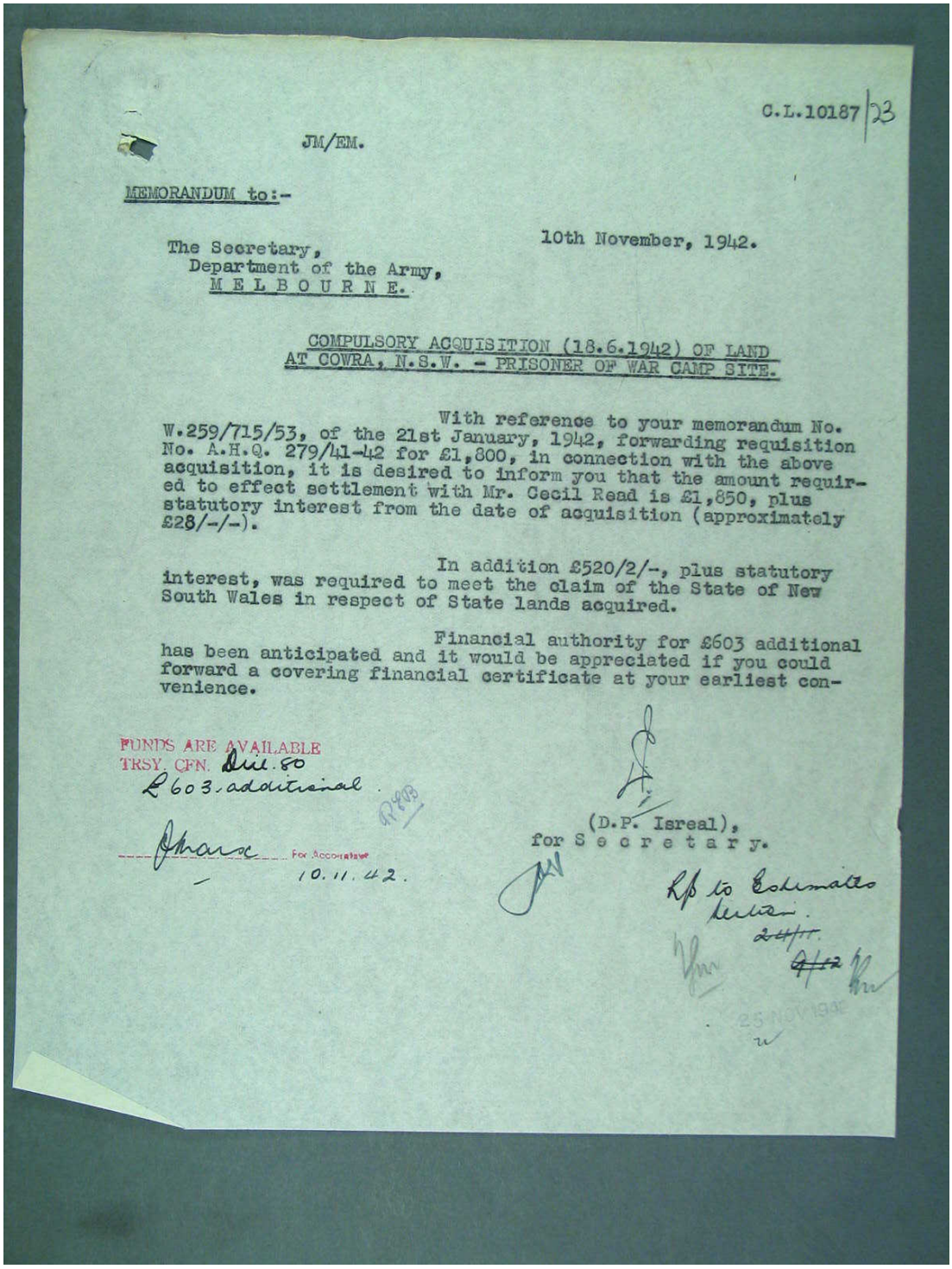
The Chief Accountant

Property & Survey Rcds

-7 DEC 1942

3/12.

P.&S. Records



C.L.10187/23

JM/EM.

MEMORANDUM to:-

10th November, 1942.

The Secretary,
Department of the Army,
M E L B O U R N E.

COMPULSORY ACQUISITION (18.6.1942) OF LAND AT COWRA, N.S.W. - PRISONER OF WAR CAMP SITE.

With reference to your memorandum No. W.259/715/53, of the 21st January, 1942, forwarding requisition No. A.H.Q. 279/41-42 for £1,800, in connection with the above acquisition, it is desired to inform you that the amount required to effect settlement with Mr. Cecil Read is £1,850, plus statutory interest from the date of acquisition (approximately £28/-/-).

In addition £520/2/-, plus statutory interest, was required to meet the claim of the State of New South Wales in respect of State lands acquired.

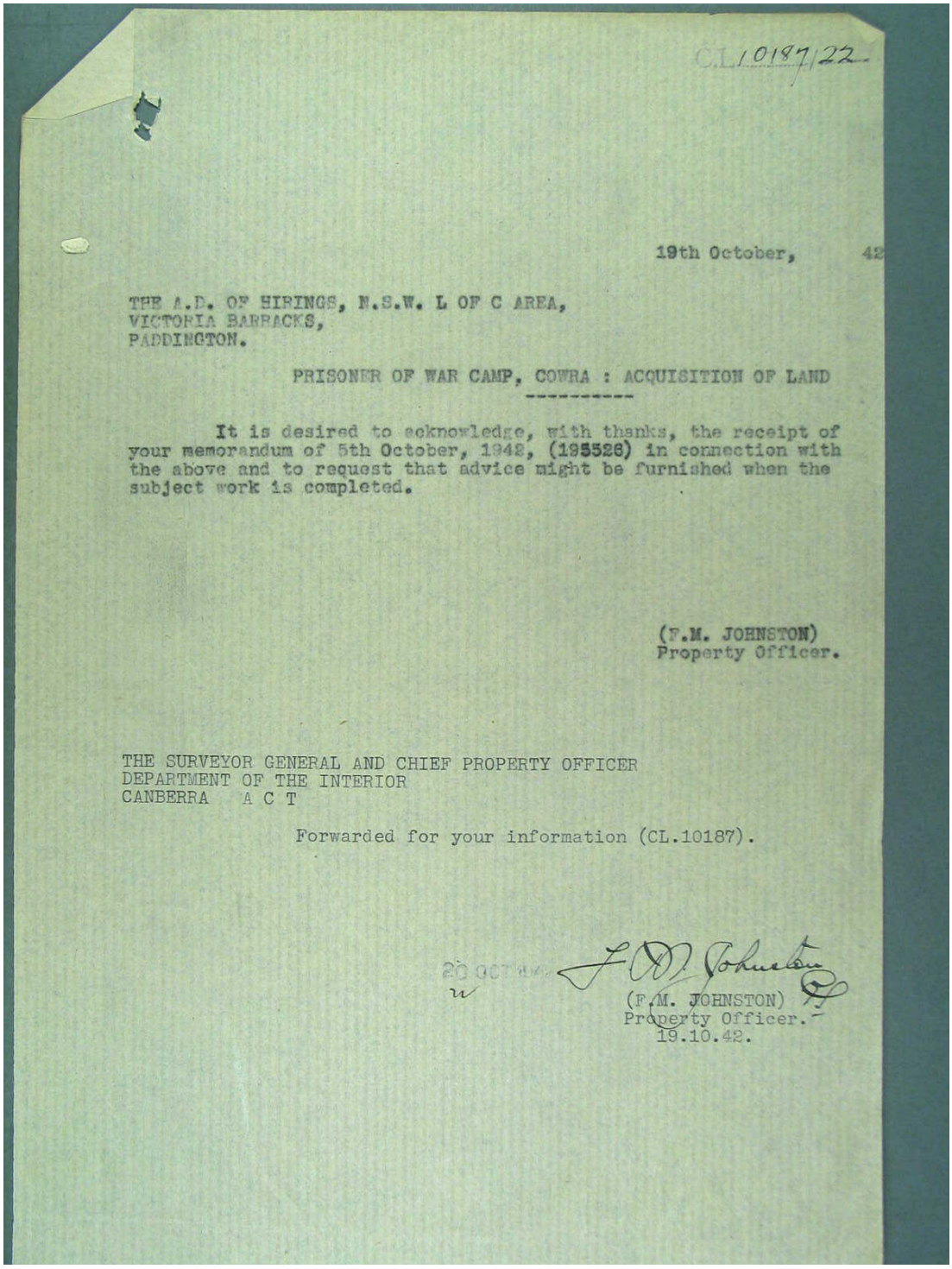
Financial authority for £603 additional has been anticipated and it would be appreciated if you could forward a covering financial certificate at your earliest convenience.

FUNDS ARE AVAILABLE
TRSY. CFN. Dec. 80
£603. additional.

For Accountant
10.11.42.

(D.P. Isreal),
for S e c r e t a r y.

Rp to Estimates letter.
24/11.
25 NOV 1942



C.L.10187/22.

19th October, 42

THE A.D. OF HIRINGS, N.S.W. L OF C AREA,
VICTORIA BARRACKS,
PADDINGTON.

PRISONER OF WAR CAMP, COWRA : ACQUISITION OF LAND

It is desired to acknowledge, with thanks, the receipt of your memorandum of 5th October, 1942, (195528) in connection with the above and to request that advice might be furnished when the subject work is completed.

(F.M. JOHNSTON)
Property Officer.

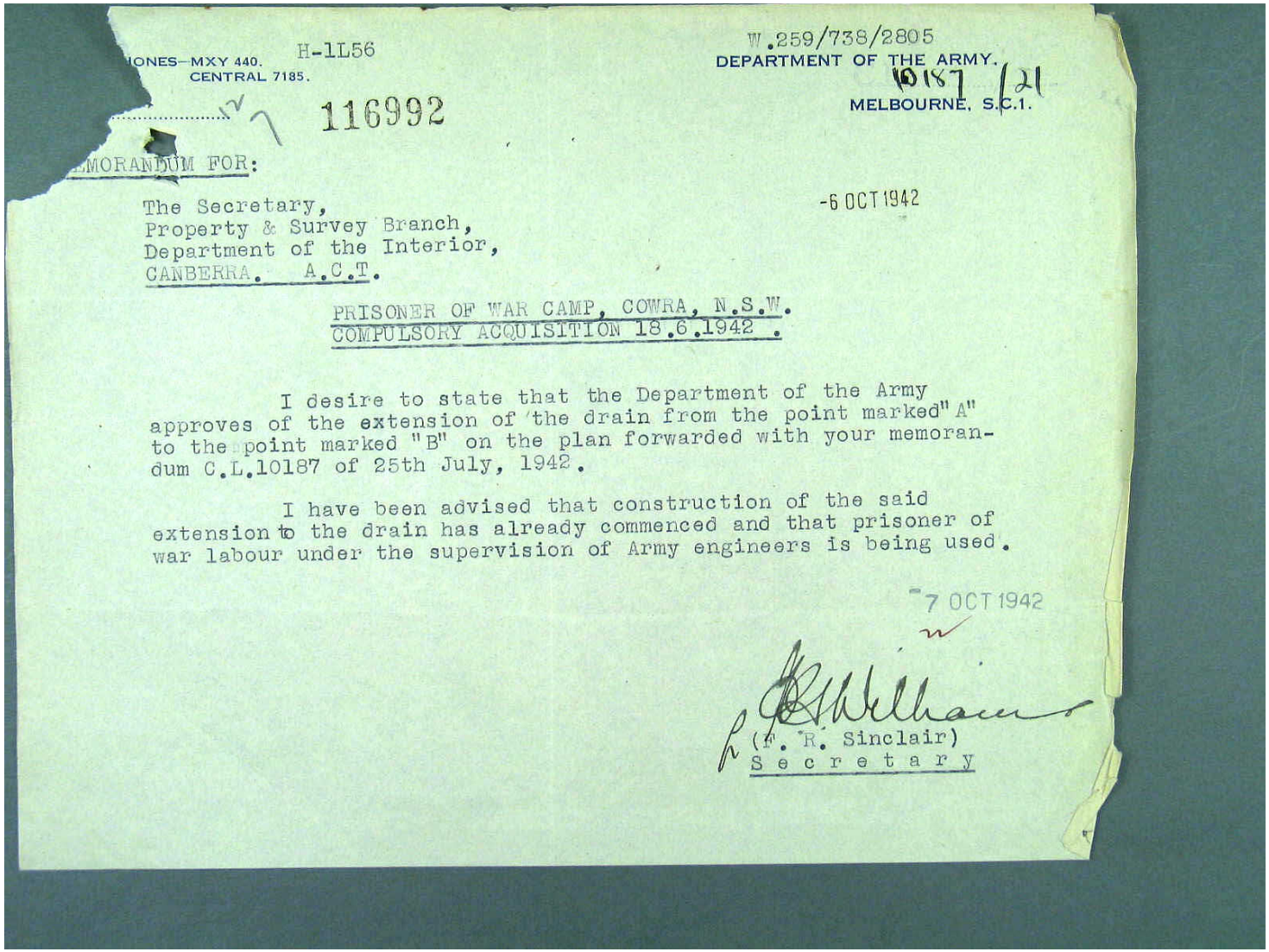
THE SURVEYOR GENERAL AND CHIEF PROPERTY OFFICER
DEPARTMENT OF THE INTERIOR
CANBERRA A C T

Forwarded for your information (CL.10187).

20 OCT 1942

F M Johnston

(F.M. JOHNSTON)
Property Officer.
19.10.42.



...IONES—MXY 440. H-1L56
CENTRAL 7185.

W.259/738/2805
DEPARTMENT OF THE ARMY.
10187 121
MELBOURNE, S.C.1.

116992

...EMORANDUM FOR:

The Secretary,
Property & Survey Branch,
Department of the Interior,
CANBERRA. A.C.T.

-6 OCT 1942

PRISONER OF WAR CAMP, COWRA, N.S.W.
COMPULSORY ACQUISITION 18.6.1942.

I desire to state that the Department of the Army approves of the extension of the drain from the point marked "A" to the point marked "B" on the plan forwarded with your memorandum C.L.10187 of 25th July, 1942.

I have been advised that construction of the said extension to the drain has already commenced and that prisoner of war labour under the supervision of Army engineers is being used.

7 OCT 1942

(F. R. Sinclair)
Secretary

COPY

COMMONWEALTH OF AUSTRALIA

COMMONWEALTH CROWN SOLICITOR,
COMMONWEALTH BANK CHAMBERS,
108-120 PITT STREET, SYDNEY.

2nd October, 1942.

SP.7394.
P.05011.

THE CROWN SOLICITOR.

DEFENCE LAND COWRA NEW SOUTH WALES COMPULSORY ACQUISITION 18TH JUNE, 1942.

I refer to your memorandum dated 5th August, 1942.

2. The Acquisition herein has now been registered in the Register of Resumptions No. 3188.

GEORGE A. WATSON.
Deputy Crown Solicitor.
per.

-6 OCT 1942

P.05011.
The Surveyor-General & Chief Property Officer,
CANBERRA.

For your information. C.L.10187.

(H. F. E. WILLIAM.)
Crown Solicitor, 6.10.1942.

AJW/MW. C.L.10187/19

DEPARTMENT OF ARMY
MELBOURNE

MY COMMUNICATIONS NINETEENTH SEPTEMBER AND TWENTY-FIFTH JULY
PRISONER OF WAR CAMP COWRA REFERENCE TWO FIFTY-NINE STROKE
SEVEN FIFTEEN STROKE FIFTY-THREE STOP EARLY REPLY TO MY
ENQUIRIES REQUESTED

PERCIVAL INTERIOR

Department of the Interior,
Canberra. A.C.T. 5.10.1942.

12/10/42

5 OCT 19

C.L.10187 18

BB/MC
Property and Survey Branch.

19th September, 1942.

MEMORANDUM TO:

The Secretary,
Department of the Army,
MELBOURNE.

PRISONER OF WAR CAMP, COWRA, N.S.W. : COMPULSORY ACQUISITION 15.6.1942.

I refer to my memorandum to you dated the 25th July, 1942 (your W.259/715/53) and shall be glad if you will expedite your reply thereto.

Advice on this matter is required urgently as it is desired to effect a settlement with the claimant, Mr. Cecil Read.

(A. Percival)
for Secretary.

SP 7568
P05011

9th September 1942

THE CROWN SOLICITOR

DEFENCE LAND COWRA, NEW SOUTH WALES: COMPULSORY ACQUISITIO
18/6/42 : CLAIM OF THE STATE OF NEW SOUTH WALES.

I refer to your memorandum dated 4th July 1942.

2. Settlement of this matter was effected on 2nd September 1942 by payment to the Under Secretary for Lands of the sum of £523.7.0 in accordance with the authority of the Minister, endorsed on the claim.

3. The said amount of £523.7.0 represents compensation (£520.0.0) and interest thereon at the rate of 3% per annum from the date of acquisition to the date of settlement(£3.7.0)

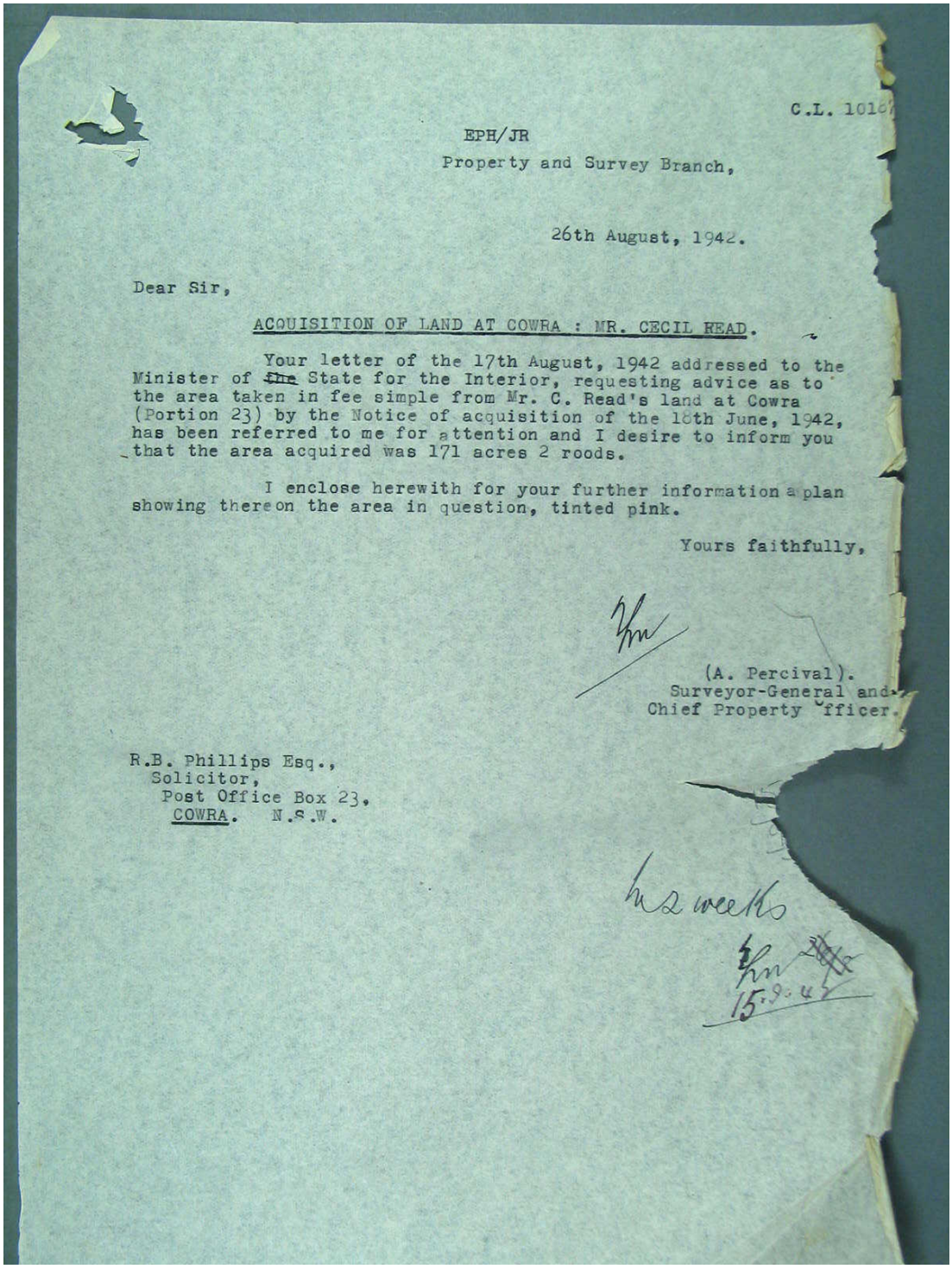
4. Departmental papers are returned herewith.

The Surveyor-General and
Chief Property Officer
For your information
Departmental papers herewith

GEORGE A. WATSON.
Deputy Crown Solicitor.
per
Crown Solicitor

12 SEP 1942

Noted in Acquisition Register
14 SEP 1942



C.L. 1016

EPH/JR

Property and Survey Branch,

26th August, 1942.

Dear Sir,

ACQUISITION OF LAND AT COWRA : MR. CECIL READ.

Your letter of the 17th August, 1942 addressed to the Minister of ~~the~~ State for the Interior, requesting advice as to the area taken in fee simple from Mr. C. Read's land at Cowra (Portion 23) by the Notice of acquisition of the 16th June, 1942, has been referred to me for attention and I desire to inform you that the area acquired was 171 acres 2 roods.

I enclose herewith for your further information a plan showing thereon the area in question, tinted pink.

Yours faithfully,

(A. Percival).
Surveyor-General and
Chief Property Officer.

R.B. Phillips Esq.,
Solicitor,
Post Office Box 23,
COWRA. N.S.W.

in 2 weeks

15.9.42

[87]

NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered ____
has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: Plan of portions 66 and 265 and part of portions 67 and 233 Colac

Reason for removal: copying

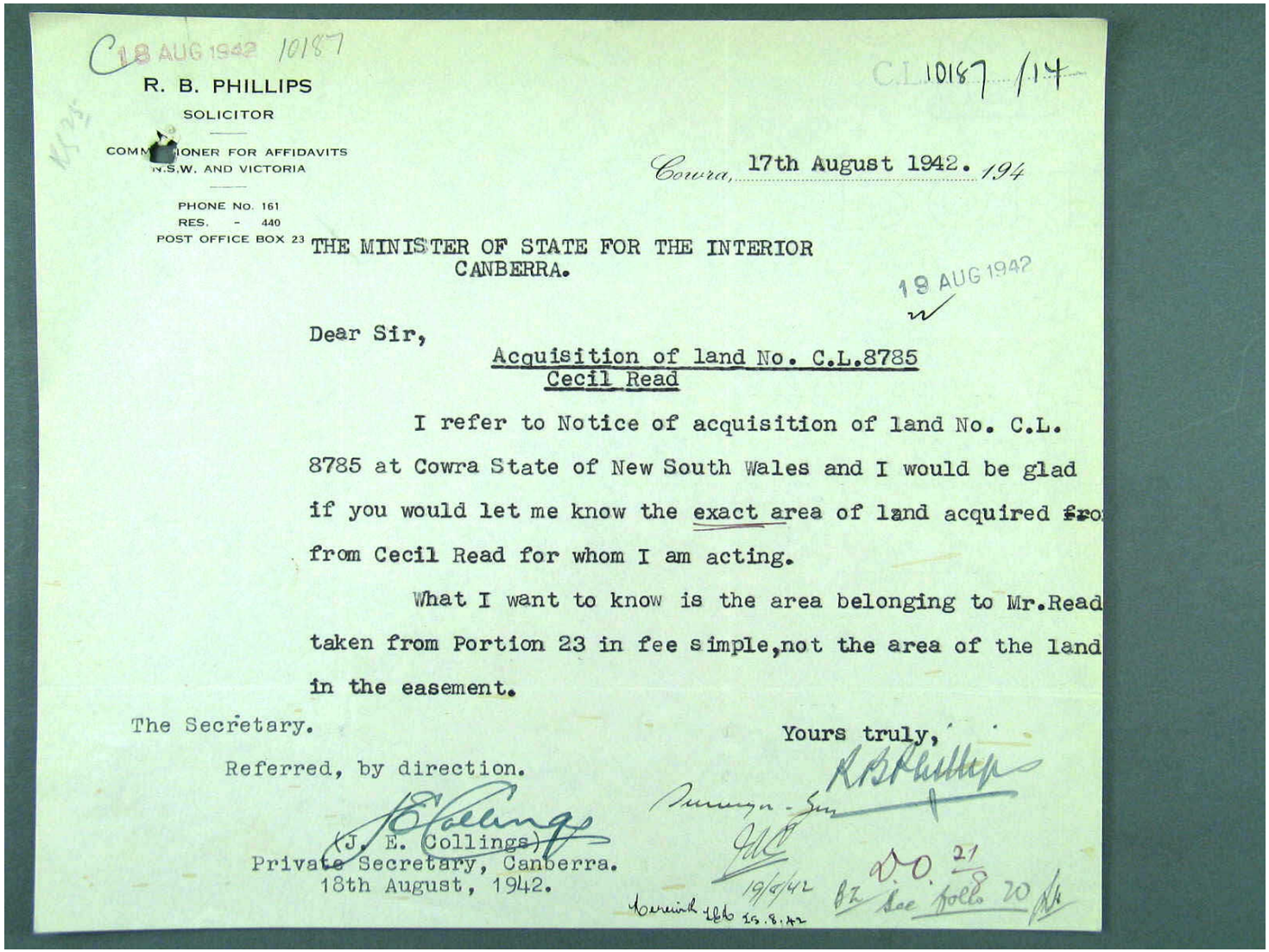
A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: 1

Removed documents now controlled as: ____

Removed by: B. Andrews Position No. 901 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy



C 18 AUG 1942 10187

C.L. 10187 /14

R. B. PHILLIPS
SOLICITOR

COMMISSIONER FOR AFFIDAVITS
N.S.W. AND VICTORIA

PHONE No. 161
RES. - 440
POST OFFICE BOX 23

Cowra, 17th August 1942. 194

THE MINISTER OF STATE FOR THE INTERIOR
CANBERRA.

19 AUG 1942

Dear Sir,

Acquisition of land No. C.L.8785
Cecil Read

I refer to Notice of acquisition of land No. C.L. 8785 at Cowra State of New South Wales and I would be glad if you would let me know the exact area of land acquired from from Cecil Read for whom I am acting.

What I want to know is the area belonging to Mr.Read taken from Portion 23 in fee simple,not the area of the land in the easement.

The Secretary.

Referred, by direction.

(J. E. Collings)
Private Secretary, Canberra.
18th August, 1942.

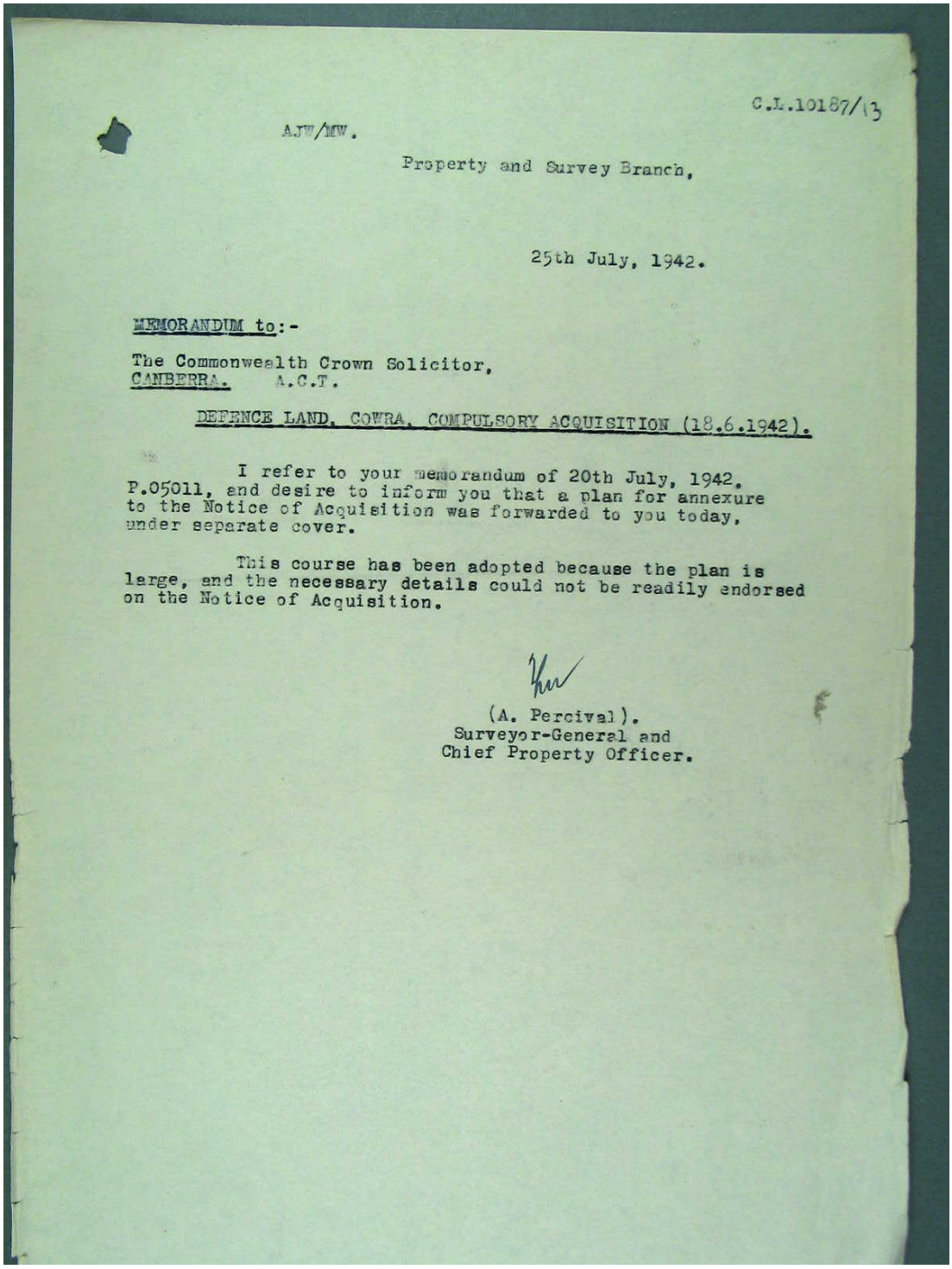
Yours truly,

R B Phillips

19/8/42

D.O. 21/8

See folio 20



C.L.10187/13

AJW/MW.

Property and Survey Branch,

25th July, 1942.

MEMORANDUM to:-

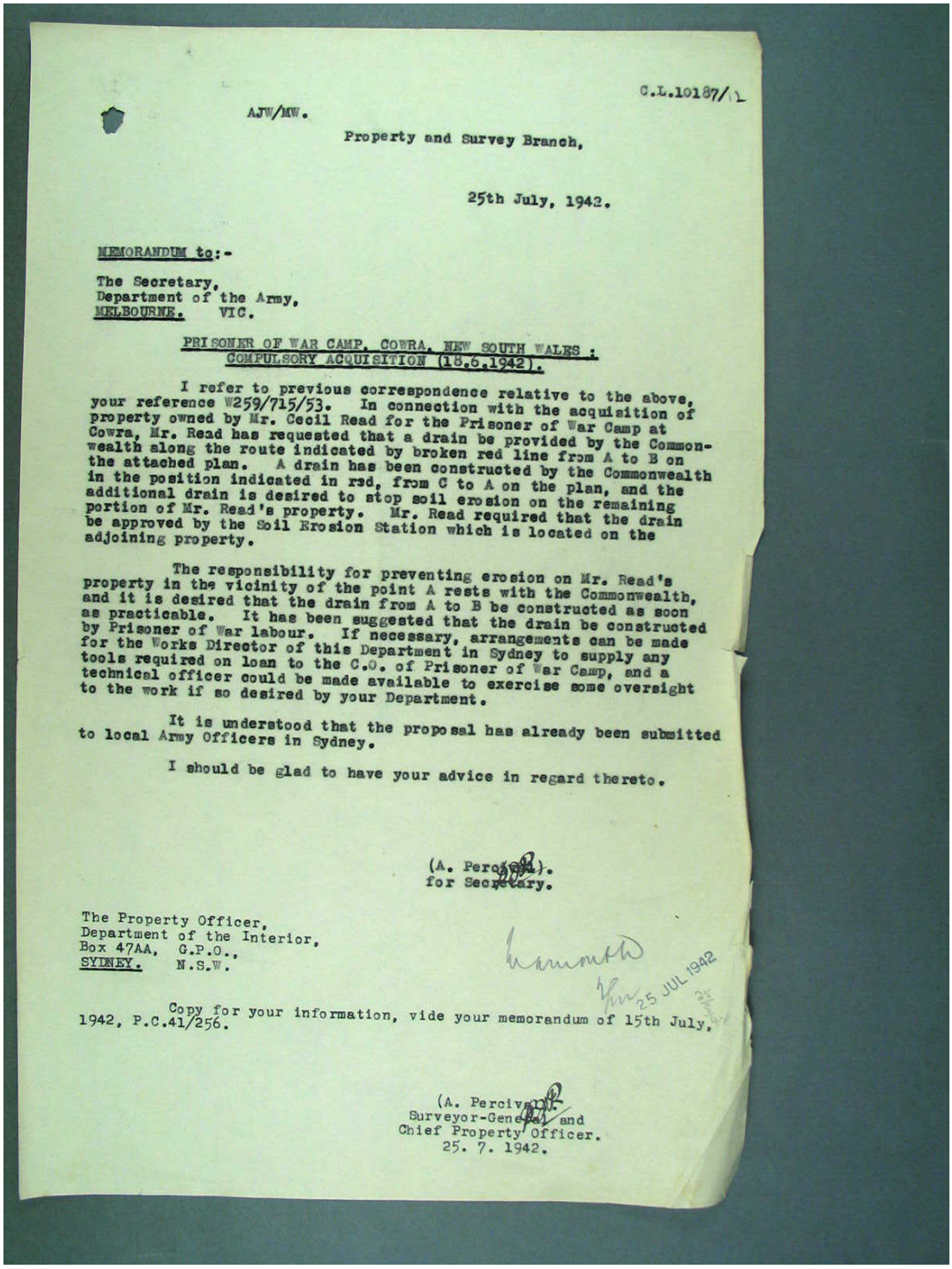
The Commonwealth Crown Solicitor,
CANBERRA. A.C.T.

DEFENCE LAND, COWRA, COMPULSORY ACQUISITION (18.6.1942).

I refer to your memorandum of 20th July, 1942, P.05011, and desire to inform you that a plan for annexure to the Notice of Acquisition was forwarded to you today, under separate cover.

This course has been adopted because the plan is large, and the necessary details could not be readily endorsed on the Notice of Acquisition.

(A. Percival).
Surveyor-General and
Chief Property Officer.



C.L.10187/1

AJW/MW.

Property and Survey Branch,

25th July, 1942.

MEMORANDUM to:-

The Secretary,
Department of the Army,
MELBOURNE. VIC.

PRISONER OF WAR CAMP, COWRA, NEW SOUTH WALES :
COMPULSORY ACQUISITION (15.6.1942).

I refer to previous correspondence relative to the above, your reference W259/715/53. In connection with the acquisition of property owned by Mr. Cecil Read for the Prisoner of War Camp at Cowra, Mr. Read has requested that a drain be provided by the Commonwealth along the route indicated by broken red line from A to B on the attached plan. A drain has been constructed by the Commonwealth in the position indicated in red, from C to A on the plan, and the additional drain is desired to stop soil erosion on the remaining portion of Mr. Read's property. Mr. Read required that the drain be approved by the Soil Erosion Station which is located on the adjoining property.

The responsibility for preventing erosion on Mr. Read's property in the vicinity of the point A rests with the Commonwealth, and it is desired that the drain from A to B be constructed as soon as practicable. It has been suggested that the drain be constructed by Prisoner of War labour. If necessary, arrangements can be made for the Works Director of this Department in Sydney to supply any tools required on loan to the C.O. of Prisoner of War Camp, and a technical officer could be made available to exercise some oversight to the work if so desired by your Department.

It is understood that the proposal has already been submitted to local Army Officers in Sydney.

I should be glad to have your advice in regard thereto.

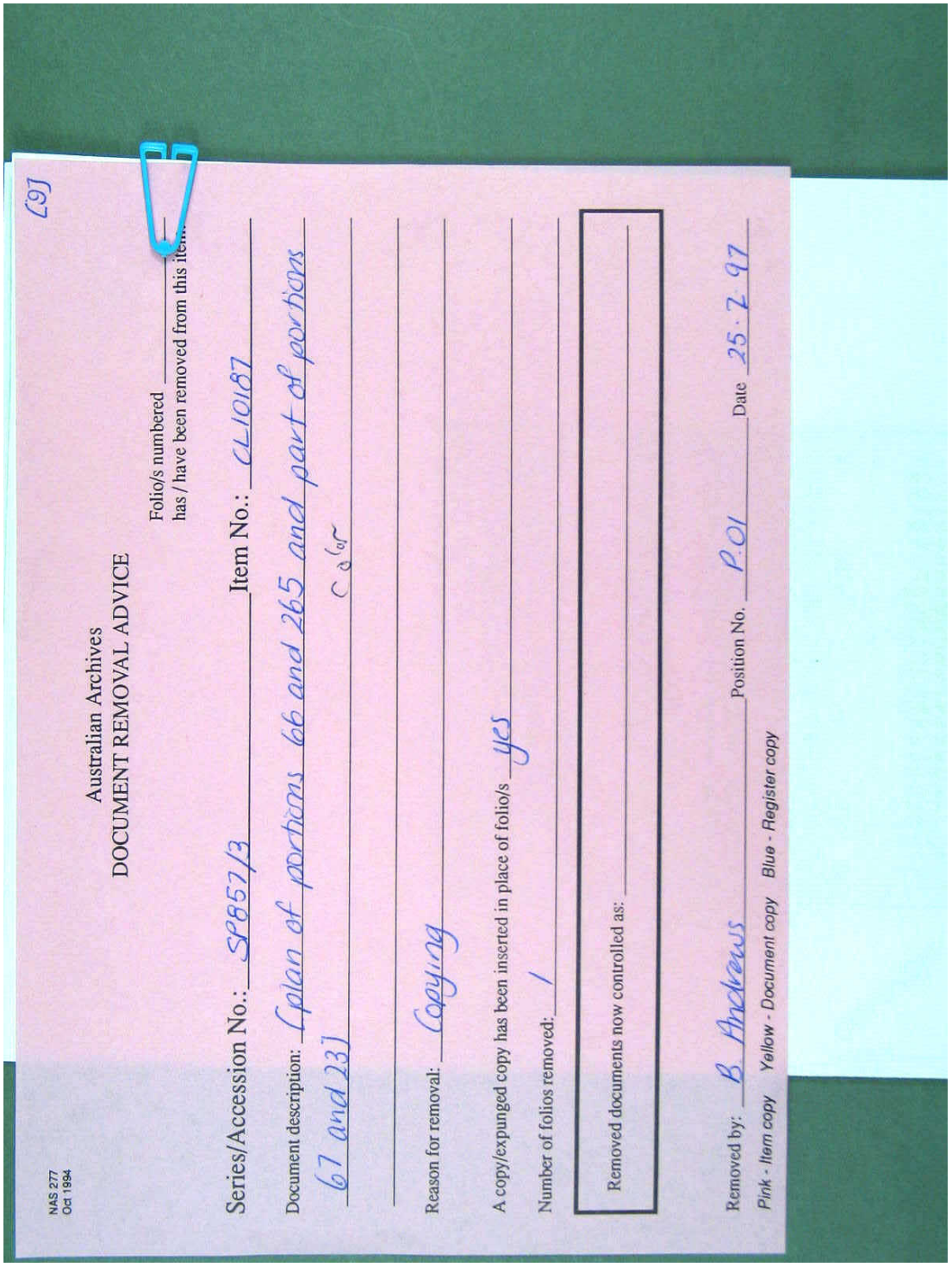
(A. Perc[illegible]).
for Secretary.

The Property Officer,
Department of the Interior,
Box 47AA, G.P.O.,
SYDNEY. N.S.W.

25 JUL 1942

Copy for your information, vide your memorandum of 15th July, 1942, P.C.41/256.

(A. Percival)
Surveyor-General and
Chief Property Officer.
25. 7. 1942.



NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered _____
has / have been removed from this item

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: Copies of portions 66 and 265 and part of portions 67 and 231 C & C

Reason for removal: Copying

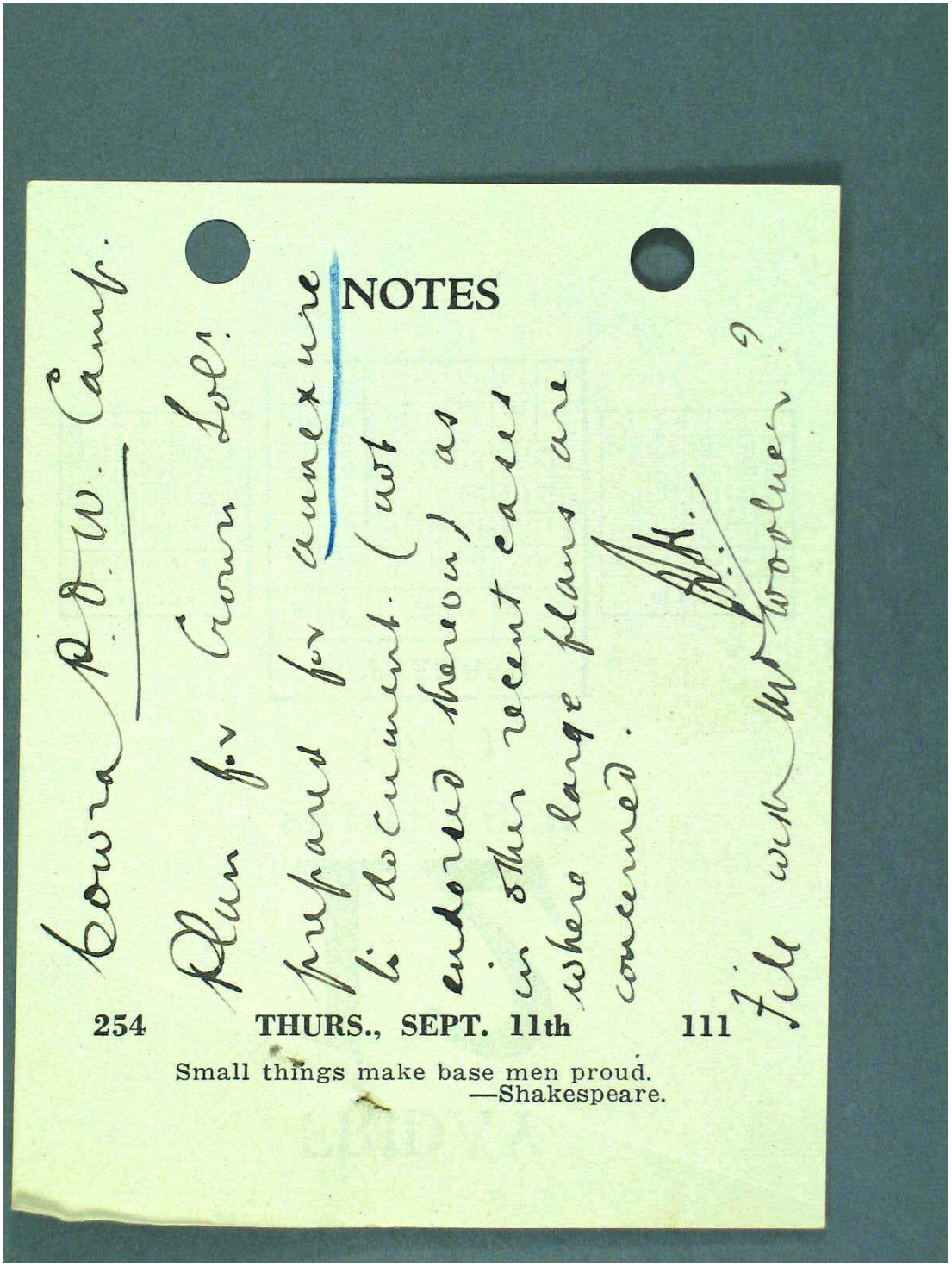
A copy/expunged copy has been inserted in place of folio/s yes

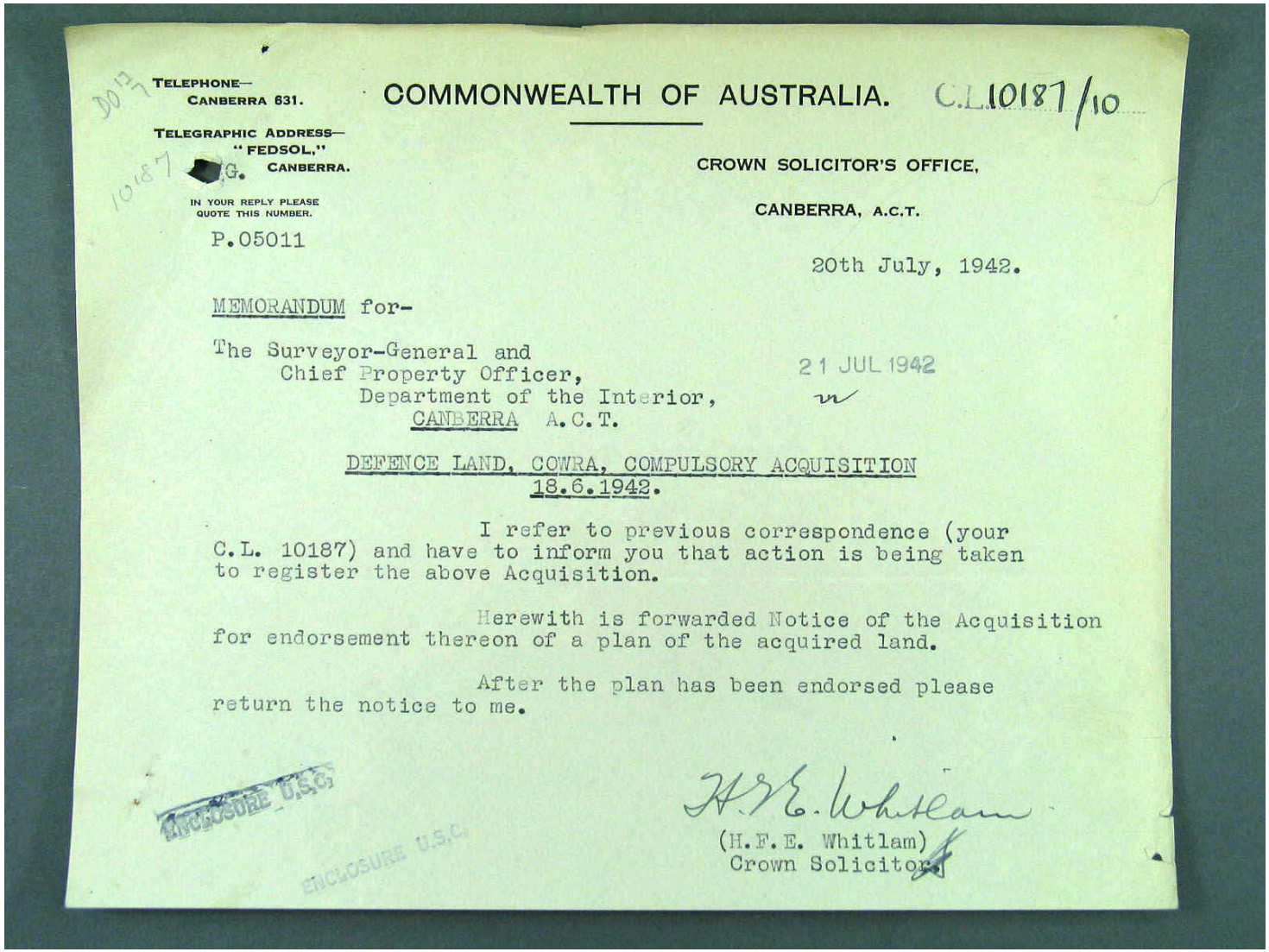
Number of folios removed: 1

Removed documents now controlled as: _____

Removed by: B Andrews Position No. P.01 Date 25.7.97

Pink - Item copy Yellow - Document copy Blue - Register copy


NOTES
254
THURS., SEPT. 11th
111
Small things make base men proud.
—Shakespeare.



TELEPHONE—
CANBERRA 631.

TELEGRAPHIC ADDRESS—
"FEDSOL,"
CANBERRA.

IN YOUR REPLY PLEASE
QUOTE THIS NUMBER.

P.05011

COMMONWEALTH OF AUSTRALIA.

C.L.10187/10

CROWN SOLICITOR'S OFFICE,

CANBERRA, A.C.T.

20th July, 1942.

MEMORANDUM for-

The Surveyor-General and
Chief Property Officer,
Department of the Interior,
CANBERRA A.C.T.

21 JUL 1942

DEFENCE LAND, COWRA, COMPULSORY ACQUISITION
18.6.1942.

I refer to previous correspondence (your C.L. 10187) and have to inform you that action is being taken to register the above Acquisition.

Herewith is forwarded Notice of the Acquisition for endorsement thereon of a plan of the acquired land.

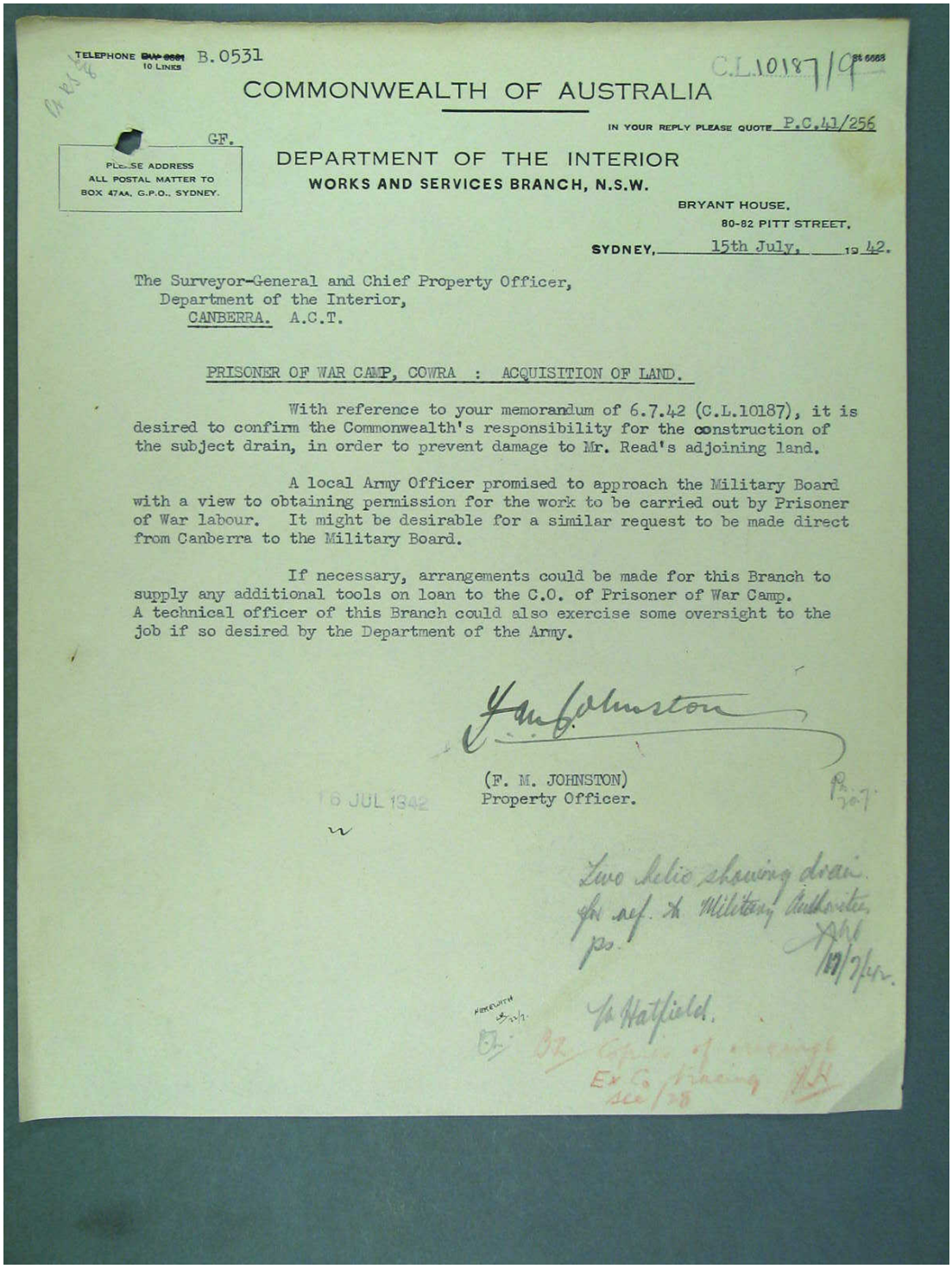
After the plan has been endorsed please return the notice to me.

ENCLOSURE U.S.C.

ENCLOSURE U.S.C.

H.F.E. Whitlam

(H.F.E. Whitlam)
Crown Solicitor.



TELEPHONE ~~BW 6661~~ 10 LINES B.0531

C.L.10187/9

COMMONWEALTH OF AUSTRALIA

IN YOUR REPLY PLEASE QUOTE P.C.41/256

GF.

PLEASE ADDRESS ALL POSTAL MATTER TO BOX 47AA, G.P.O., SYDNEY.

DEPARTMENT OF THE INTERIOR
WORKS AND SERVICES BRANCH, N.S.W.

BRYANT HOUSE,
80-82 PITT STREET,
SYDNEY, 15th July, 1942.

The Surveyor-General and Chief Property Officer,
Department of the Interior,
CANBERRA. A.C.T.

PRISONER OF WAR CAMP, COWRA : ACQUISITION OF LAND.

With reference to your memorandum of 6.7.42 (C.L.10187), it is desired to confirm the Commonwealth's responsibility for the construction of the subject drain, in order to prevent damage to Mr. Read's adjoining land.

A local Army Officer promised to approach the Military Board with a view to obtaining permission for the work to be carried out by Prisoner of War labour. It might be desirable for a similar request to be made direct from Canberra to the Military Board.

If necessary, arrangements could be made for this Branch to supply any additional tools on loan to the C.O. of Prisoner of War Camp. A technical officer of this Branch could also exercise some oversight to the job if so desired by the Department of the Army.

F. M. Johnston

(F. M. JOHNSTON)
Property Officer.

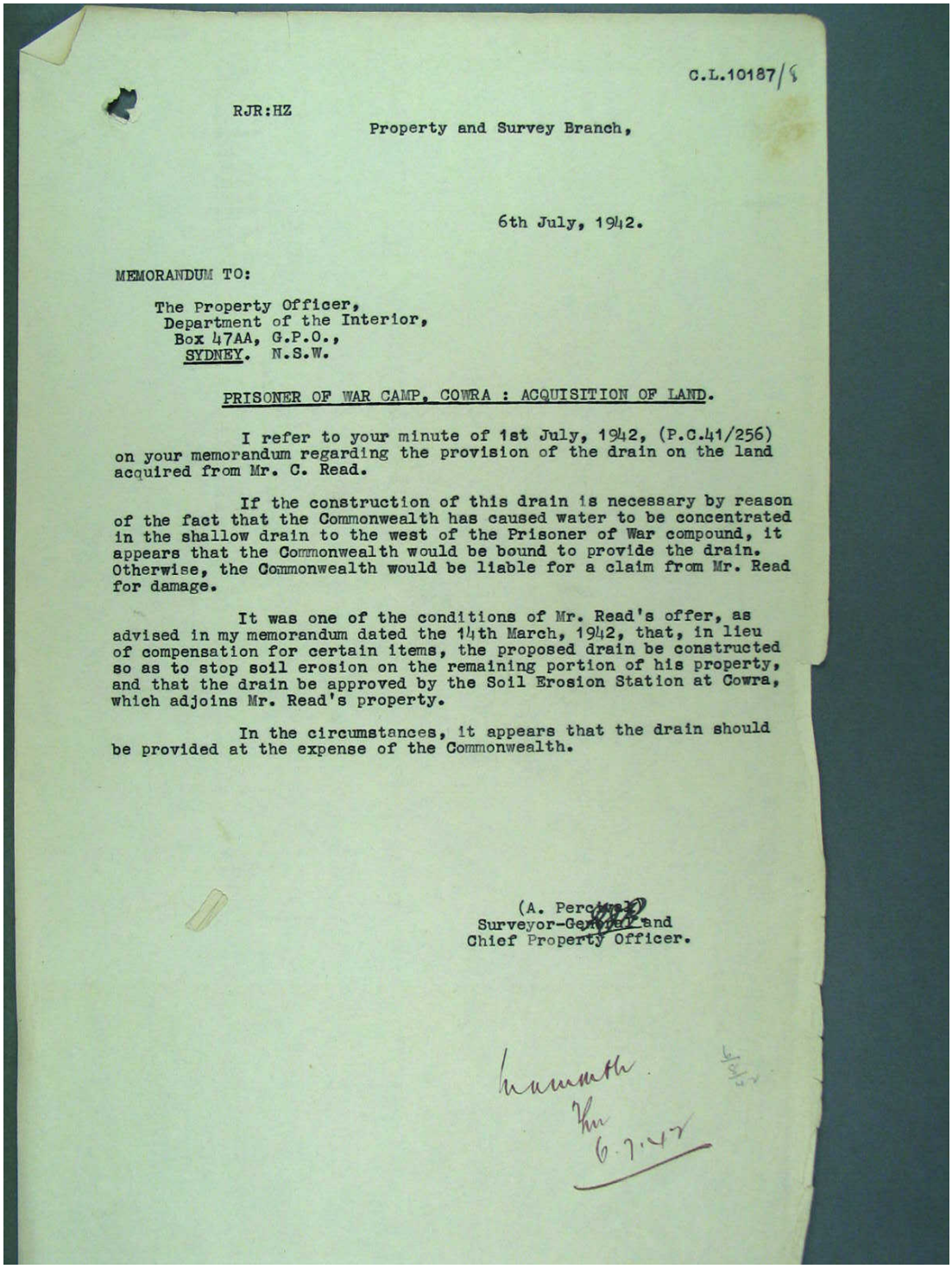
16 JUL 1942

Two helio showing drain for ref. to Military Authorities ps.

17/7/42.

To Hatfield.

Copies of arrangement Ex Co tracing see/28



C.L.10187/8

RJR:HZ

Property and Survey Branch,

6th July, 1942.

MEMORANDUM TO:

The Property Officer,
Department of the Interior,
Box 47AA, G.P.O.,
SYDNEY. N.S.W.

PRISONER OF WAR CAMP, COWRA : ACQUISITION OF LAND.

I refer to your minute of 1st July, 1942, (P.C.41/256) on your memorandum regarding the provision of the drain on the land acquired from Mr. C. Read.

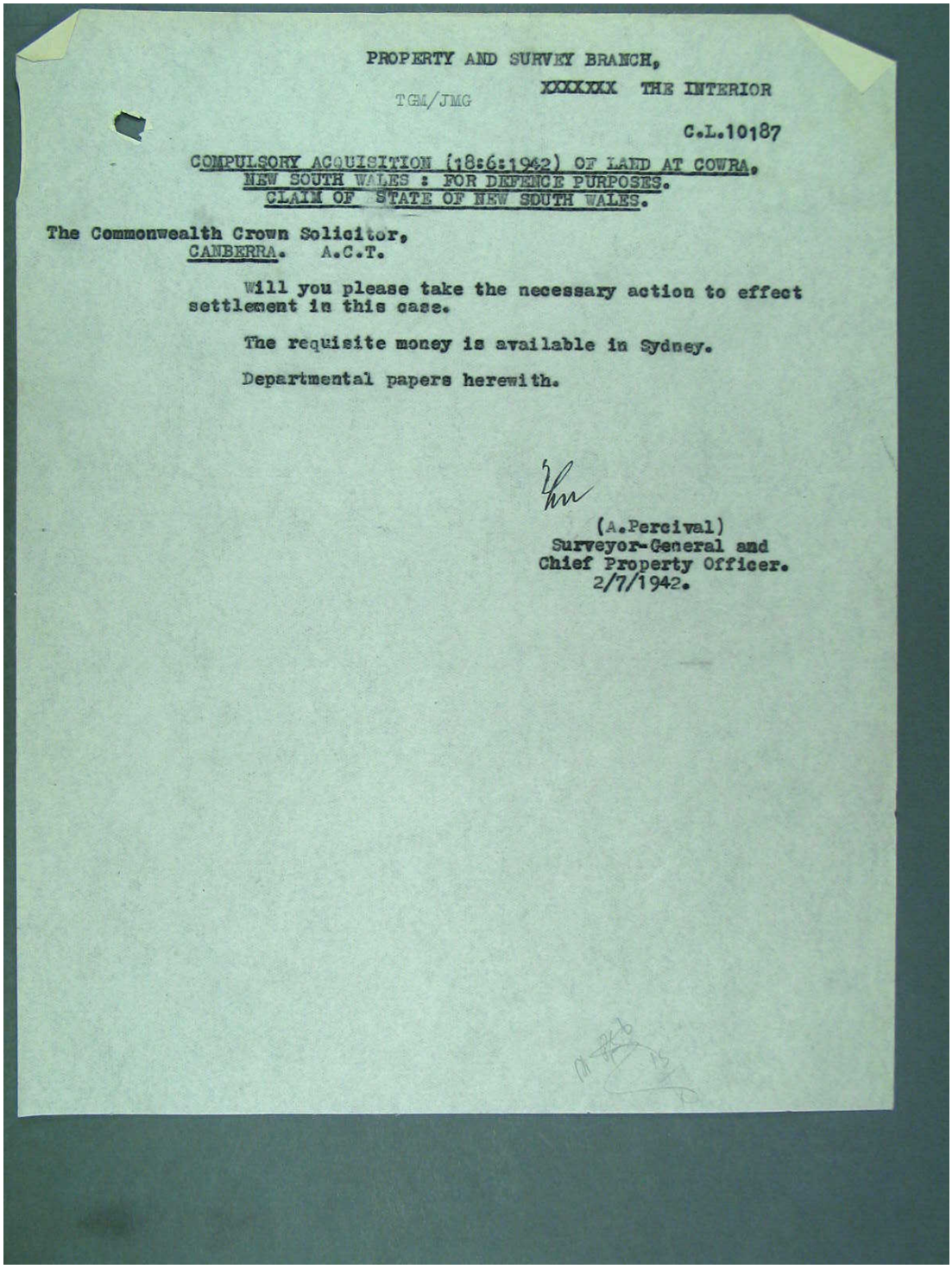
If the construction of this drain is necessary by reason of the fact that the Commonwealth has caused water to be concentrated in the shallow drain to the west of the Prisoner of War compound, it appears that the Commonwealth would be bound to provide the drain. Otherwise, the Commonwealth would be liable for a claim from Mr. Read for damage.

It was one of the conditions of Mr. Read's offer, as advised in my memorandum dated the 14th March, 1942, that, in lieu of compensation for certain items, the proposed drain be constructed so as to stop soil erosion on the remaining portion of his property, and that the drain be approved by the Soil Erosion Station at Cowra, which adjoins Mr. Read's property.

In the circumstances, it appears that the drain should be provided at the expense of the Commonwealth.

(A. Percival)
Surveyor-General and
Chief Property Officer.

6.7.42



PROPERTY AND SURVEY BRANCH,
XXXXXX THE INTERIOR

TGM/JMG

C.L.10187

COMPULSORY ACQUISITION (18:6:1942) OF LAND AT COWRA,
NEW SOUTH WALES : FOR DEFENCE PURPOSES.
CLAIM OF STATE OF NEW SOUTH WALES.

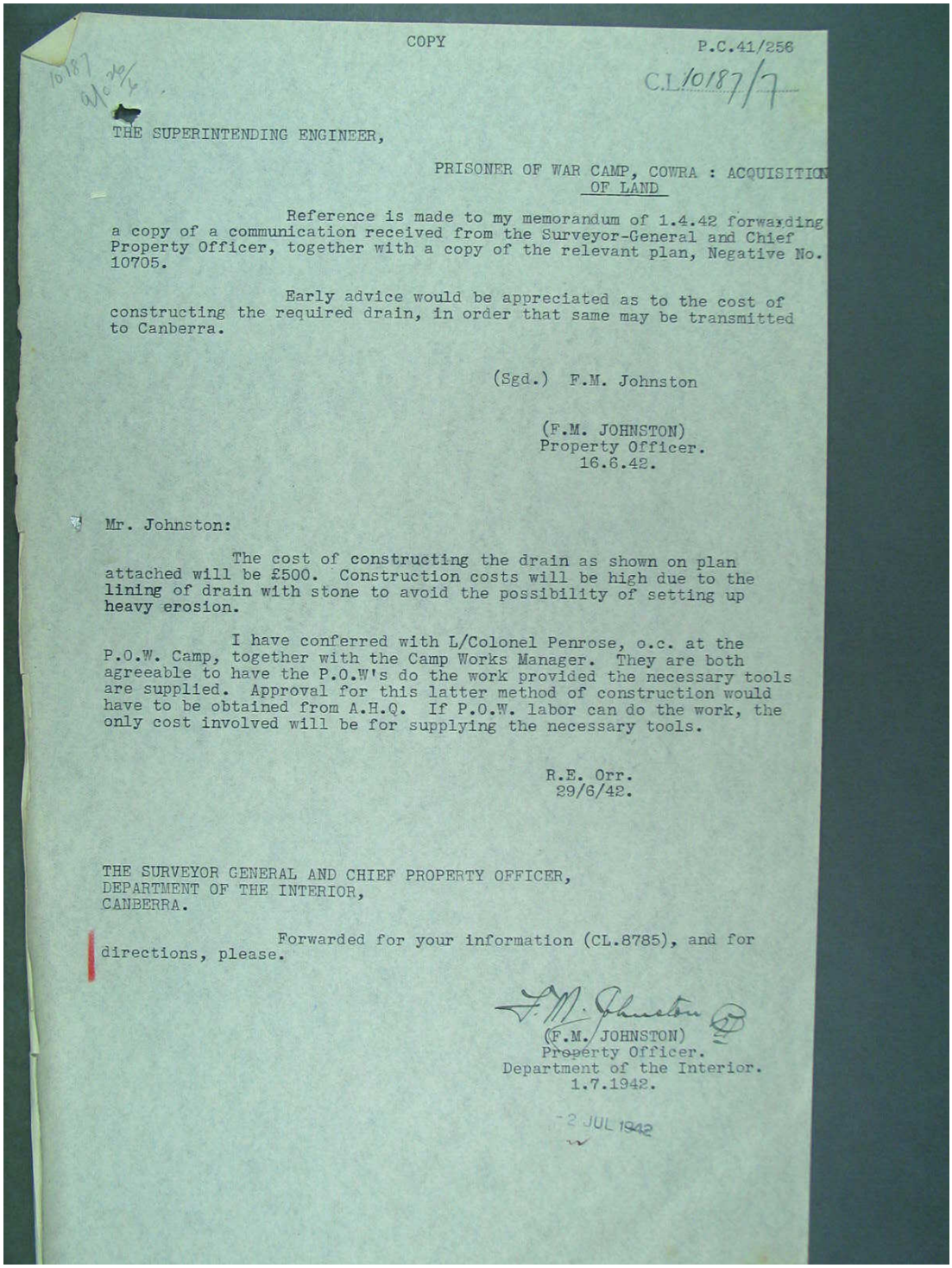
The Commonwealth Crown Solicitor,
CANBERRA. A.C.T.

Will you please take the necessary action to effect settlement in this case.

The requisite money is available in Sydney.

Departmental papers herewith.

(A.Percival)
Surveyor-General and
Chief Property Officer.
2/7/1942.



COPY

P.C.41/256

C.L/10187/7

THE SUPERINTENDING ENGINEER,

PRISONER OF WAR CAMP, COWRA : ACQUISITION OF LAND

Reference is made to my memorandum of 1.4.42 forwarding a copy of a communication received from the Surveyor-General and Chief Property Officer, together with a copy of the relevant plan, Negative No. 10705.

Early advice would be appreciated as to the cost of constructing the required drain, in order that same may be transmitted to Canberra.

(Sgd.) F.M. Johnston

(F.M. JOHNSTON)
Property Officer.
16.6.42.

Mr. Johnston:

The cost of constructing the drain as shown on plan attached will be £500. Construction costs will be high due to the lining of drain with stone to avoid the possibility of setting up heavy erosion.

I have conferred with L/Colonel Penrose, o.c. at the P.O.W. Camp, together with the Camp Works Manager. They are both agreeable to have the P.O.W's do the work provided the necessary tools are supplied. Approval for this latter method of construction would have to be obtained from A.H.Q. If P.O.W. labor can do the work, the only cost involved will be for supplying the necessary tools.

R.E. Orr.
29/6/42.

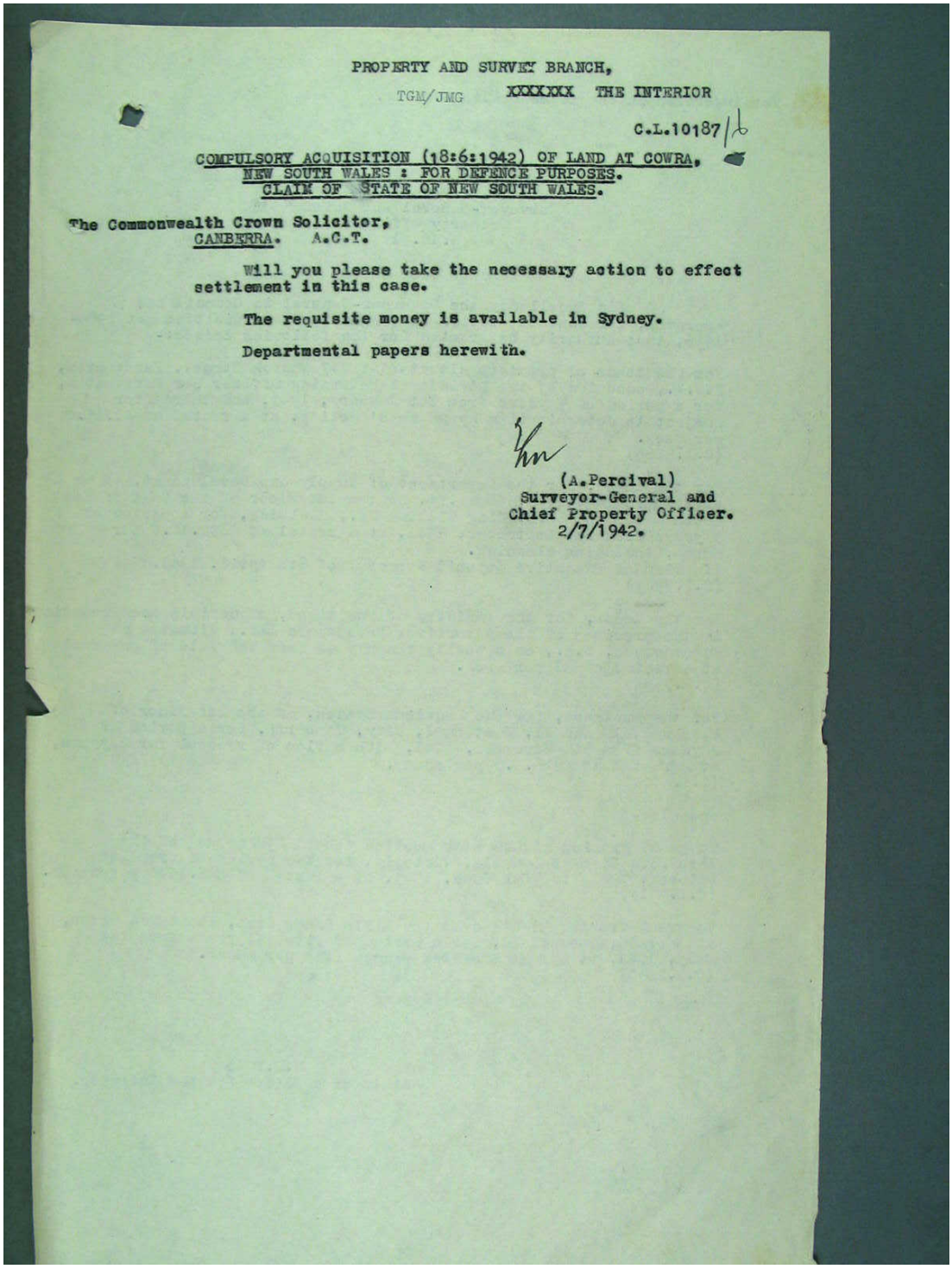
THE SURVEYOR GENERAL AND CHIEF PROPERTY OFFICER,
DEPARTMENT OF THE INTERIOR,
CANBERRA.

Forwarded for your information (CL.8785), and for directions, please.

F.M. Johnston

(F.M. JOHNSTON)
Property Officer.
Department of the Interior.
1.7.1942.

2 JUL 1942



PROPERTY AND SURVEY BRANCH,

TGM/JMG XXXXXX THE INTERIOR

C.L.10187/b

COMPULSORY ACQUISITION (18:6:1942) OF LAND AT COWRA, NEW SOUTH WALES : FOR DEFENCE PURPOSES.
CLAIM OF STATE OF NEW SOUTH WALES.

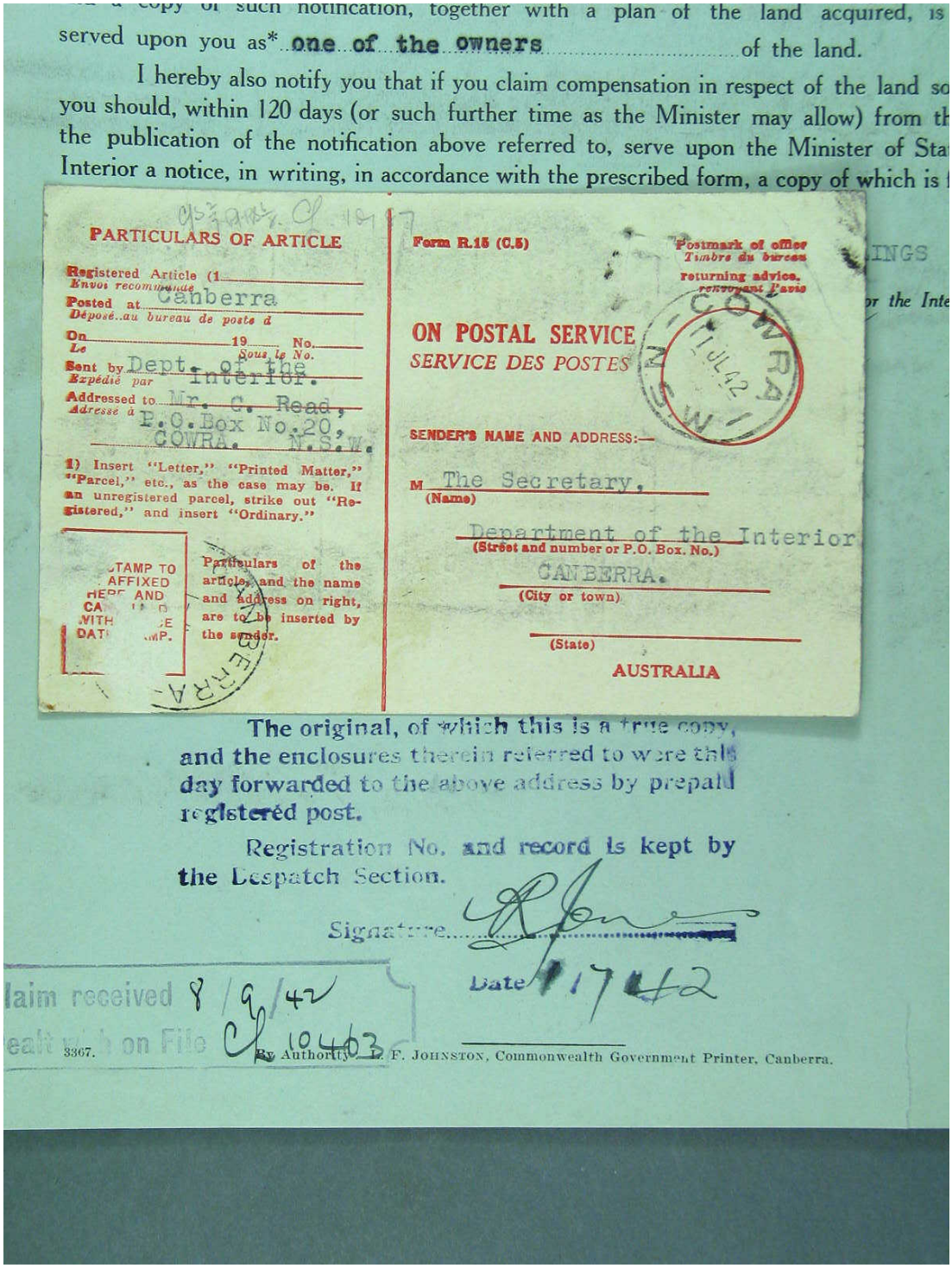
The Commonwealth Crown Solicitor,
CANBERRA. A.C.T.

Will you please take the necessary action to effect settlement in this case.

The requisite money is available in Sydney.

Departmental papers herewith.

(A.Percival)
Surveyor-General and
Chief Property Officer.
2/7/1942.



...copy of such notification, together with a plan of the land acquired, is served upon you as* one of the owners of the land.

I hereby also notify you that if you claim compensation in respect of the land so you should, within 120 days (or such further time as the Minister may allow) from th the publication of the notification above referred to, serve upon the Minister of Sta Interior a notice, in writing, in accordance with the prescribed form, a copy of which is

PARTICULARS OF ARTICLE

Registered Article (1)
Envoi recommandé

Posted at Canberra
Déposé au bureau de poste à

On 19 No.
Le Sous le No.

Sent by Dept. of the Interior.
Expédié par

Addressed to Mr. C. Read,
Adressé à P.O.Box No.20,
COWRA. N.S.W.

1) Insert "Letter," "Printed Matter," "Parcel," etc., as the case may be. If an unregistered parcel, strike out "Registered," and insert "Ordinary."

STAMP TO BE AFFIXED HERE AND CANCELLED WITH DATE STAMP.

Particulars of the article, and the name and address on right, are to be inserted by the sender.

Form R.15 (C.5)

Postmark of office
Timbre du bureau
returning advice,
renvoyant l'avis

COWRA 11 JUL 42 N.S.W.

ON POSTAL SERVICE
SERVICE DES POSTES

SENDER'S NAME AND ADDRESS:—

M The Secretary,
(Name)

Department of the Interior
(Street and number or P.O. Box. No.)

CANBERRA.
(City or town)

(State)

AUSTRALIA

The original, of which this is a true copy, and the enclosures therein referred to were this day forwarded to the above address by prepaid registered post.

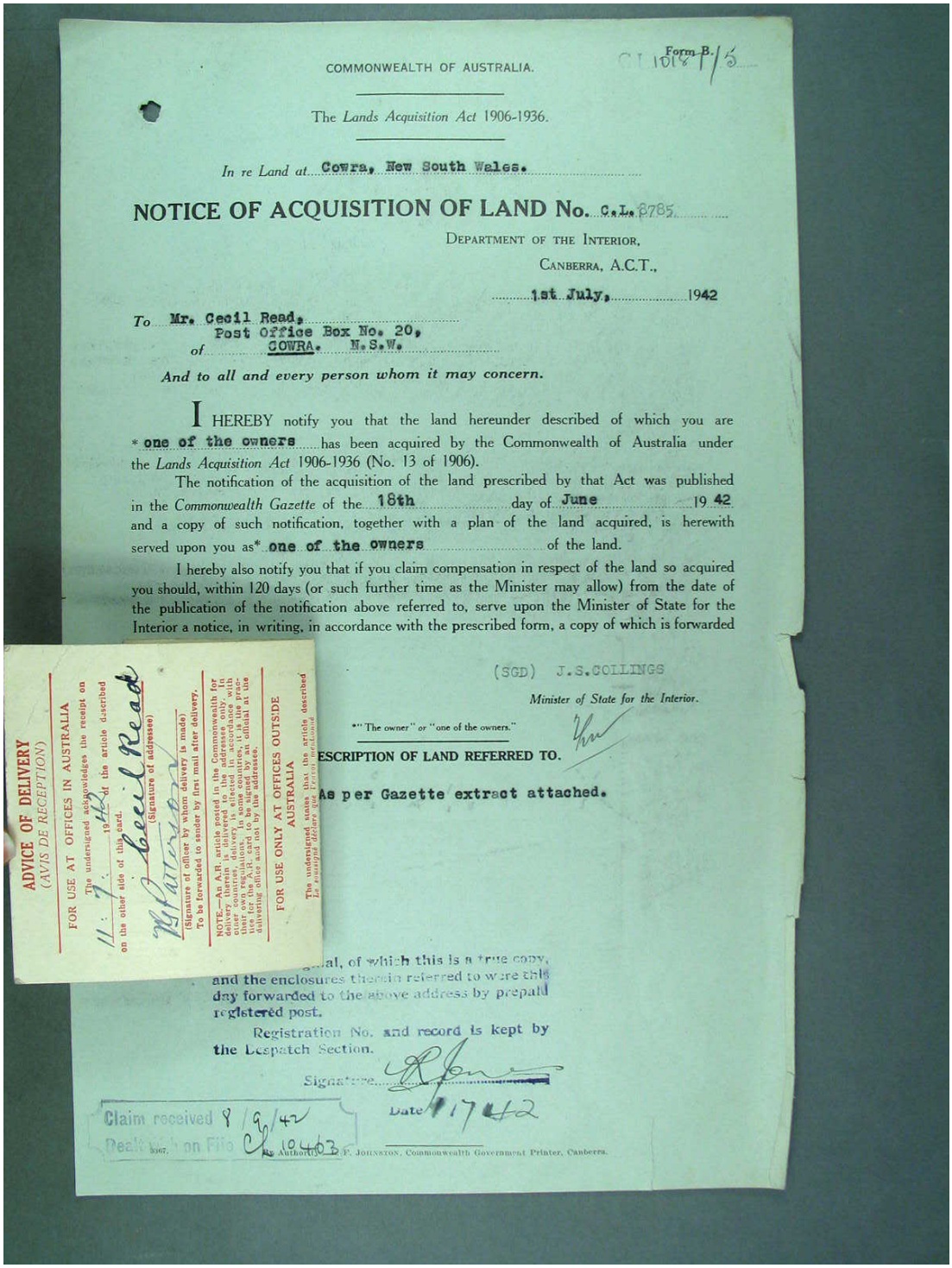
Registration No. and record is kept by the Despatch Section.

Signature

Date 7/7/42

Claim received 8/9/42
Dealt with on File C/10403

3367. By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.



COMMONWEALTH OF AUSTRALIA.

Form B. C.L. 1014 P/5

The *Lands Acquisition Act* 1906-1936.

In re Land at Cowra, New South Wales.

NOTICE OF ACQUISITION OF LAND No. C.L. 8785.

DEPARTMENT OF THE INTERIOR,
CANBERRA, A.C.T.,

1st July, 1942

To Mr. Cecil Read,
Post Office Box No. 20,
of COWRA. N.S.W.

And to all and every person whom it may concern.

I HEREBY notify you that the land hereunder described of which you are * one of the owners has been acquired by the Commonwealth of Australia under the *Lands Acquisition Act* 1906-1936 (No. 13 of 1906).

The notification of the acquisition of the land prescribed by that Act was published in the *Commonwealth Gazette* of the 18th day of June 1942 and a copy of such notification, together with a plan of the land acquired, is herewith served upon you as* one of the owners of the land.

I hereby also notify you that if you claim compensation in respect of the land so acquired you should, within 120 days (or such further time as the Minister may allow) from the date of the publication of the notification above referred to, serve upon the Minister of State for the Interior a notice, in writing, in accordance with the prescribed form, a copy of which is forwarded

(SGD) J.S.COLLINGS
Minister of State for the Interior.

* "The owner" or "one of the owners."

ESCRIPTION OF LAND REFERRED TO.

As per Gazette extract attached.

ADVICE OF DELIVERY
(AVIS DE RÉCEPTION)
FOR USE AT OFFICES IN AUSTRALIA
The undersigned acknowledges the receipt on 11.7.42 of the article described on the other side of this card.
(Signature of addressee) Cecil Read
(Signature of officer by whom delivery is made) Patterson
To be forwarded to sender by first mail after delivery.
NOTE.—An A.R. article posted in the Commonwealth for delivery therein is delivered to the addressee only. In other countries, delivery is effected in accordance with their own regulations, in some countries it is the practice for a receipt to be signed by the addressee, the delivering office and not by the addressee.
FOR USE ONLY AT OFFICES OUTSIDE AUSTRALIA
The undersigned states that the article described
En usurgnant déclare que l'article mentionné

...al, of which this is a true copy, and the enclosures therein referred to were this day forwarded to the above address by prepaid registered post.

Registration No. and record is kept by the Despatch Section.

Signature

Date 1/7/42

Claim received 8/9/42
Dealt with on File 10403

By Authority: F. JOHNSTON, Commonwealth Government Printer, Canberra.

C.L.10187/4

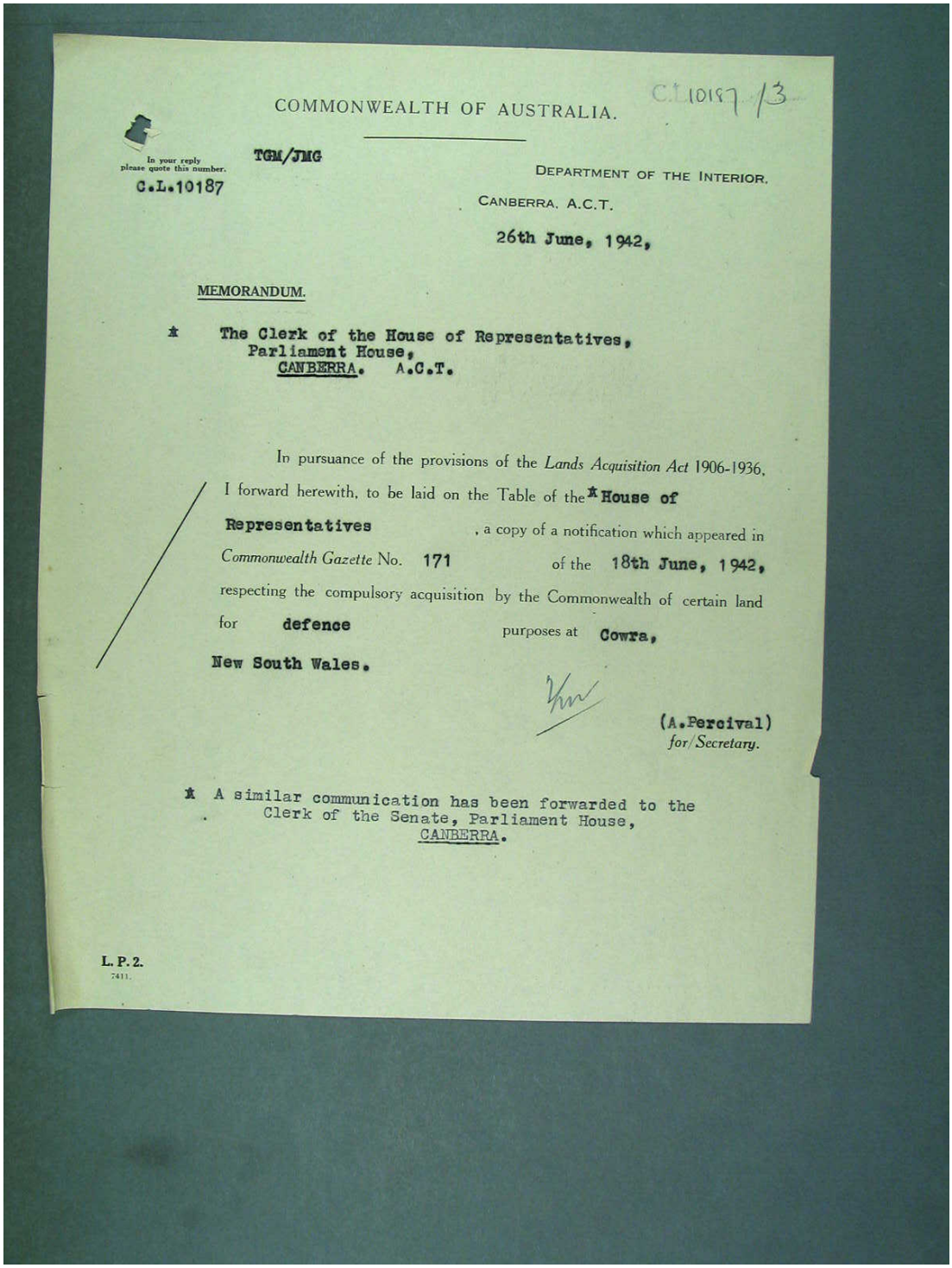
TGM:MS

COMWORKS
SYDNEY

MY COMMUNICATION SECOND JUNE REGARDING READ ~~PRISONER OF WAR CAMP~~
~~STAFF~~ COWRA PLEASE EXPEDITE

PERCIVAL

Department of the Interior,
CANBERRA. 26.6.1942.



COMMONWEALTH OF AUSTRALIA.

C.L. 10187 /3

In your reply please quote this number.
C.L.10187

TGM/JMG

DEPARTMENT OF THE INTERIOR.
CANBERRA, A.C.T.

26th June, 1942.

MEMORANDUM.

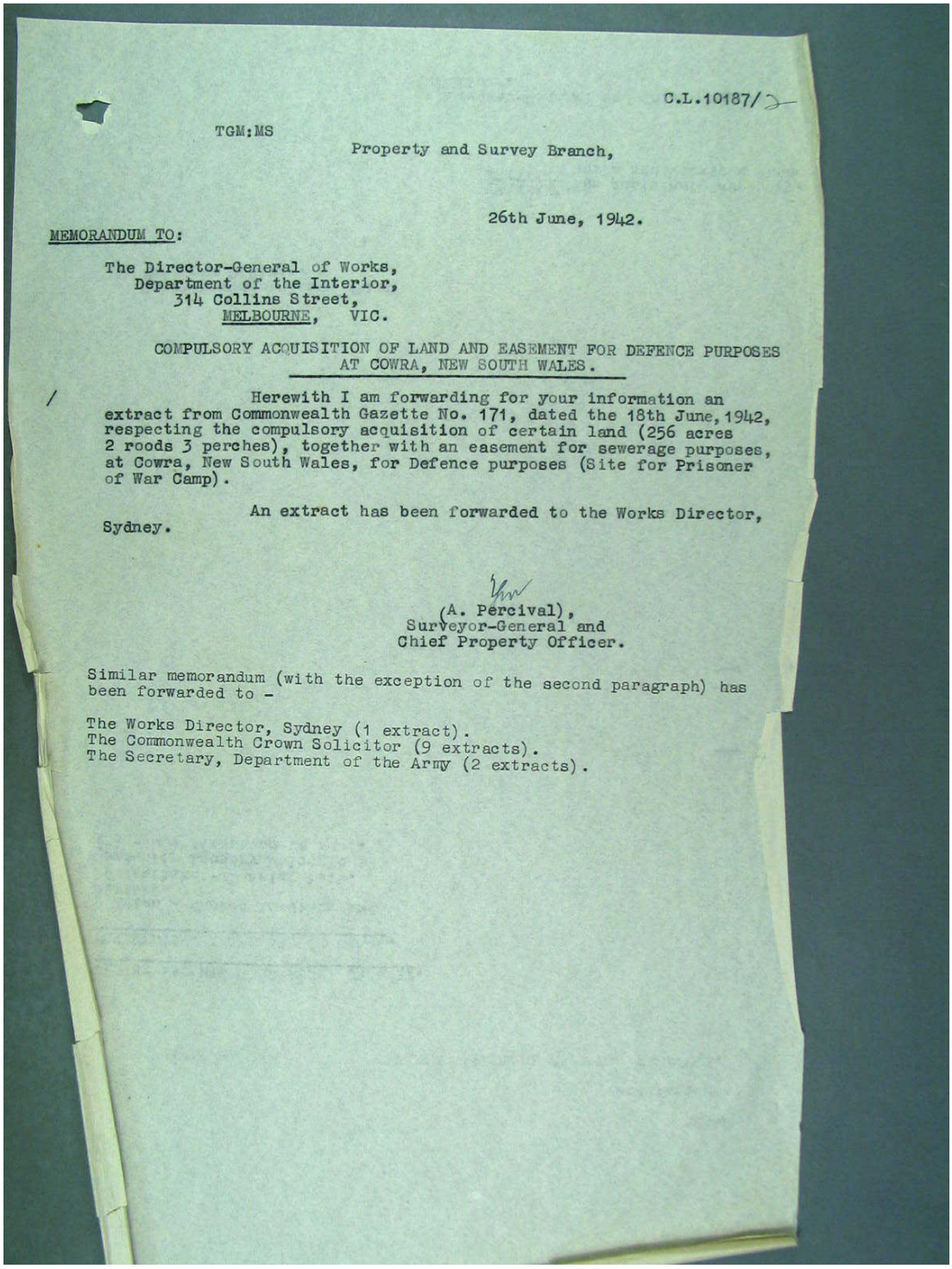
* The Clerk of the House of Representatives,
Parliament House,
CANBERRA. A.C.T.

In pursuance of the provisions of the *Lands Acquisition Act* 1906-1936, I forward herewith, to be laid on the Table of the * House of Representatives, a copy of a notification which appeared in *Commonwealth Gazette* No. 171 of the 18th June, 1942, respecting the compulsory acquisition by the Commonwealth of certain land for defence purposes at Cowra, New South Wales.

(A.Percival)
for Secretary.

* A similar communication has been forwarded to the Clerk of the Senate, Parliament House, CANBERRA.

L. P. 2.
7411.



C.L.10187/2

TGM:MS

Property and Survey Branch,

26th June, 1942.

MEMORANDUM TO:

The Director-General of Works,
Department of the Interior,
314 Collins Street,
MELBOURNE, VIC.

COMPULSORY ACQUISITION OF LAND AND EASEMENT FOR DEFENCE PURPOSES AT COWRA, NEW SOUTH WALES.

Herewith I am forwarding for your information an extract from Commonwealth Gazette No. 171, dated the 18th June, 1942, respecting the compulsory acquisition of certain land (256 acres 2 roods 3 perches), together with an easement for sewerage purposes, at Cowra, New South Wales, for Defence purposes (Site for Prisoner of War Camp).

An extract has been forwarded to the Works Director, Sydney.

(A. Percival),
Surveyor-General and
Chief Property Officer.

Similar memorandum (with the exception of the second paragraph) has been forwarded to -

The Works Director, Sydney (1 extract).
The Commonwealth Crown Solicitor (9 extracts).
The Secretary, Department of the Army (2 extracts).

CL 10197/2

[Extract from *Commonwealth of Australia Gazette, No.* 171, dated 18th June, 1942.]

COMMONWEALTH OF AUSTRALIA.

The *Lands Acquisition Act* 1906-1936.

NOTIFICATION OF THE ACQUISITION OF LAND AND EASEMENT BY THE COMMONWEALTH.

I is hereby notified and declared by His Excellency the Governor-General acting with the advice of the Federal Executive Council, that the land firstly hereunder described together with the right for the Commonwealth of Australia its successors and assigns and the owners and occupiers for the time being of the said land firstly hereunder described and as appurtenant thereto to lay use and maintain a line or lines of sewerage pipes through over and along the land secondly hereunder described and together with the right to enter into or upon the said land secondly hereunder described by its workmen servants and others for the purpose of excavating constructing laying cleansing amending or repairing such line or lines of pipes has been acquired by the Commonwealth under the *Lands Acquisition Act* 1906-1936 for the following public purpose, namely:- Defence purposes at Cowra, New South Wales.—(C.L.8785.)

Dated this third day of June, One thousand nine hundred and forty-two.

GOWRIE
Governor-General.

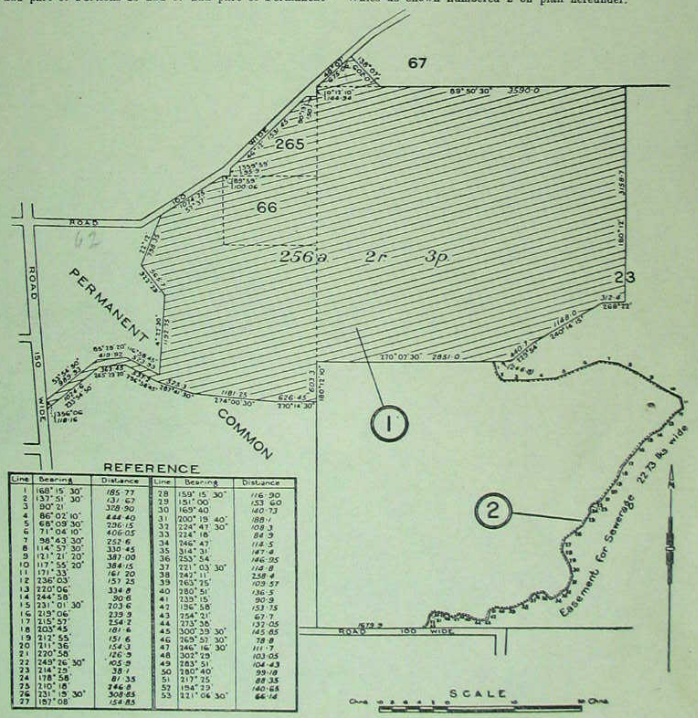
By His Excellency's Command,

J. S. COLLINGS
Minister of State for the Interior.

DESCRIPTION OF LAND REFERRED TO.

Firstly: All that piece of land containing an area of 256 acres 2 roods 3 perches more or less being Portions 66 and 265 and part of Portions 23 and 67 and part of Permanent Common Parish of Cowra County of Bathurst State of New South Wales as shown hachured and numbered 1 on plan hereunder: Commencing at the northwestern corner of Portion 23 Parish of Cowra and bounded thence by part of a south-eastern side of a road 100 links wide bearing 48 degrees 7 minutes 675.06 links thence by a line bearing 138 degrees 7 minutes 602 links thence by part of the southern boundary of Portion 67 Parish of Cowra bearing 89 degrees 50 minutes 30 seconds 3590 links thence by lines bearing 180 degrees 12 minutes 3158.7 links 268 degrees 22 minutes 312.4 links 240 degrees 14 minutes 15 seconds 1148 links 229 degrees 54 minutes 440.7 links and 270 degrees 7 minutes 30 seconds 2851 links thence by part of the western boundary of Portion 23 Parish of Cowra bearing 180 degrees 12 minutes 10 seconds 603.3 links thence by lines bearing 270 degrees 14 minutes 20 seconds 626.45 links 274 degrees 30 seconds 1181.25 links 287 degrees 41 minutes 30 seconds 525.3 links 296 degrees 58 minutes 45 seconds 537.2 links 265 degrees 29 minutes 20 seconds 363.45 links and 233 degrees 54 minutes 50 seconds 1024.6 links thence by part of the northeastern side of a road 150 links wide bearing 356 degrees 6 minutes 118.16 links thence by lines bearing 53 degrees 54 minutes 50 seconds 989.93 links 85 degrees 29 minutes 20 seconds 419.92 links 116 degrees 58 minutes 45 seconds 523.93 links 4 degrees 27 minutes 30 seconds 1192.75 links 322 degrees 29 minutes 565.7 links and 22 degrees 12 minutes 798.35 links thence by part of a southeastern side a southern side an eastern side a south-eastern side a southern side and an eastern side of the road first abovementioned bearing 57 degrees 37 minutes 1074.25 links 89 degrees 59 minutes 100.06 links 359 degrees 59 minutes 95.9 links 46 degrees 12 minutes 1531.45 links 90 degrees 13 minutes 150 links and 12 minutes 10 seconds 144.94 links to the point of commencement.

Secondly: All that piece of land being part of Portion 23 Parish of Cowra County of Bathurst State of New South Wales as shown numbered 2 on plan hereunder.



REFERENCE

Line	Bearing	Distance	Line	Bearing	Distance
1	168° 15' 30"	185.27	28	159° 15' 30"	116.90
2	137° 51' 30"	131.67	29	151° 00'	153.60
3	90° 21'	328.90	30	169° 40'	140.73
4	86° 02' 10"	444.40	31	200° 19' 40"	188.1
5	68° 09' 30"	236.15	32	224° 41' 30"	109.3
6	71° 04' 10"	406.05	33	214° 18'	84.3
7	98° 43' 30"	252.6	34	246° 47'	114.5
8	114° 57' 30"	330.45	35	314° 31'	147.4
9	121° 21' 20"	387.00	36	253° 54'	146.35
10	117° 55' 20"	384.15	37	221° 03' 30"	118.8
11	171° 33'	161.20	38	242° 11'	238.4
12	236° 03'	157.25	39	265° 25'	109.57
13	220° 06'	334.8	40	280° 51'	136.5
14	244° 58'	90.6	41	335° 15'	90.9
15	231° 01' 30"	203.6	42	196° 58'	153.75
16	215° 06'	239.9	43	254° 21'	67.7
17	215° 57'	254.7	44	273° 36'	132.05
18	203° 45'	181.6	45	300° 39' 30"	145.65
19	212° 55'	151.6	46	265° 51' 30"	78.9
20	211° 36'	154.3	47	346° 16' 30"	111.7
21	220° 58'	126.9	48	302° 29'	103.05
22	245° 26' 30"	405.9	49	283° 51'	104.43
23	214° 25'	38.1	50	180° 40'	99.18
24	178° 56'	81.35	51	217° 25'	88.35
25	210° 18'	746.8	52	154° 29'	140.65
26	231° 15' 30"	308.85	53	121° 04' 30"	66.14
27	167° 08'	154.85			

By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.

CL 10187/

[Extract from *Commonwealth of Australia Gazette, No.* 171, dated 18th June, 1942.]

COMMONWEALTH OF AUSTRALIA.

The *Lands Acquisition Act* 1906-1936.

NOTIFICATION OF THE ACQUISITION OF LAND AND EASEMENT BY THE COMMONWEALTH.

IT is hereby notified and declared by His Excellency the Governor-General acting with the advice of the Federal Executive Council, that the land firstly hereunder described together with the right for the Commonwealth of Australia its successors and assigns and the owners and occupiers for the time being of the said land firstly hereunder described and as appurtenant thereto to lay use and maintain a line or lines of sewerage pipes through over and along the land secondly hereunder described and together with the right to enter into or upon the said land secondly hereunder described by its workmen servants and others for the purpose of excavating constructing laying cleansing amending or repairing such line or lines of pipes has been acquired by the Commonwealth under the *Lands Acquisition Act* 1906-1936 for the following public purpose, namely: Defence purposes at Cowra, New South Wales.—(C.L.8785.)

Dated this third day of June, One thousand nine hundred and forty-two.

GOWRIE
Governor-General.

By His Excellency's Command,
J. S. COLLINGS
Minister of State for the Interior.

DESCRIPTION OF LAND REFERRED TO.

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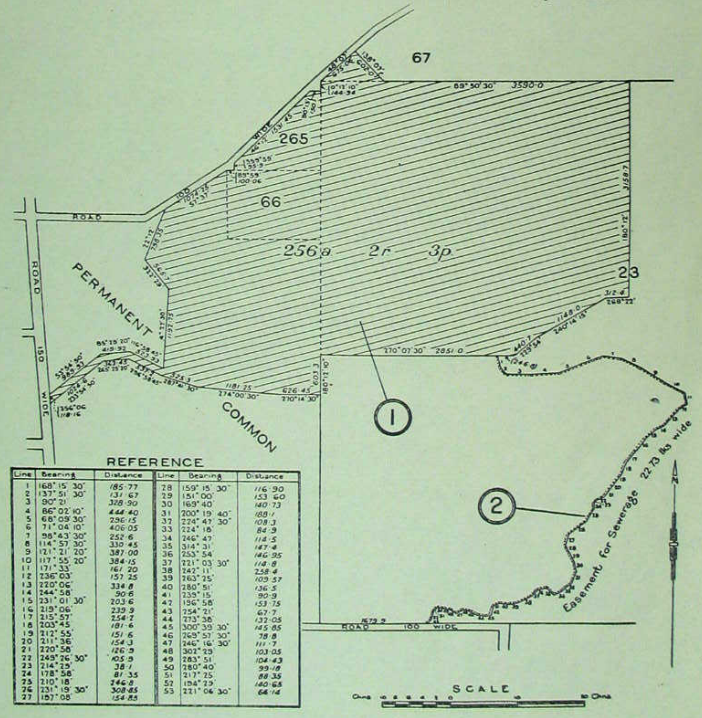

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25	210° 18'	246·8	52	194° 29'	140·65
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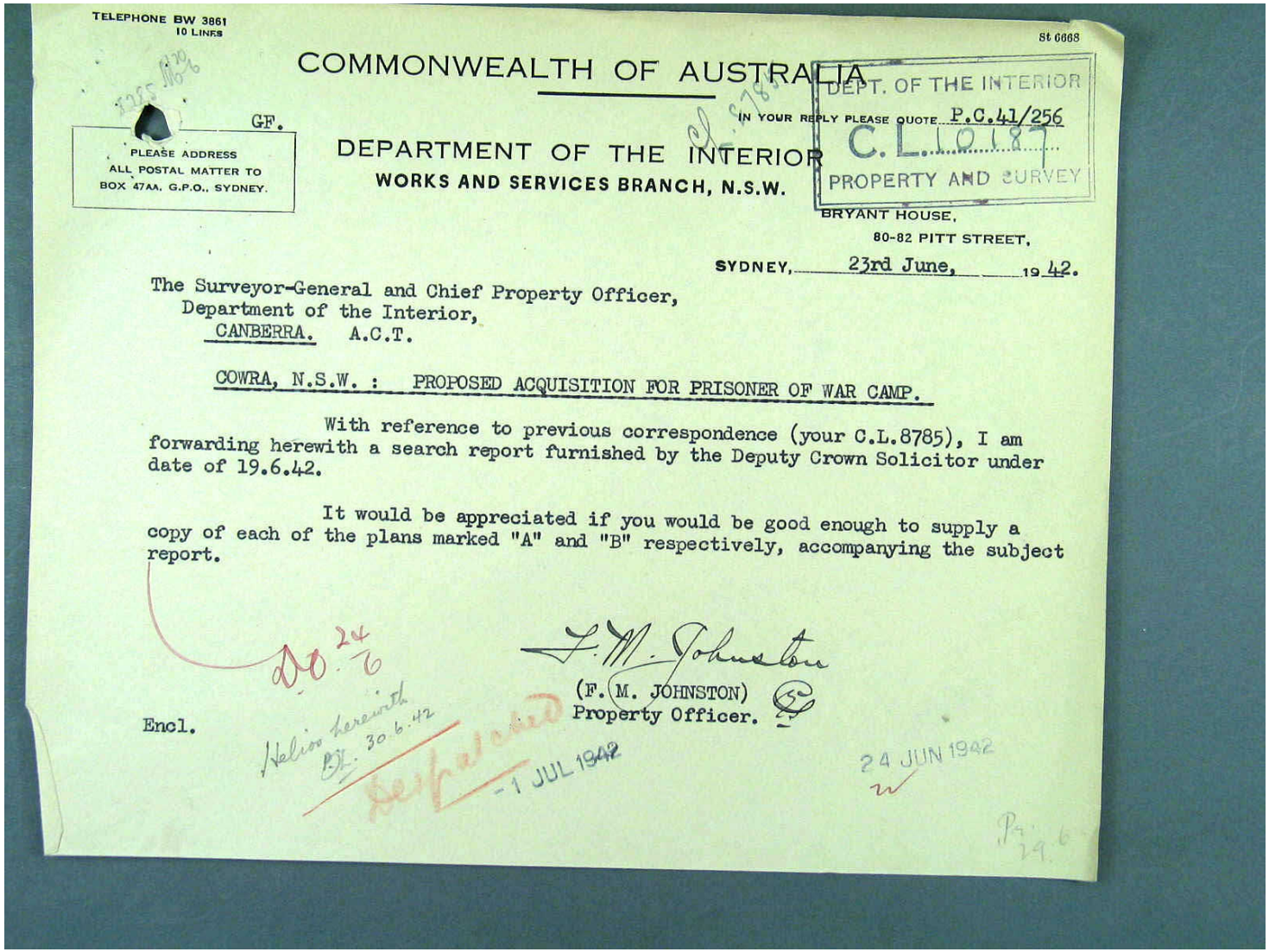
By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.



TELEPHONE BW 3861
10 LINES

St 6668

COMMONWEALTH OF AUSTRALIA

GF.

PLEASE ADDRESS
ALL POSTAL MATTER TO
BOX 47AA, G.P.O., SYDNEY.

DEPARTMENT OF THE INTERIOR
WORKS AND SERVICES BRANCH, N.S.W.

IN YOUR REPLY PLEASE QUOTE P.C.41/256

DEPT. OF THE INTERIOR
C.L. 10187
PROPERTY AND SURVEY

BRYANT HOUSE,
80-82 PITT STREET,
SYDNEY, 23rd June, 1942.

The Surveyor-General and Chief Property Officer,
Department of the Interior,
CANBERRA. A.C.T.

COWRA, N.S.W. : PROPOSED ACQUISITION FOR PRISONER OF WAR CAMP.

With reference to previous correspondence (your C.L.8785), I am forwarding herewith a search report furnished by the Deputy Crown Solicitor under date of 19.6.42.

It would be appreciated if you would be good enough to supply a copy of each of the plans marked "A" and "B" respectively, accompanying the subject report.

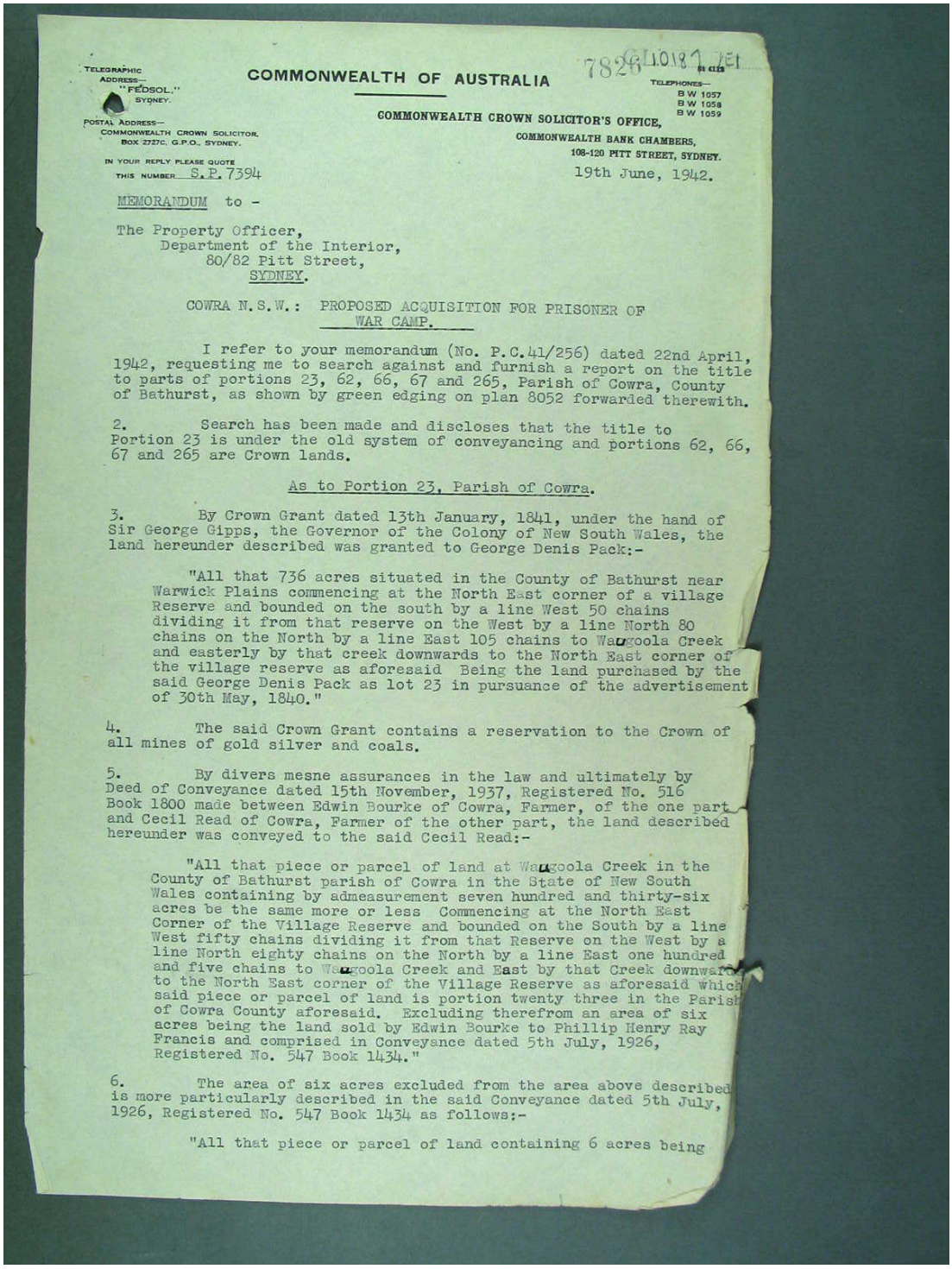
F. M. Johnston
(F. M. JOHNSTON)
Property Officer.

Encl.

Helios herewith
P.L. 30.6.42

Despatched
-1 JUL 1942

24 JUN 1942



TELEGRAPHIC ADDRESS— "FEDSOL." SYDNEY.

POSTAL ADDRESS— COMMONWEALTH CROWN SOLICITOR, BOX 2727C, G.P.O., SYDNEY.

IN YOUR REPLY PLEASE QUOTE THIS NUMBER S.P.7394

COMMONWEALTH OF AUSTRALIA

TELEPHONES— BW 1057 BW 1058 BW 1059

COMMONWEALTH CROWN SOLICITOR'S OFFICE,
COMMONWEALTH BANK CHAMBERS,
108-120 PITT STREET, SYDNEY.

19th June, 1942.

MEMORANDUM to -

The Property Officer,
Department of the Interior,
80/82 Pitt Street,
SYDNEY.

COWRA N.S.W.: PROPOSED ACQUISITION FOR PRISONER OF WAR CAMP.

I refer to your memorandum (No. P.C.41/256) dated 22nd April, 1942, requesting me to search against and furnish a report on the title to parts of portions 23, 62, 66, 67 and 265, Parish of Cowra, County of Bathurst, as shown by green edging on plan 8052 forwarded therewith.

2. Search has been made and discloses that the title to Portion 23 is under the old system of conveyancing and portions 62, 66, 67 and 265 are Crown lands.

As to Portion 23, Parish of Cowra.

3. By Crown Grant dated 13th January, 1841, under the hand of Sir George Gipps, the Governor of the Colony of New South Wales, the land hereunder described was granted to George Denis Pack:-

"All that 736 acres situated in the County of Bathurst near Warwick Plains commencing at the North East corner of a village Reserve and bounded on the south by a line West 50 chains dividing it from that reserve on the West by a line North 80 chains on the North by a line East 105 chains to Wargoola Creek and easterly by that creek downwards to the North East corner of the village reserve as aforesaid Being the land purchased by the said George Denis Pack as lot 23 in pursuance of the advertisement of 30th May, 1840."

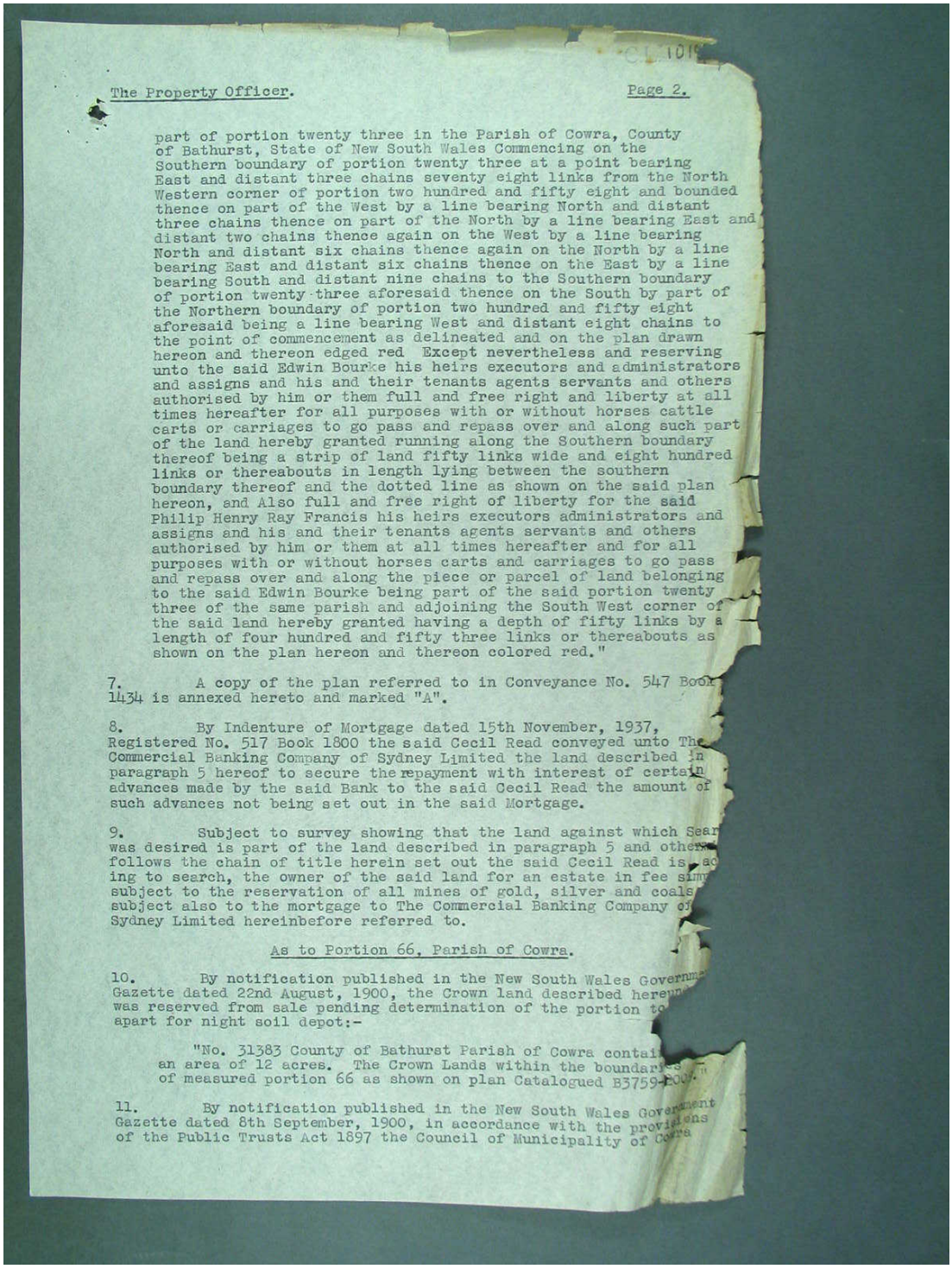
4. The said Crown Grant contains a reservation to the Crown of all mines of gold silver and coals.

5. By divers mesne assurances in the law and ultimately by Deed of Conveyance dated 15th November, 1937, Registered No. 516 Book 1800 made between Edwin Bourke of Cowra, Farmer, of the one part and Cecil Read of Cowra, Farmer of the other part, the land described hereunder was conveyed to the said Cecil Read:-

"All that piece or parcel of land at Wargoola Creek in the County of Bathurst parish of Cowra in the State of New South Wales containing by admeasurement seven hundred and thirty-six acres be the same more or less Commencing at the North East Corner of the Village Reserve and bounded on the South by a line West fifty chains dividing it from that Reserve on the West by a line North eighty chains on the North by a line East one hundred and five chains to Wargoola Creek and East by that Creek downwards to the North East corner of the Village Reserve as aforesaid which said piece or parcel of land is portion twenty three in the Parish of Cowra County aforesaid. Excluding therefrom an area of six acres being the land sold by Edwin Bourke to Phillip Henry Ray Francis and comprised in Conveyance dated 5th July, 1926, Registered No. 547 Book 1434."

6. The area of six acres excluded from the area above described is more particularly described in the said Conveyance dated 5th July, 1926, Registered No. 547 Book 1434 as follows:-

"All that piece or parcel of land containing 6 acres being



The Property Officer. Page 2.

part of portion twenty three in the Parish of Cowra, County of Bathurst, State of New South Wales Commencing on the Southern boundary of portion twenty three at a point bearing East and distant three chains seventy eight links from the North Western corner of portion two hundred and fifty eight and bounded thence on part of the West by a line bearing North and distant three chains thence on part of the North by a line bearing East and distant two chains thence again on the West by a line bearing North and distant six chains thence again on the North by a line bearing East and distant six chains thence on the East by a line bearing South and distant nine chains to the Southern boundary of portion twenty-three aforesaid thence on the South by part of the Northern boundary of portion two hundred and fifty eight aforesaid being a line bearing West and distant eight chains to the point of commencement as delineated and on the plan drawn hereon and thereon edged red Except nevertheless and reserving unto the said Edwin Bourke his heirs executors and administrators and assigns and his and their tenants agents servants and others authorised by him or them full and free right and liberty at all times hereafter for all purposes with or without horses cattle carts or carriages to go pass and repass over and along such part of the land hereby granted running along the Southern boundary thereof being a strip of land fifty links wide and eight hundred links or thereabouts in length lying between the southern boundary thereof and the dotted line as shown on the said plan hereon, and Also full and free right of liberty for the said Philip Henry Ray Francis his heirs executors administrators and assigns and his and their tenants agents servants and others authorised by him or them at all times hereafter and for all purposes with or without horses carts and carriages to go pass and repass over and along the piece or parcel of land belonging to the said Edwin Bourke being part of the said portion twenty three of the same parish and adjoining the South West corner of the said land hereby granted having a depth of fifty links by a length of four hundred and fifty three links or thereabouts as shown on the plan hereon and thereon colored red."

7. A copy of the plan referred to in Conveyance No. 547 Book 1434 is annexed hereto and marked "A".

8. By Indenture of Mortgage dated 15th November, 1937, Registered No. 517 Book 1800 the said Cecil Read conveyed unto The Commercial Banking Company of Sydney Limited the land described in paragraph 5 hereof to secure the repayment with interest of certain advances made by the said Bank to the said Cecil Read the amount of such advances not being set out in the said Mortgage.

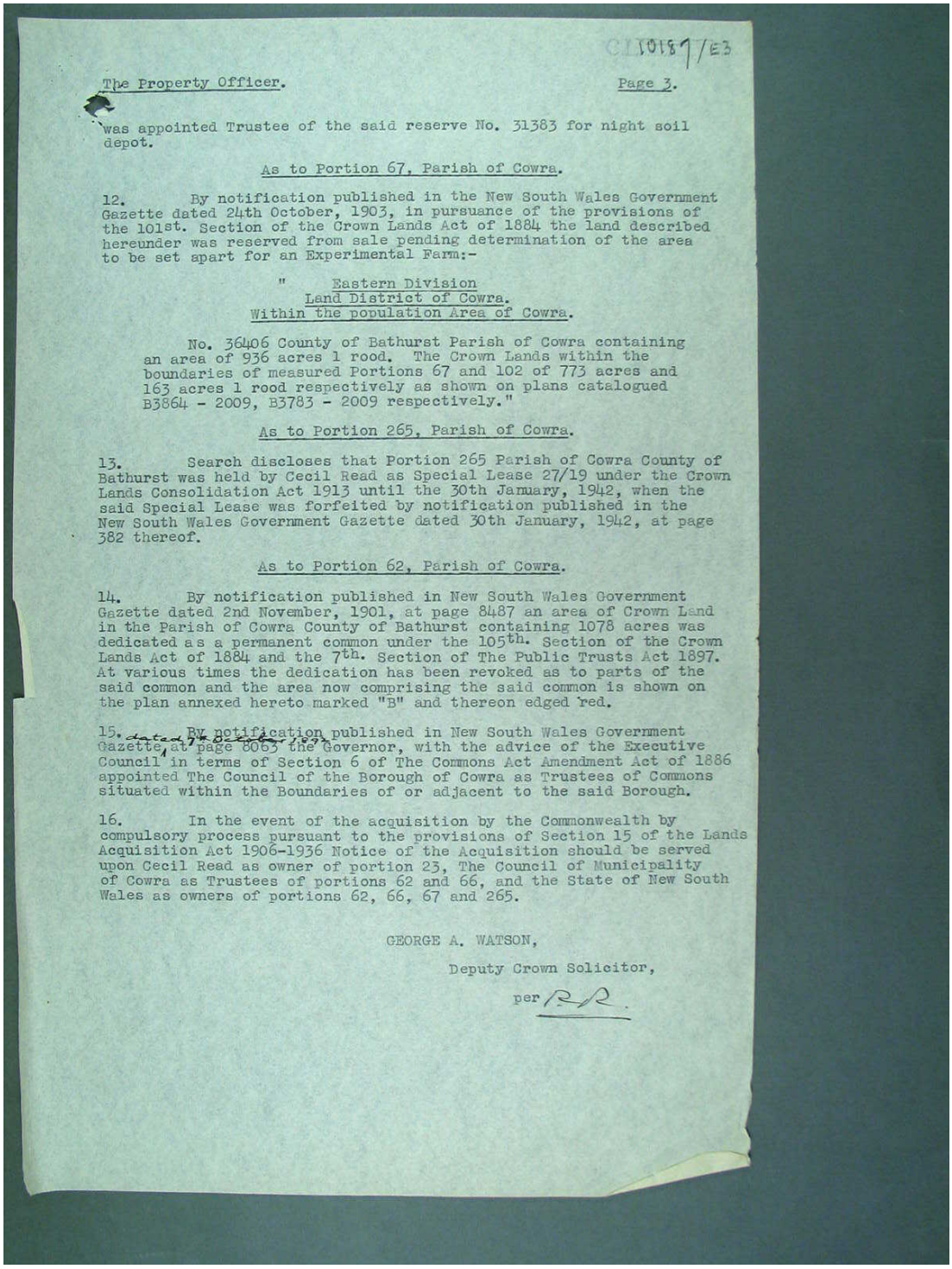
9. Subject to survey showing that the land against which Sear was desired is part of the land described in paragraph 5 and others follows the chain of title herein set out the said Cecil Read is ... ing to search, the owner of the said land for an estate in fee sim subject to the reservation of all mines of gold, silver and coals subject also to the mortgage to The Commercial Banking Company of Sydney Limited hereinbefore referred to.

As to Portion 66, Parish of Cowra.

10. By notification published in the New South Wales Governm Gazette dated 22nd August, 1900, the Crown land described herein was reserved from sale pending determination of the portion to apart for night soil depot:-

"No. 31383 County of Bathurst Parish of Cowra contai... an area of 12 acres. The Crown Lands within the boundari... of measured portion 66 as shown on plan Catalogued B3759-200."

11. By notification published in the New South Wales Government Gazette dated 8th September, 1900, in accordance with the provisions of the Public Trusts Act 1897 the Council of Municipality of Cowra



CL 10187/E3

The Property Officer. Page 3.

was appointed Trustee of the said reserve No. 31383 for night soil depot.

As to Portion 67, Parish of Cowra.

12. By notification published in the New South Wales Government Gazette dated 24th October, 1903, in pursuance of the provisions of the 101st. Section of the Crown Lands Act of 1884 the land described hereunder was reserved from sale pending determination of the area to be set apart for an Experimental Farm:-

" Eastern Division
Land District of Cowra.
Within the population Area of Cowra.

No. 36406 County of Bathurst Parish of Cowra containing an area of 936 acres 1 rood. The Crown Lands within the boundaries of measured Portions 67 and 102 of 773 acres and 163 acres 1 rood respectively as shown on plans catalogued B3864 - 2009, B3783 - 2009 respectively."

As to Portion 265, Parish of Cowra.

13. Search discloses that Portion 265 Parish of Cowra County of Bathurst was held by Cecil Read as Special Lease 27/19 under the Crown Lands Consolidation Act 1913 until the 30th January, 1942, when the said Special Lease was forfeited by notification published in the New South Wales Government Gazette dated 30th January, 1942, at page 382 thereof.

As to Portion 62, Parish of Cowra.

14. By notification published in New South Wales Government Gazette dated 2nd November, 1901, at page 8487 an area of Crown Land in the Parish of Cowra County of Bathurst containing 1078 acres was dedicated as a permanent common under the 105th. Section of the Crown Lands Act of 1884 and the 7th. Section of The Public Trusts Act 1897. At various times the dedication has been revoked as to parts of the said common and the area now comprising the said common is shown on the plan annexed hereto marked "B" and thereon edged red.

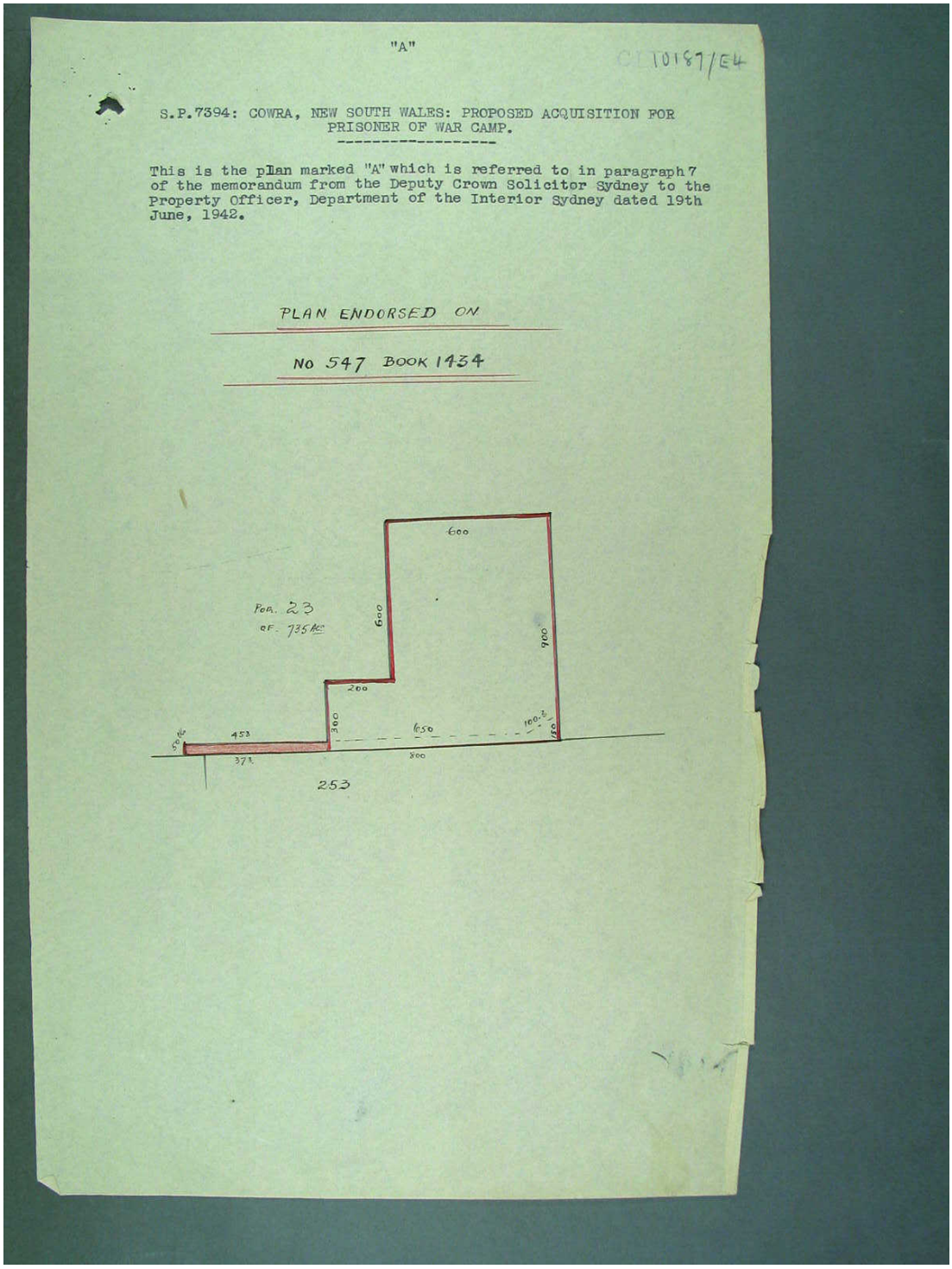
15. By notification published in New South Wales Government Gazette, dated 7th October, 1892, at page 8063 the Governor, with the advice of the Executive Council in terms of Section 6 of The Commons Act Amendment Act of 1886 appointed The Council of the Borough of Cowra as Trustees of Commons situated within the Boundaries of or adjacent to the said Borough.

16. In the event of the acquisition by the Commonwealth by compulsory process pursuant to the provisions of Section 15 of the Lands Acquisition Act 1906-1936 Notice of the Acquisition should be served upon Cecil Read as owner of portion 23, The Council of Municipality of Cowra as Trustees of portions 62 and 66, and the State of New South Wales as owners of portions 62, 66, 67 and 265.

GEORGE A. WATSON,

Deputy Crown Solicitor,

per RR.



"A"

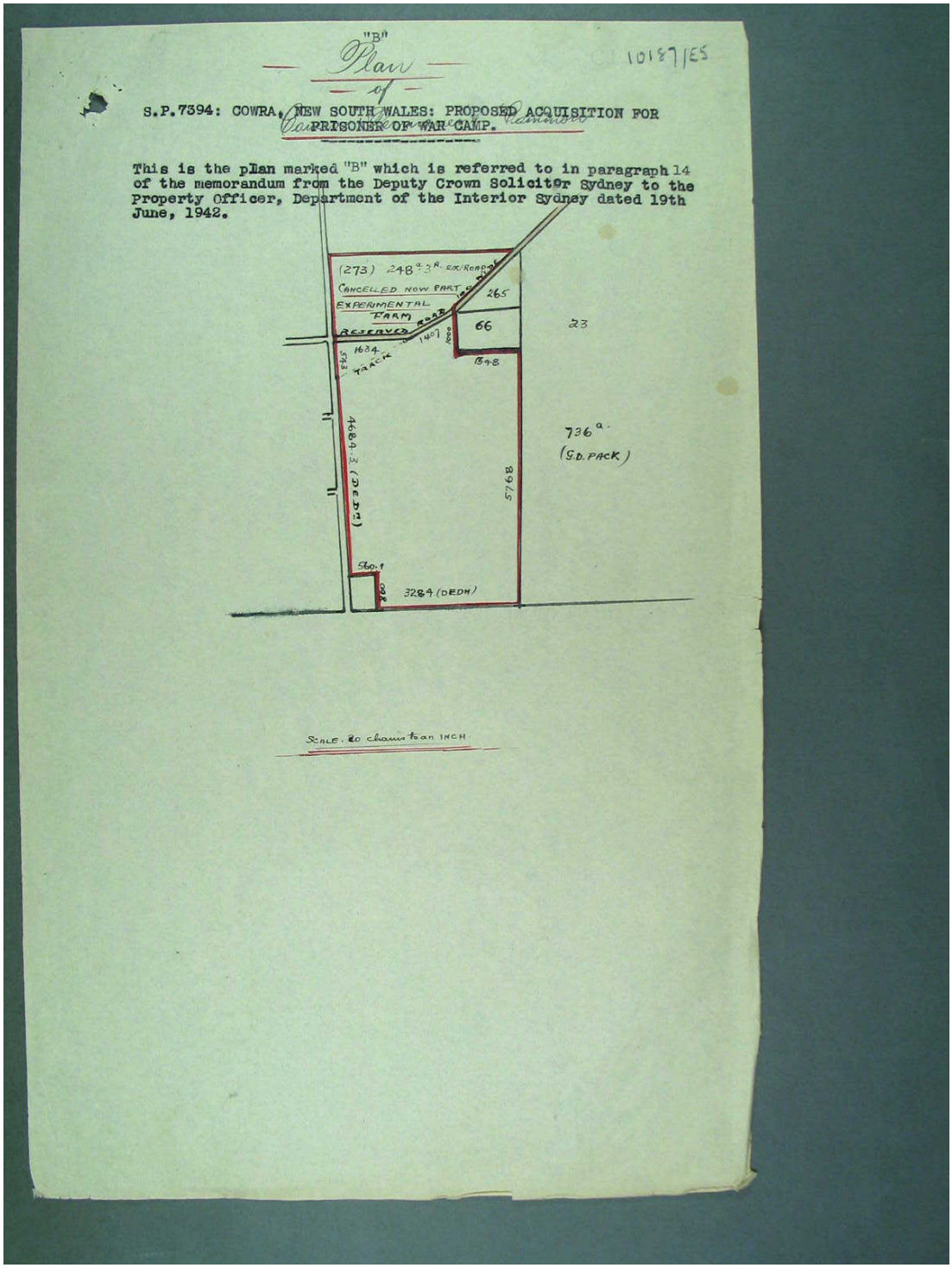
CT 10187/E4

S.P.7394: COWRA, NEW SOUTH WALES: PROPOSED ACQUISITION FOR PRISONER OF WAR CAMP.

This is the plan marked "A" which is referred to in paragraph 7 of the memorandum from the Deputy Crown Solicitor Sydney to the Property Officer, Department of the Interior Sydney dated 19th June, 1942.

PLAN ENDORSED ON

No 547 BOOK 1434



"B"

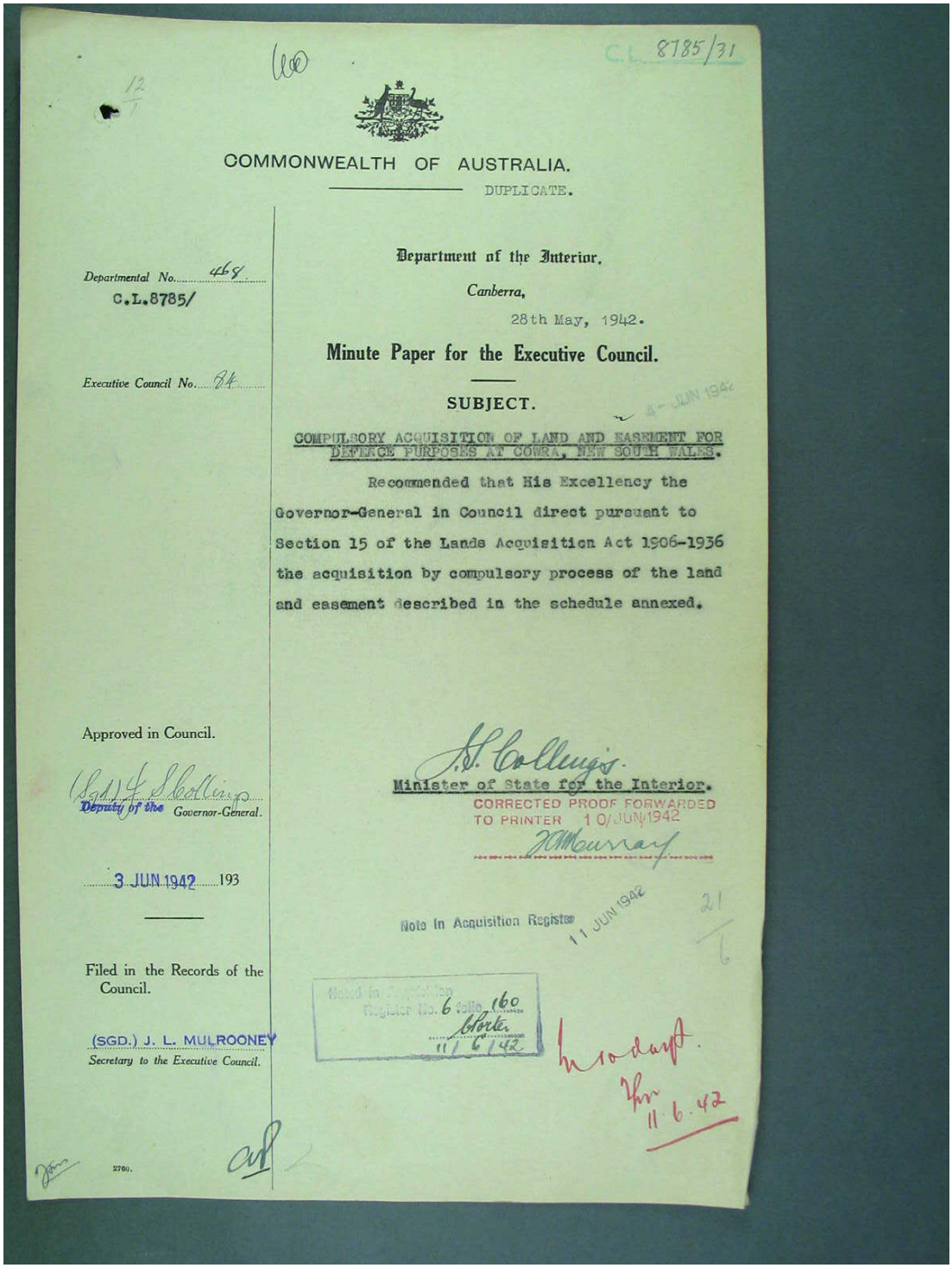
Plan

of

10187/E5

S.P.7394: COWRA, NEW SOUTH WALES: PROPOSED ACQUISITION FOR PRISONER OF WAR CAMP.

This is the plan marked "B" which is referred to in paragraph 14 of the memorandum from the Deputy Crown Solicitor Sydney to the Property Officer, Department of the Interior Sydney dated 19th June, 1942.



C.L. 8785/31

COMMONWEALTH OF AUSTRALIA.

DUPLICATE.

Departmental No. 468
C.L.8785/

Executive Council No. 84

Department of the Interior,

Canberra,

28th May, 1942.

Minute Paper for the Executive Council.

SUBJECT.

COMPULSORY ACQUISITION OF LAND AND EASEMENT FOR DEFENCE PURPOSES AT COWRA, NEW SOUTH WALES.

Recommended that His Excellency the Governor-General in Council direct pursuant to Section 15 of the Lands Acquisition Act 1906-1936 the acquisition by compulsory process of the land and easement described in the schedule annexed.

J.S. Collings.
Minister of State for the Interior.

CORRECTED PROOF FORWARDED TO PRINTER 10/JUN/1942

Approved in Council.

(Sgd.) J. S. Collings
Deputy of the Governor-General.

3 JUN 1942 193

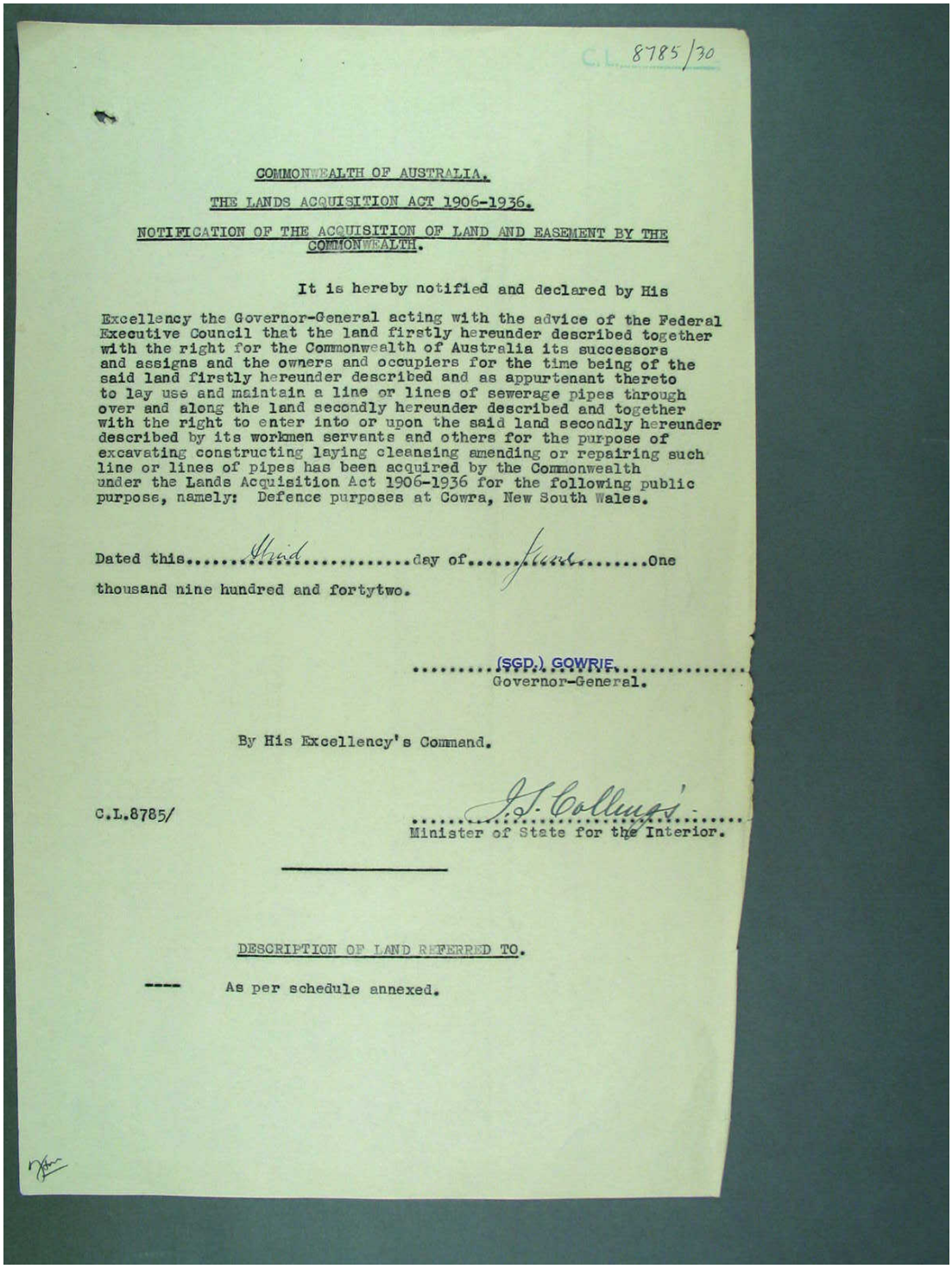
Filed in the Records of the Council.

(SGD.) J. L. MULROONEY
Secretary to the Executive Council.

Noted in Acquisition Register No. 6 folio 160
Porter
11/6/42

Note in Acquisition Register 11 JUN 1942

2700.



C.L. 8785/30

COMMONWEALTH OF AUSTRALIA.

THE LANDS ACQUISITION ACT 1906-1936.

NOTIFICATION OF THE ACQUISITION OF LAND AND EASEMENT BY THE COMMONWEALTH.

It is hereby notified and declared by His Excellency the Governor-General acting with the advice of the Federal Executive Council that the land firstly hereunder described together with the right for the Commonwealth of Australia its successors and assigns and the owners and occupiers for the time being of the said land firstly hereunder described and as appurtenant thereto to lay use and maintain a line or lines of sewerage pipes through over and along the land secondly hereunder described and together with the right to enter into or upon the said land secondly hereunder described by its workmen servants and others for the purpose of excavating constructing laying cleansing amending or repairing such line or lines of pipes has been acquired by the Commonwealth under the Lands Acquisition Act 1906-1936 for the following public purpose, namely: Defence purposes at Cowra, New South Wales.

Dated this.....third.....day of.....June.....One thousand nine hundred and fortytwo.

.....(SGD.) GOWRIE.....
Governor-General.

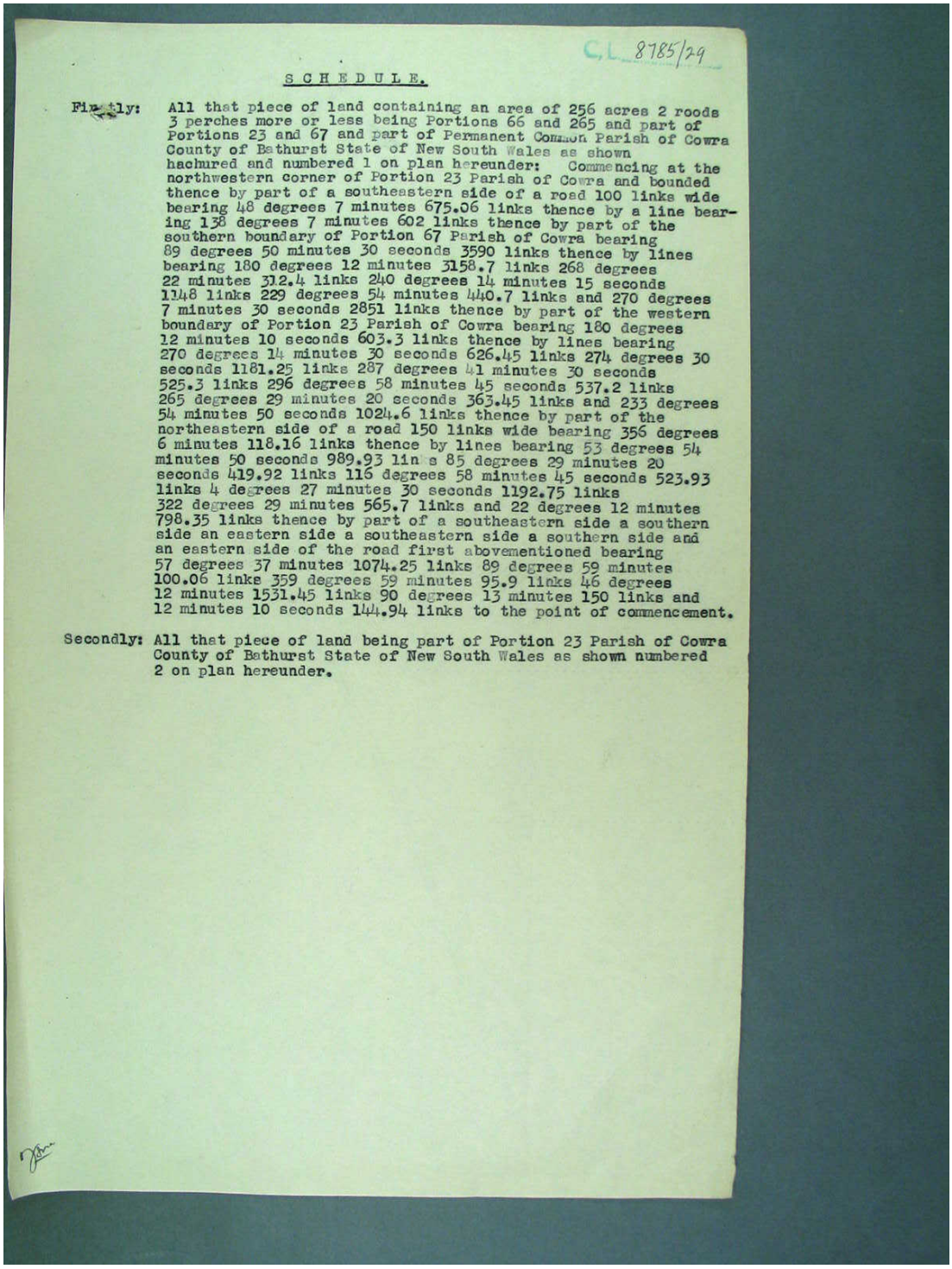
By His Excellency's Command.

C.L.8785/

.....J.S. Collings.....
Minister of State for the Interior.

DESCRIPTION OF LAND REFERRED TO.

---- As per schedule annexed.



C.L. 8785/29

SCHEDULE.

Firstly: All that piece of land containing an area of 256 acres 2 roods 3 perches more or less being Portions 66 and 265 and part of Portions 23 and 67 and part of Permanent Common Parish of Cowra County of Bathurst State of New South Wales as shown hachured and numbered 1 on plan hereunder: Commencing at the northwestern corner of Portion 23 Parish of Cowra and bounded thence by part of a southeastern side of a road 100 links wide bearing 48 degrees 7 minutes 675.06 links thence by a line bearing 138 degrees 7 minutes 602 links thence by part of the southern boundary of Portion 67 Parish of Cowra bearing 89 degrees 50 minutes 30 seconds 3590 links thence by lines bearing 180 degrees 12 minutes 3158.7 links 268 degrees 22 minutes 312.4 links 240 degrees 14 minutes 15 seconds 1148 links 229 degrees 54 minutes 440.7 links and 270 degrees 7 minutes 30 seconds 2851 links thence by part of the western boundary of Portion 23 Parish of Cowra bearing 180 degrees 12 minutes 10 seconds 603.3 links thence by lines bearing 270 degrees 14 minutes 30 seconds 626.45 links 274 degrees 30 seconds 1181.25 links 287 degrees 41 minutes 30 seconds 525.3 links 296 degrees 58 minutes 45 seconds 537.2 links 265 degrees 29 minutes 20 seconds 363.45 links and 233 degrees 54 minutes 50 seconds 1024.6 links thence by part of the northeastern side of a road 150 links wide bearing 356 degrees 6 minutes 118.16 links thence by lines bearing 53 degrees 54 minutes 50 seconds 989.93 links 85 degrees 29 minutes 20 seconds 419.92 links 116 degrees 58 minutes 45 seconds 523.93 links 4 degrees 27 minutes 30 seconds 1192.75 links 322 degrees 29 minutes 565.7 links and 22 degrees 12 minutes 798.35 links thence by part of a southeastern side a southern side an eastern side a southeastern side a southern side and an eastern side of the road first abovementioned bearing 57 degrees 37 minutes 1074.25 links 89 degrees 59 minutes 100.06 links 359 degrees 59 minutes 95.9 links 46 degrees 12 minutes 1531.45 links 90 degrees 13 minutes 150 links and 12 minutes 10 seconds 144.94 links to the point of commencement.

Secondly: All that piece of land being part of Portion 23 Parish of Cowra County of Bathurst State of New South Wales as shown numbered 2 on plan hereunder.

C103

NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered _____
has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: Plan of portions 66 and 265 and part of portions 67 and 237 colour 8 | 0

Reason for removal: Copying

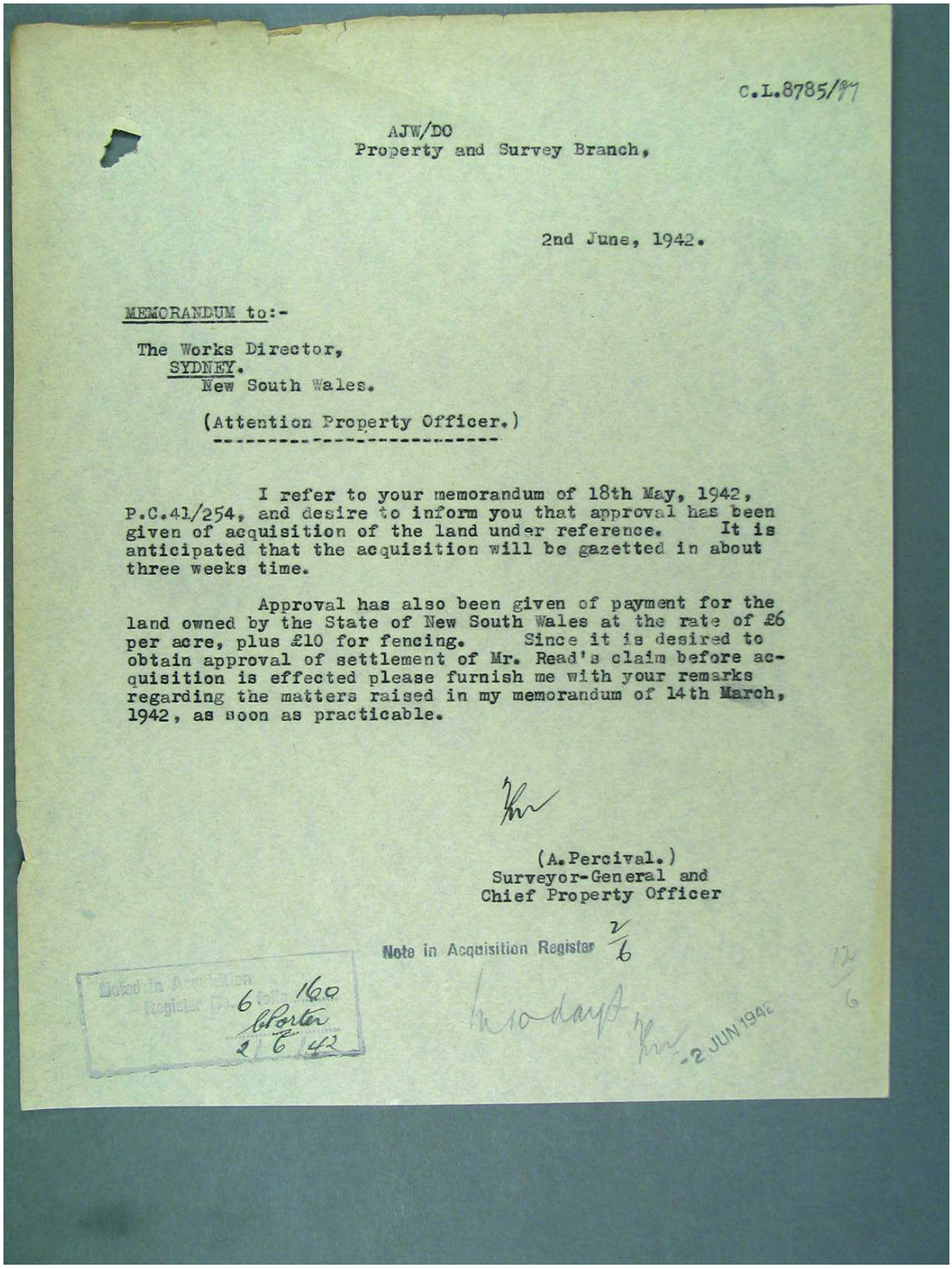
A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: 1

Removed documents now controlled as: _____

Removed by: B. Andrews Position No. P01 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy



C.L.8785/97

AJW/DO
Property and Survey Branch,

2nd June, 1942.

MEMORANDUM to:-

The Works Director,
SYDNEY.
New South Wales.

(Attention Property Officer.)

I refer to your memorandum of 18th May, 1942, P.C.41/254, and desire to inform you that approval has been given of acquisition of the land under reference. It is anticipated that the acquisition will be gazetted in about three weeks time.

Approval has also been given of payment for the land owned by the State of New South Wales at the rate of £6 per acre, plus £10 for fencing. Since it is desired to obtain approval of settlement of Mr. Read's claim before acquisition is effected please furnish me with your remarks regarding the matters raised in my memorandum of 14th March, 1942, as soon as practicable.

(A.Percival.)
Surveyor-General and
Chief Property Officer

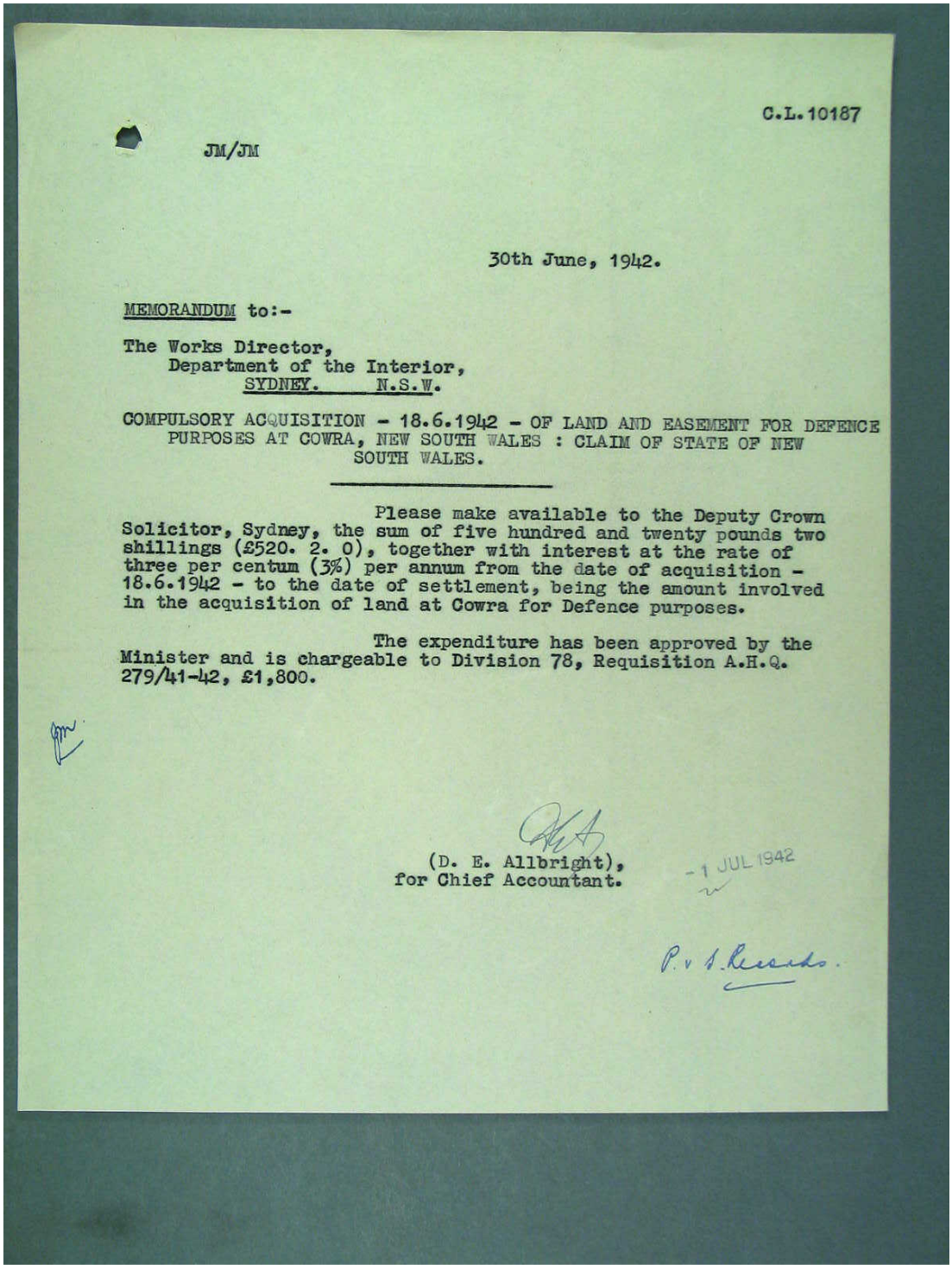
Note in Acquisition Register 2/6

Noted in Acquisition Register No. 6 160
C Porter
2/6/42

In 10 days

-2 JUN 1942

12/6



C.L.10187

JM/JM

30th June, 1942.

MEMORANDUM to:-

The Works Director,
Department of the Interior,
SYDNEY. N.S.W.

COMPULSORY ACQUISITION - 18.6.1942 - OF LAND AND EASEMENT FOR DEFENCE PURPOSES AT COWRA, NEW SOUTH WALES : CLAIM OF STATE OF NEW SOUTH WALES.

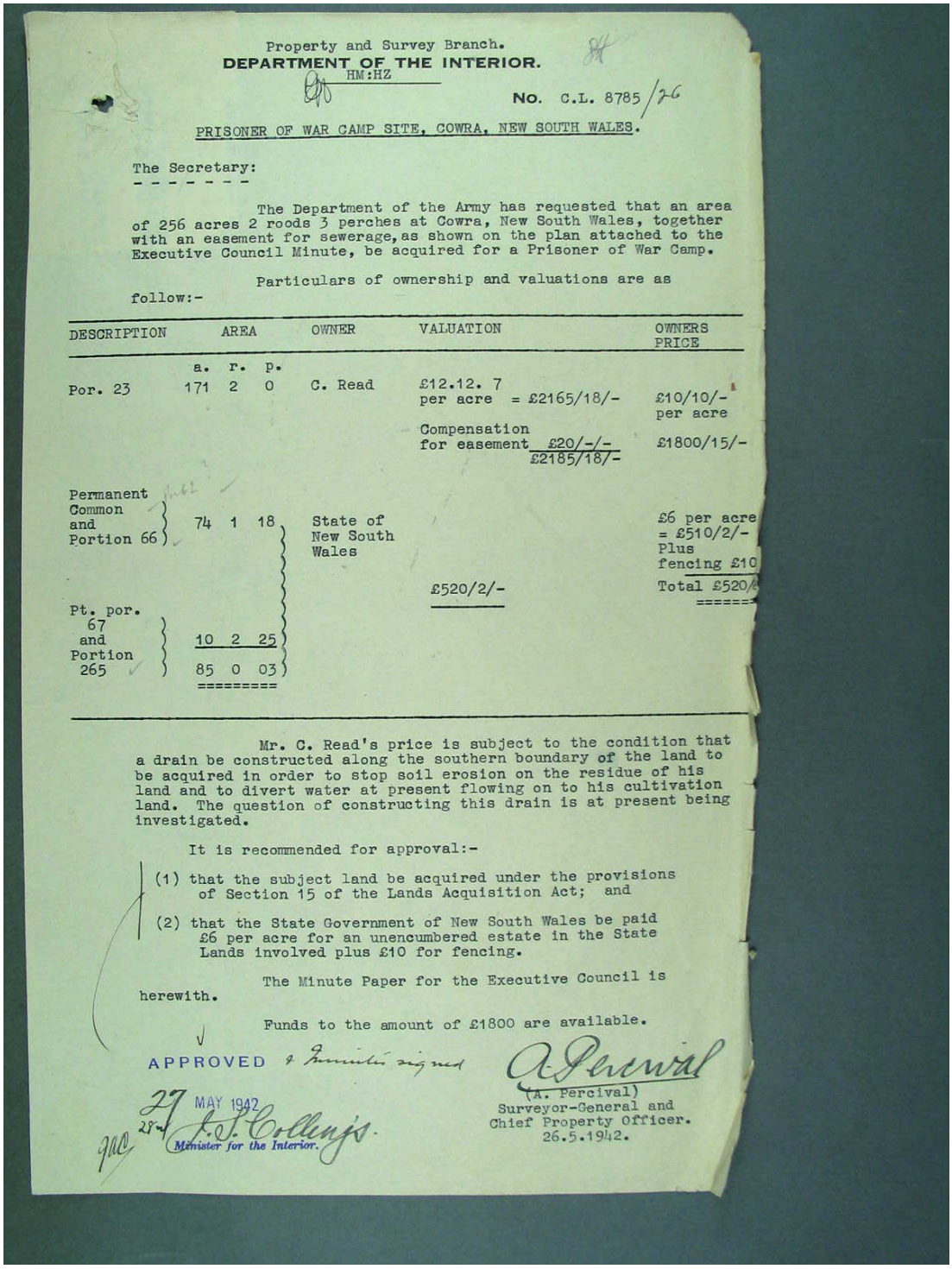
Please make available to the Deputy Crown Solicitor, Sydney, the sum of five hundred and twenty pounds two shillings (£520. 2. 0), together with interest at the rate of three per centum (3%) per annum from the date of acquisition - 18.6.1942 - to the date of settlement, being the amount involved in the acquisition of land at Cowra for Defence purposes.

The expenditure has been approved by the Minister and is chargeable to Division 78, Requisition A.H.Q. 279/41-42, £1,800.

(D. E. Allbright),
for Chief Accountant.

- 1 JUL 1942

P. v S. Records.



Property and Survey Branch.
DEPARTMENT OF THE INTERIOR.
HM:HZ
No. C.L. 8785/26

PRISONER OF WAR CAMP SITE, COWRA, NEW SOUTH WALES.

The Secretary:

The Department of the Army has requested that an area of 256 acres 2 roods 3 perches at Cowra, New South Wales, together with an easement for sewerage, as shown on the plan attached to the Executive Council Minute, be acquired for a Prisoner of War Camp.

Particulars of ownership and valuations are as follow:-

DESCRIPTION	AREA a.	r.	p.	OWNER	VALUATION	OWNERS PRICE
Por. 23	171	2	0	C. Read	£12.12. 7 per acre = £2165/18/-	£10/10/- per acre
					Compensation for easement £20/-/-	£1800/15/-
					£2185/18/-	
Permanent Common and Portion 66	74	1	18	State of New South Wales		£6 per acre = £510/2/- Plus fencing £10
					£520/2/-	Total £520/
Pt. por. 67 and Portion 265	10	2	25			
	85	0	03			

Mr. C. Read's price is subject to the condition that a drain be constructed along the southern boundary of the land to be acquired in order to stop soil erosion on the residue of his land and to divert water at present flowing on to his cultivation land. The question of constructing this drain is at present being investigated.

It is recommended for approval:-

(1) that the subject land be acquired under the provisions of Section 15 of the Lands Acquisition Act; and

(2) that the State Government of New South Wales be paid £6 per acre for an unencumbered estate in the State Lands involved plus £10 for fencing.

The Minute Paper for the Executive Council is herewith.

Funds to the amount of £1800 are available.

APPROVED & minute signed

27 MAY 1942

T. J. Collings.
Minister for the Interior.

A. Percival
(A. Percival)
Surveyor-General and
Chief Property Officer.
26.5.1942.

[Extract from *Commonwealth of Australia Gazette, No.* 171, dated 18th June, 1942.]

COMMONWEALTH OF AUSTRALIA.

The *Lands Acquisition Act* 1906-1936.

NOTIFICATION OF THE ACQUISITION OF LAND AND EASEMENT BY THE COMMONWEALTH.

IT is hereby notified and declared by His Excellency the Governor-General acting with the advice of the Federal Executive Council, that the land firstly hereunder described together with the right for the Commonwealth of Australia its successors and assigns and the owners and occupiers for the time being of the said land firstly hereunder described and as appurtenant thereto to lay use and maintain a line or lines of sewerage pipes through over and along the land secondly hereunder described and together with the right to enter into or upon the said land secondly hereunder described by its workmen servants and others for the purpose of excavating constructing laying cleansing amending or repairing such line or lines of pipes has been acquired by the Commonwealth under the *Lands Acquisition Act* 1906-1936 for the following public purpose, namely: Defence purposes at Cowra, New South Wales.—(C.L.8785.)

Dated this third day of June, One thousand nine hundred and forty-two.

GOWRIE
Governor-General.

By His Excellency's Command,
J. S. COLLINGS
Minister of State for the Interior.

DESCRIPTION OF LAND REFERRED TO.

Firstly: All that piece of land containing an area of 256 acres 2 roods 3 perches more or less being Portions 66 and 265 and part of Portions 23 and 67 and part of Permanent Common Parish of Cowra County of Bathurst State of New South Wales as shown hachured and numbered 1 on plan hereunder: Commencing at the northwestern corner of Portion 23 Parish of Cowra and bounded thence by part of a southeastern side of a road 100 links wide bearing 48 degrees 7 minutes 675.06 links thence by a line bearing 138 degrees 7 minutes 602 links thence by part of the southern boundary of Portion 67 Parish of Cowra bearing 89 degrees 50 minutes 30 seconds 3590 links thence by lines bearing 180 degrees 12 minutes 3158.7 links 268 degrees 22 minutes 312.4 links 240 degrees 14 minutes 15 seconds 1148 links 229 degrees 54 minutes 440.7 links and 270 degrees 7 minutes 30 seconds 2851 links thence by part of the western boundary of Portion 23 Parish of Cowra bearing 180 degrees 12 minutes 10 seconds 603.3 links thence by lines bearing 270 degrees 14 minutes 30 seconds 626.45 links 274 degrees 30 seconds 1181.25 links 287 degrees 41 minutes 30 seconds 525.3 links 296 degrees 58 minutes 45 seconds 537.2 links 265 degrees 29 minutes 20 seconds 363.45 links and 233 degrees 54 minutes 50 seconds 1024.6 links thence by part of the northeastern side of a road 150 links wide bearing 356 degrees 6 minutes 118.16 links thence by lines bearing 53 degrees 54 minutes 50 seconds 989.93 links 85 degrees 29 minutes 20 seconds 419.92 links 116 degrees 58 minutes 45 seconds 523.93 links 4 degrees 27 minutes 30 seconds 1192.75 links 322 degrees 29 minutes 565.7 links and 22 degrees 12 minutes 798.35 links thence by part of a southeastern side a southern side an eastern side a southeastern side a southern side and an eastern side of the road first abovementioned bearing 57 degrees 37 minutes 1074.25 links 89 degrees 59 minutes 100.06 links 359 degrees 59 minutes 95.9 links 46 degrees 12 minutes 1531.45 links 90 degrees 13 minutes 150 links and 12 minutes 10 seconds 144.94 links to the point of commencement.

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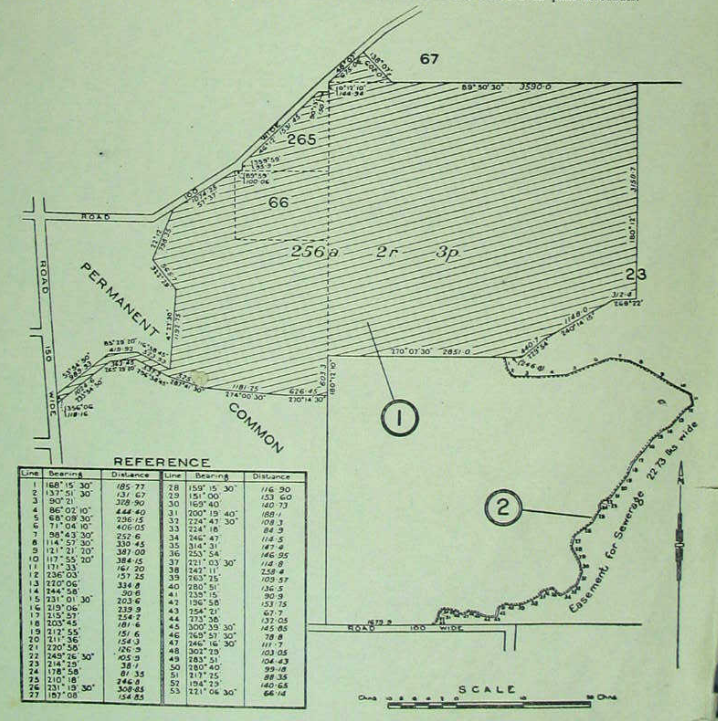
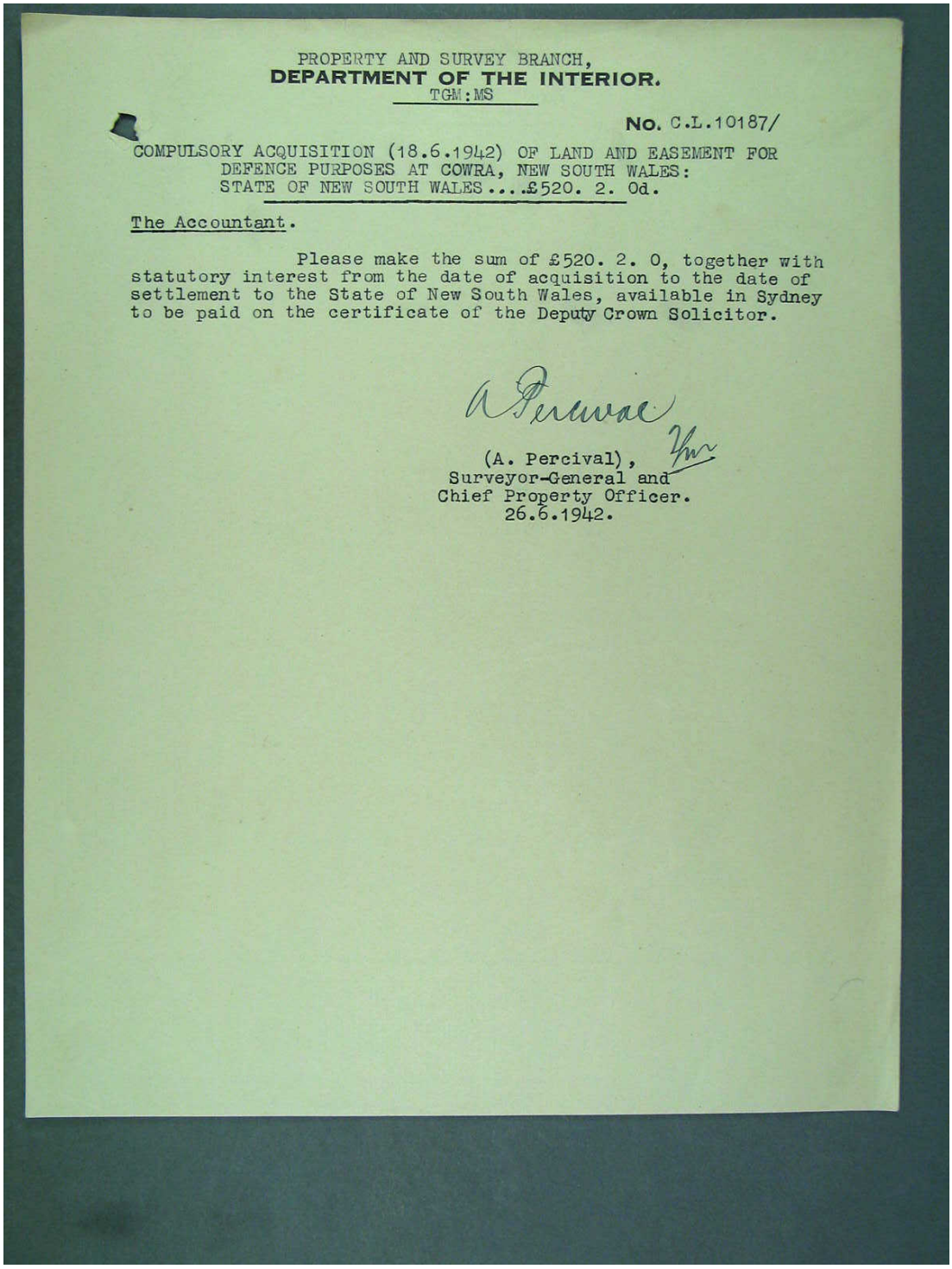


REFERENCE

Line	Bearing	Distance	Line	Bearing	Distance
1	168° 15' 30"	185.77	28	159° 15' 30"	116.90
2	137° 51' 30"	131.67	29	151° 00'	153.60
3	90° 21'	328.90	30	169° 40'	140.73
4	86° 02' 10"	444.40	31	200° 19' 40"	188.1
5	68° 09' 30"	236.15	32	224° 43' 30"	108.3
6	71° 04' 10"	406.05	33	224° 18'	84.3
7	88° 43' 30"	252.6	34	246° 47'	114.5
8	114° 57' 30"	330.45	35	314° 31'	147.4
9	121° 21' 20"	387.00	36	253° 54'	146.25
10	117° 55' 20"	384.15	37	221° 03' 30"	118.8
11	171° 33'	162.20	38	242° 11'	258.4
12	236° 03'	157.25	39	263° 25'	109.57
13	220° 06'	334.8	40	280° 51'	136.5
14	244° 58'	20.6	41	235° 15'	90.9
15	231° 01' 30"	203.6	42	196° 58'	153.75
16	219° 06'	239.9	43	256° 21'	67.7
17	215° 57'	254.2	44	273° 38'	132.05
18	203° 45'	181.6	45	300° 39' 30"	145.65
19	212° 55'	151.6	46	249° 51' 30"	78.8
20	211° 36'	154.3	47	246° 16' 30"	111.7
21	220° 56'	126.9	48	303° 29'	103.05
22	245° 26' 30"	405.9	49	283° 51'	104.43
23	214° 25'	38.1	50	280° 40'	99.48
24	178° 58'	81.35	51	217° 25'	88.35
25	210° 18'	246.9	52	194° 29'	140.65
26	231° 19' 30"	309.85	53	221° 04' 30"	66.14
27	187° 08'	154.85			

By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.



PROPERTY AND SURVEY BRANCH,
DEPARTMENT OF THE INTERIOR.
TGM:MS

No. C.L.10187/

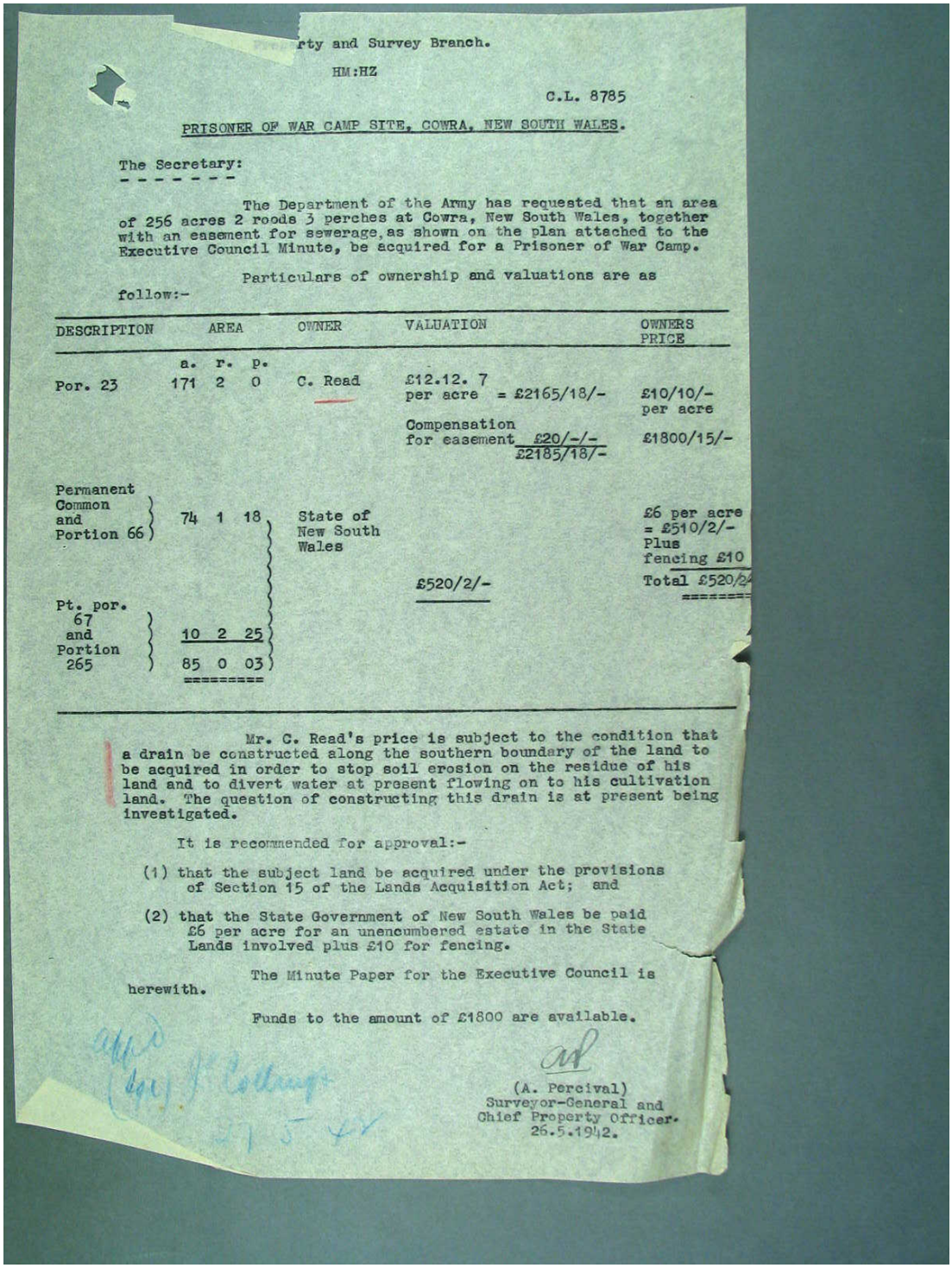
COMPULSORY ACQUISITION (18.6.1942) OF LAND AND EASEMENT FOR DEFENCE PURPOSES AT COWRA, NEW SOUTH WALES:
STATE OF NEW SOUTH WALES....£520. 2. 0d.

The Accountant.

Please make the sum of £520. 2. 0, together with statutory interest from the date of acquisition to the date of settlement to the State of New South Wales, available in Sydney to be paid on the certificate of the Deputy Crown Solicitor.

A Percival

(A. Percival),
Surveyor-General and
Chief Property Officer.
26.6.1942.



rty and Survey Branch.

HM:HZ

C.L. 8785

PRISONER OF WAR CAMP SITE, COWRA, NEW SOUTH WALES.

The Secretary:

The Department of the Army has requested that an area of 256 acres 2 roods 3 perches at Cowra, New South Wales, together with an easement for sewerage as shown on the plan attached to the Executive Council Minute, be acquired for a Prisoner of War Camp.

Particulars of ownership and valuations are as follow:-

DESCRIPTION	AREA a.	r.	p.	OWNER	VALUATION	OWNERS PRICE
Por. 23	171	2	0	C. Read	£12.12. 7 per acre = £2165/18/-	£10/10/- per acre
					Compensation for easement £20/-/- £2185/18/-	£1800/15/-
Permanent Common and Portion 66	74	1	18	State of New South Wales		£6 per acre = £510/2/- Plus fencing £10
					£520/2/-	Total £520/2/-
Pt. por. 67 and Portion 265	10	2	25			
	85	0	03			

Mr. C. Read's price is subject to the condition that a drain be constructed along the southern boundary of the land to be acquired in order to stop soil erosion on the residue of his land and to divert water at present flowing on to his cultivation land. The question of constructing this drain is at present being investigated.

It is recommended for approval:-

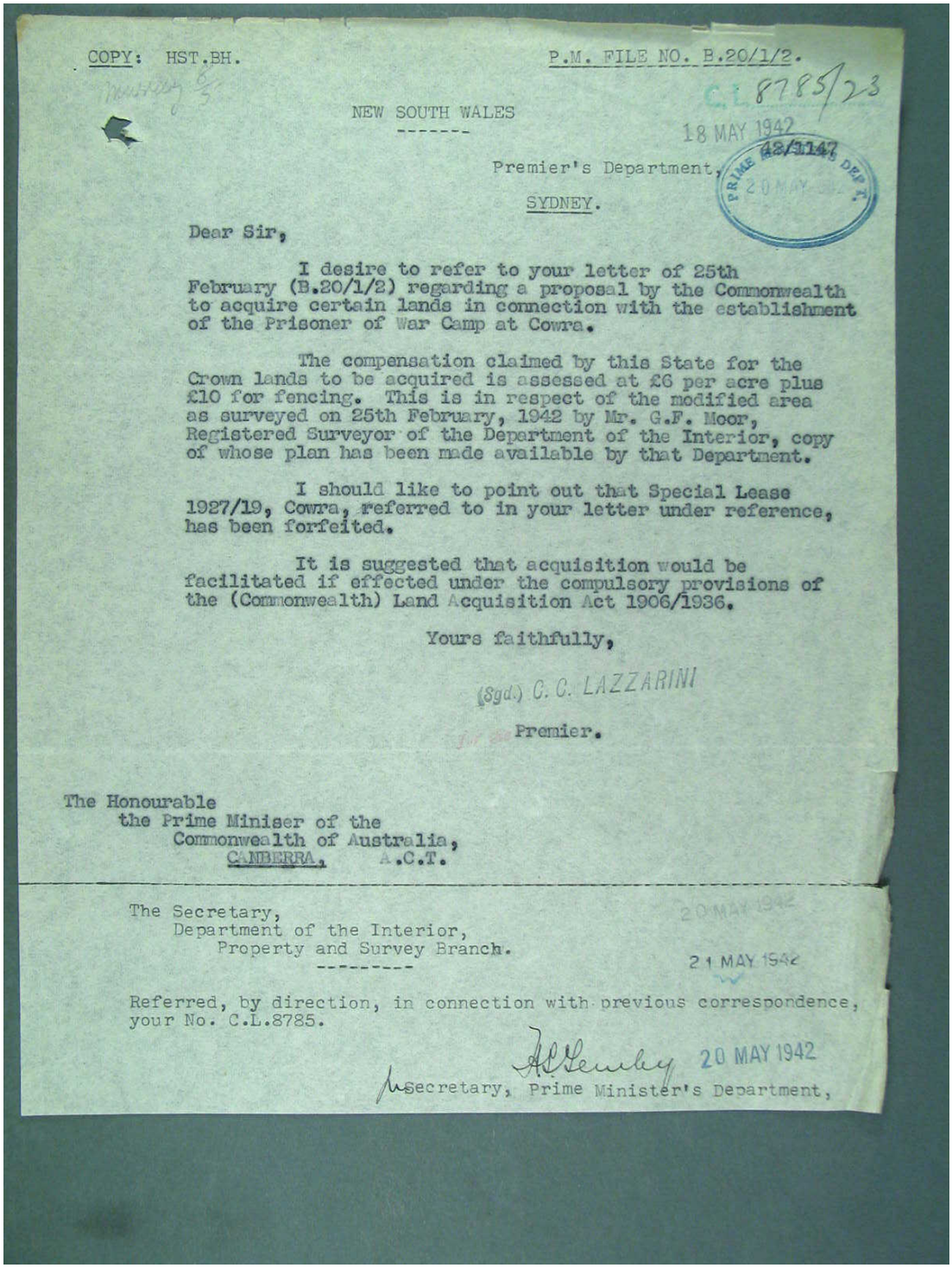
(1) that the subject land be acquired under the provisions of Section 15 of the Lands Acquisition Act; and

(2) that the State Government of New South Wales be paid £6 per acre for an unencumbered estate in the State Lands involved plus £10 for fencing.

The Minute Paper for the Executive Council is herewith.

Funds to the amount of £1800 are available.

(A. Percival)
Surveyor-General and
Chief Property Officer.
26.5.1942.



COPY: HST.BH. P.M. FILE NO. B.20/1/2.

C.L 8785/23

NEW SOUTH WALES

18 MAY 1942

42/1147

PRIME MINISTER'S DEPT.

Premier's Department,

SYDNEY.

Dear Sir,

I desire to refer to your letter of 25th February (B.20/1/2) regarding a proposal by the Commonwealth to acquire certain lands in connection with the establishment of the Prisoner of War Camp at Cowra.

The compensation claimed by this State for the Crown lands to be acquired is assessed at £6 per acre plus £10 for fencing. This is in respect of the modified area as surveyed on 25th February, 1942 by Mr. G.F. Moor, Registered Surveyor of the Department of the Interior, copy of whose plan has been made available by that Department.

I should like to point out that Special Lease 1927/19, Cowra, referred to in your letter under reference, has been forfeited.

It is suggested that acquisition would be facilitated if effected under the compulsory provisions of the (Commonwealth) Land Acquisition Act 1906/1936.

Yours faithfully,

(Sgd.) C. C. LAZZARINI

Premier.

The Honourable
the Prime Minister of the
Commonwealth of Australia,
CANBERRA, A.C.T.

The Secretary,
Department of the Interior,
Property and Survey Branch.

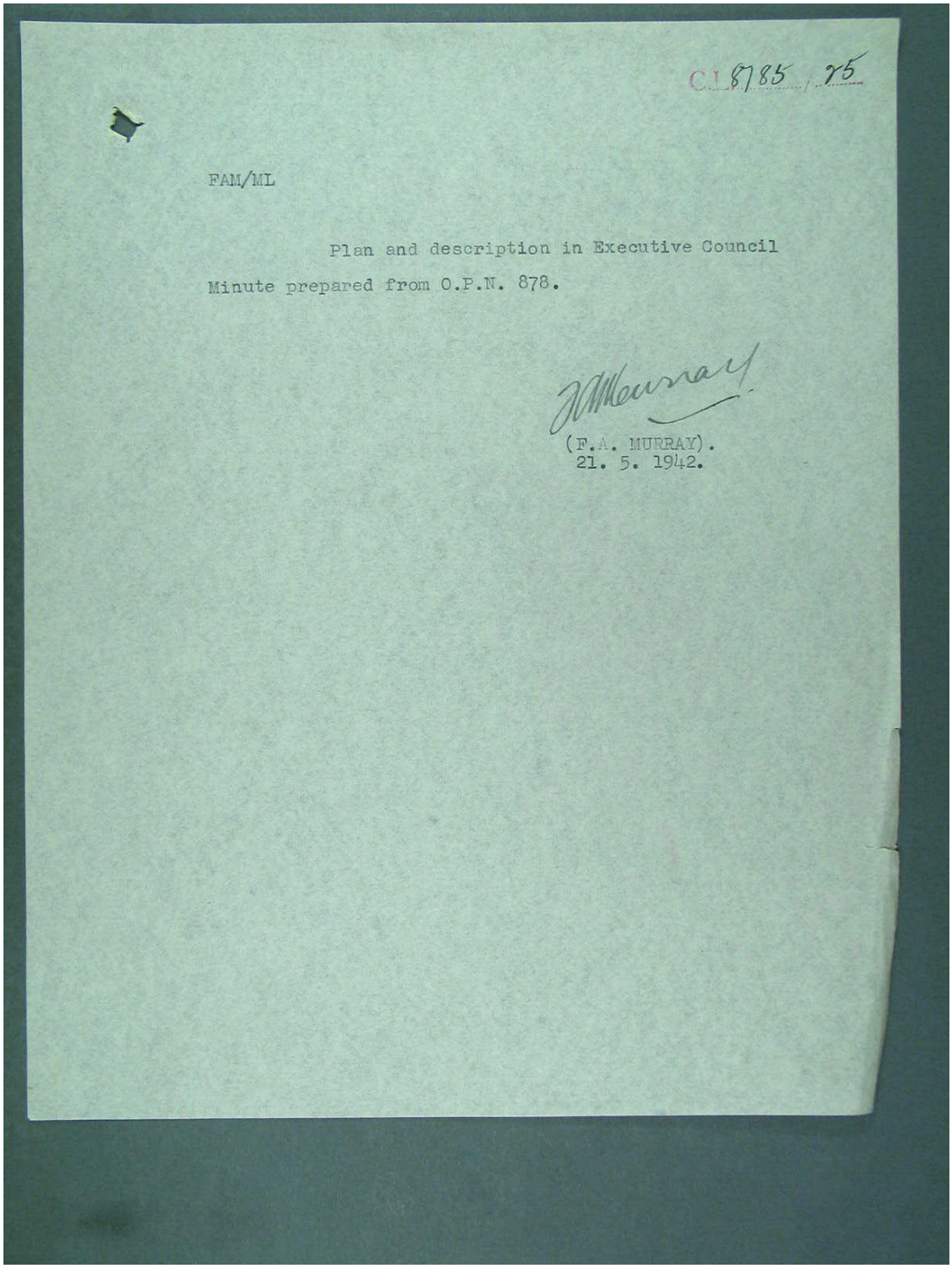
20 MAY 1942

21 MAY 1942

Referred, by direction, in connection with previous correspondence, your No. C.L.8785.

20 MAY 1942

Secretary, Prime Minister's Department,

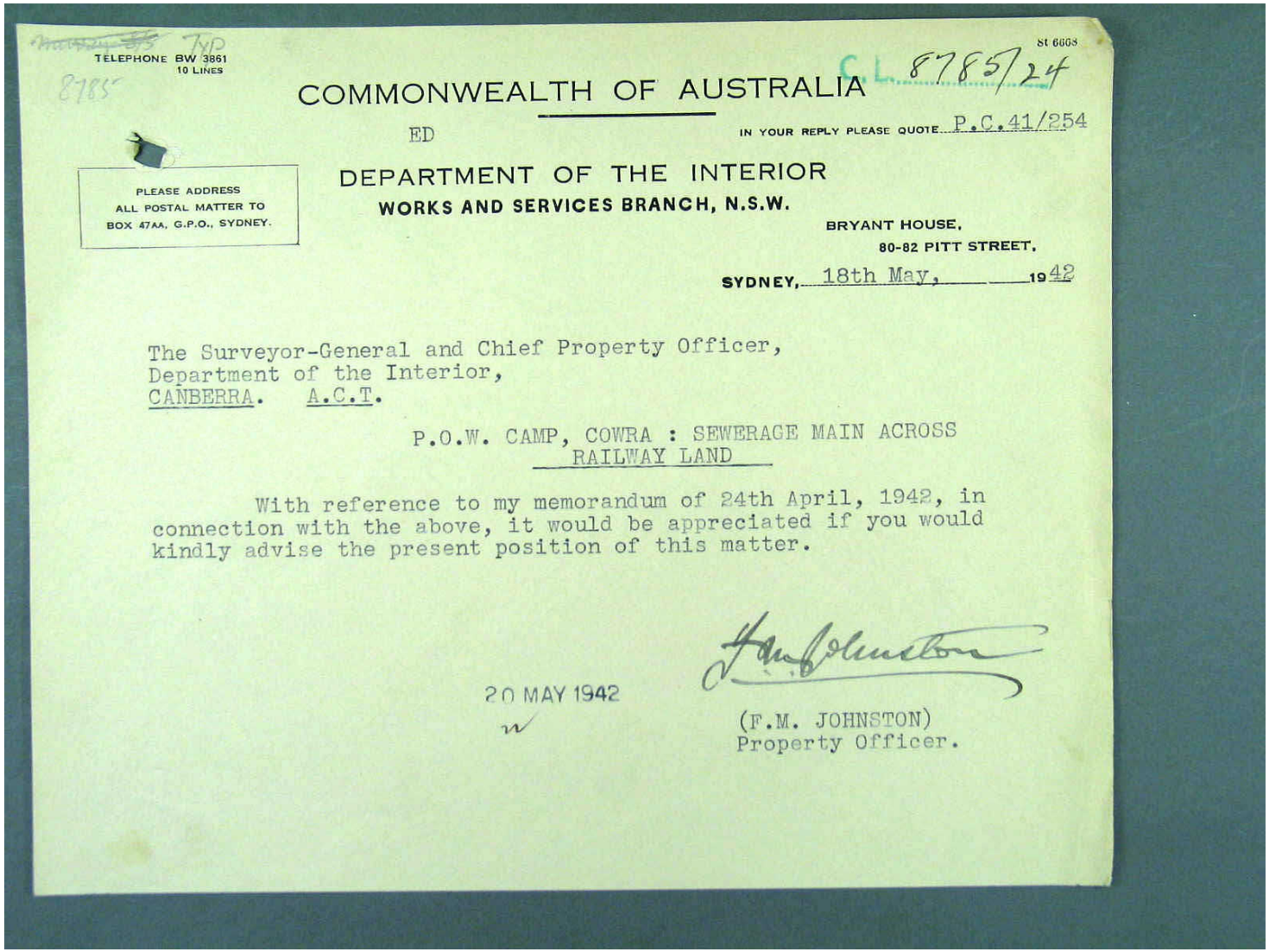


CL 8785 / 25

FAM/ML

Plan and description in Executive Council Minute prepared from O.P.N. 878.

(F.A. MURRAY).
21. 5. 1942.



TELEPHONE BW 3861
10 LINES

St 6663

C.L. 8785/24

COMMONWEALTH OF AUSTRALIA

ED

IN YOUR REPLY PLEASE QUOTE P.C.41/254

PLEASE ADDRESS
ALL POSTAL MATTER TO
BOX 47AA, G.P.O., SYDNEY.

DEPARTMENT OF THE INTERIOR
WORKS AND SERVICES BRANCH, N.S.W.
BRYANT HOUSE,
80-82 PITT STREET,

SYDNEY, 18th May, 1942

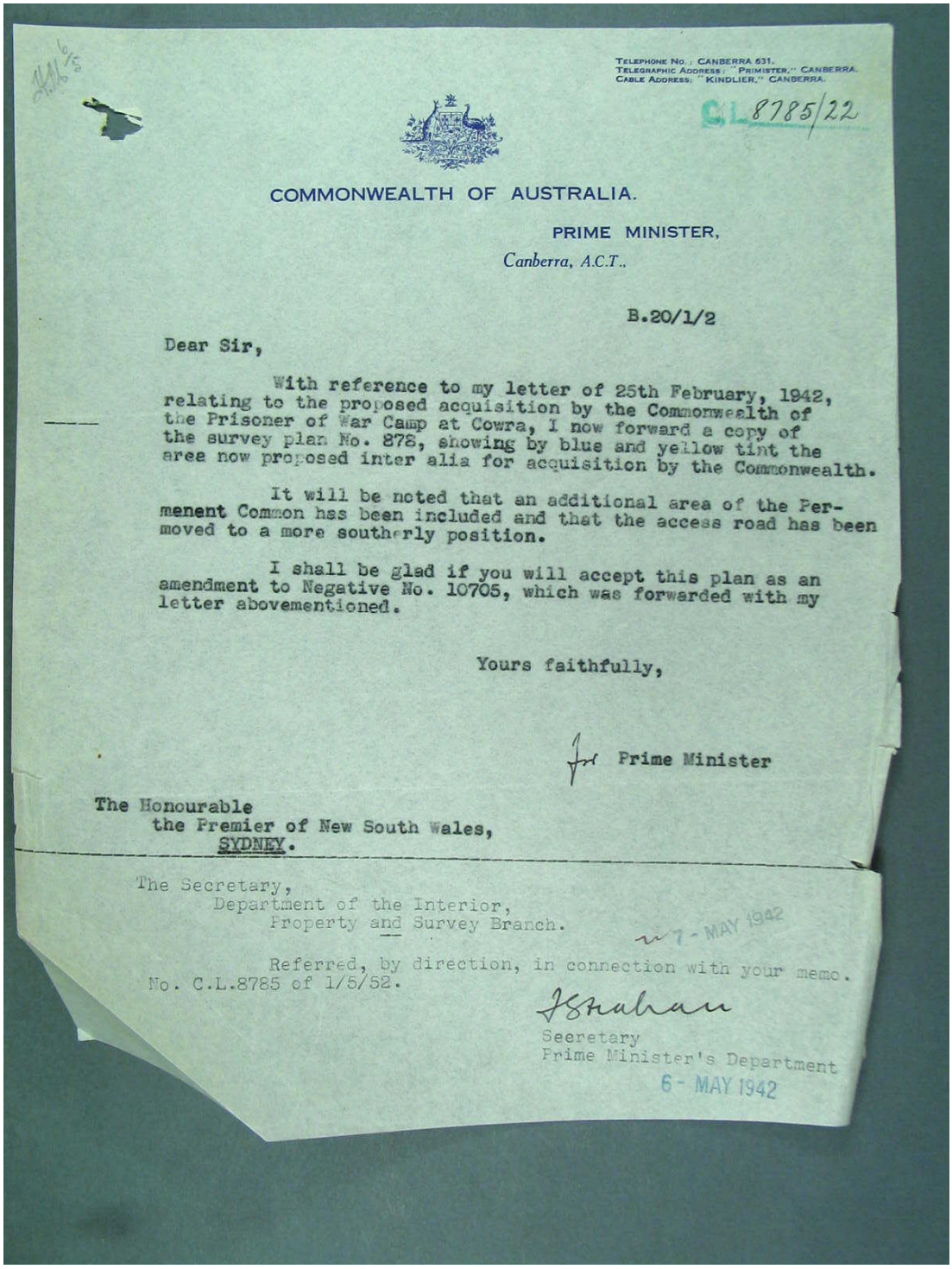
The Surveyor-General and Chief Property Officer,
Department of the Interior,
CANBERRA. A.C.T.

P.O.W. CAMP, COWRA : SEWERAGE MAIN ACROSS RAILWAY LAND

With reference to my memorandum of 24th April, 1942, in connection with the above, it would be appreciated if you would kindly advise the present position of this matter.

20 MAY 1942

(F.M. JOHNSTON)
Property Officer.



TELEPHONE No.: CANBERRA 631.
TELEGRAPHIC ADDRESS: "PRIMISTER," CANBERRA.
CABLE ADDRESS: "KINDLIER," CANBERRA.

C.L.8785/22

COMMONWEALTH OF AUSTRALIA.

PRIME MINISTER,
Canberra, A.C.T.,

B.20/1/2

Dear Sir,

With reference to my letter of 25th February, 1942, relating to the proposed acquisition by the Commonwealth of the Prisoner of War Camp at Cowra, I now forward a copy of the survey plan No. 878, showing by blue and yellow tint the area now proposed inter alia for acquisition by the Commonwealth.

It will be noted that an additional area of the Permenent Common has been included and that the access road has been moved to a more southerly position.

I shall be glad if you will accept this plan as an amendment to Negative No. 10705, which was forwarded with my letter abovementioned.

Yours faithfully,

for Prime Minister

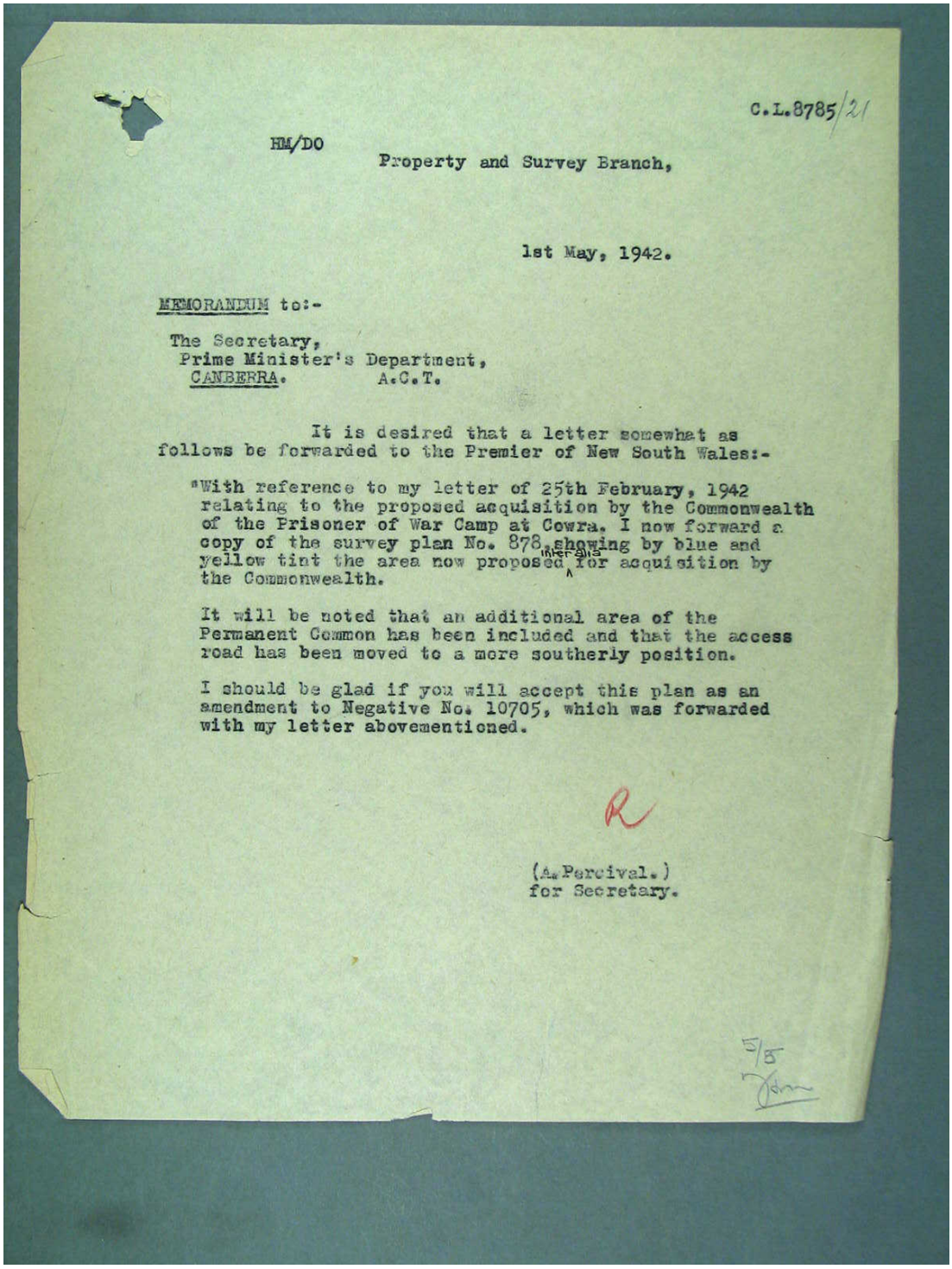
The Honourable
the Premier of New South Wales,
SYDNEY.

The Secretary,
Department of the Interior,
Property and Survey Branch.

7 - MAY 1942

Referred, by direction, in connection with your memo. No. C.L.8785 of 1/5/52.

J Strahan
Secretary
Prime Minister's Department
6 - MAY 1942



C.L.8785/21

HM/DO

Property and Survey Branch,

1st May, 1942.

MEMORANDUM to:-

The Secretary,
Prime Minister's Department,
CANBERRA. A.C.T.

It is desired that a letter somewhat as follows be forwarded to the Premier of New South Wales:-

"With reference to my letter of 25th February, 1942 relating to the proposed acquisition by the Commonwealth of the Prisoner of War Camp at Cowra. I now forward a copy of the survey plan No. 878, showing by blue and yellow tint the area now proposed inter alia for acquisition by the Commonwealth.

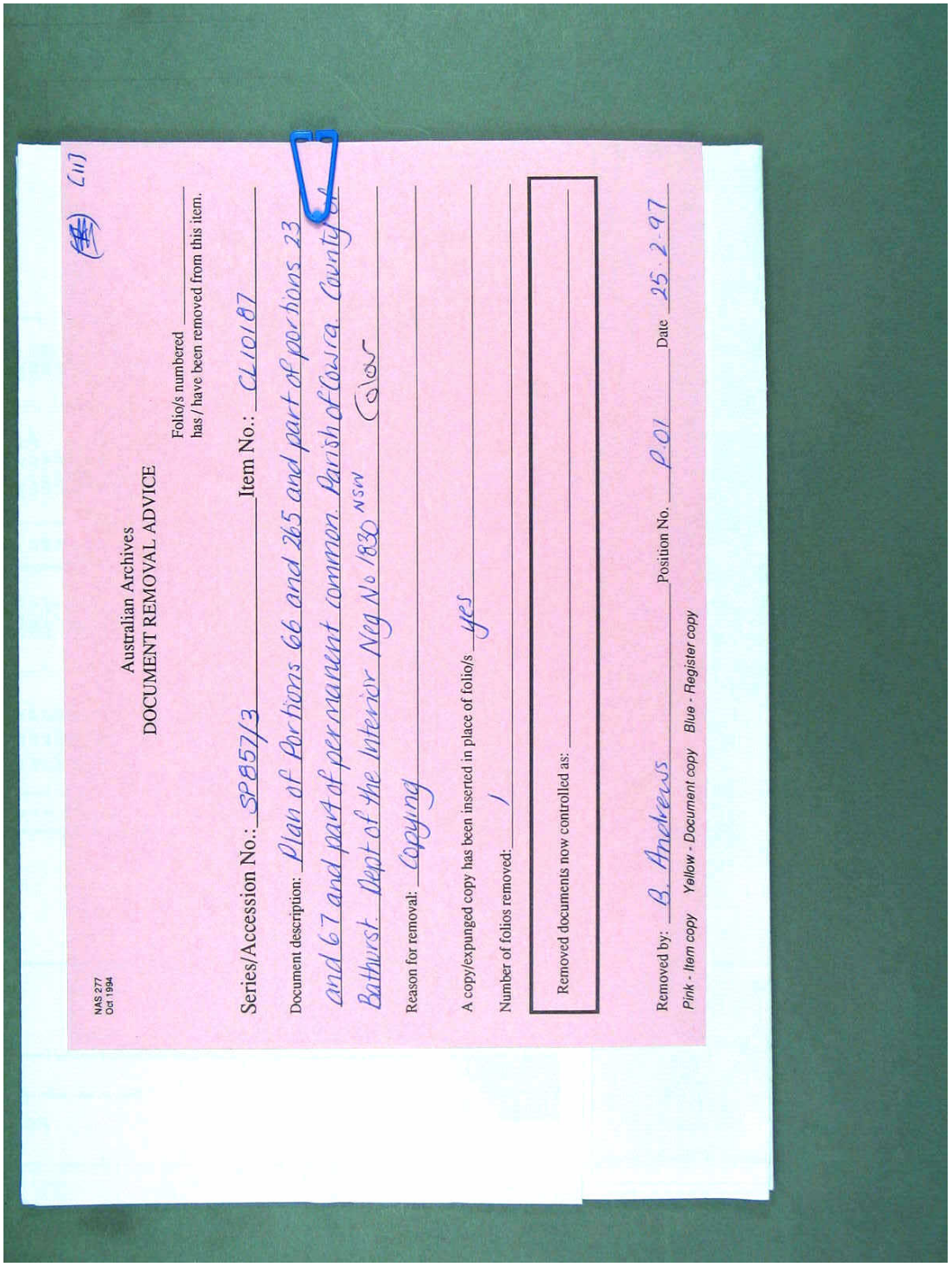
It will be noted that an additional area of the Permanent Common has been included and that the access road has been moved to a more southerly position.

I should be glad if you will accept this plan as an amendment to Negative No. 10705, which was forwarded with my letter abovementioned.

R

(A. Percival.)
for Secretary.

5/5



NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered
has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: Plan of Portions 66 and 265 and part of portions 23 and 67 and part of permanent common. Parish of Cowra County of Bathurst. Dept of the Interior Neg No 1830 NSW (Sic)

Reason for removal: Copying

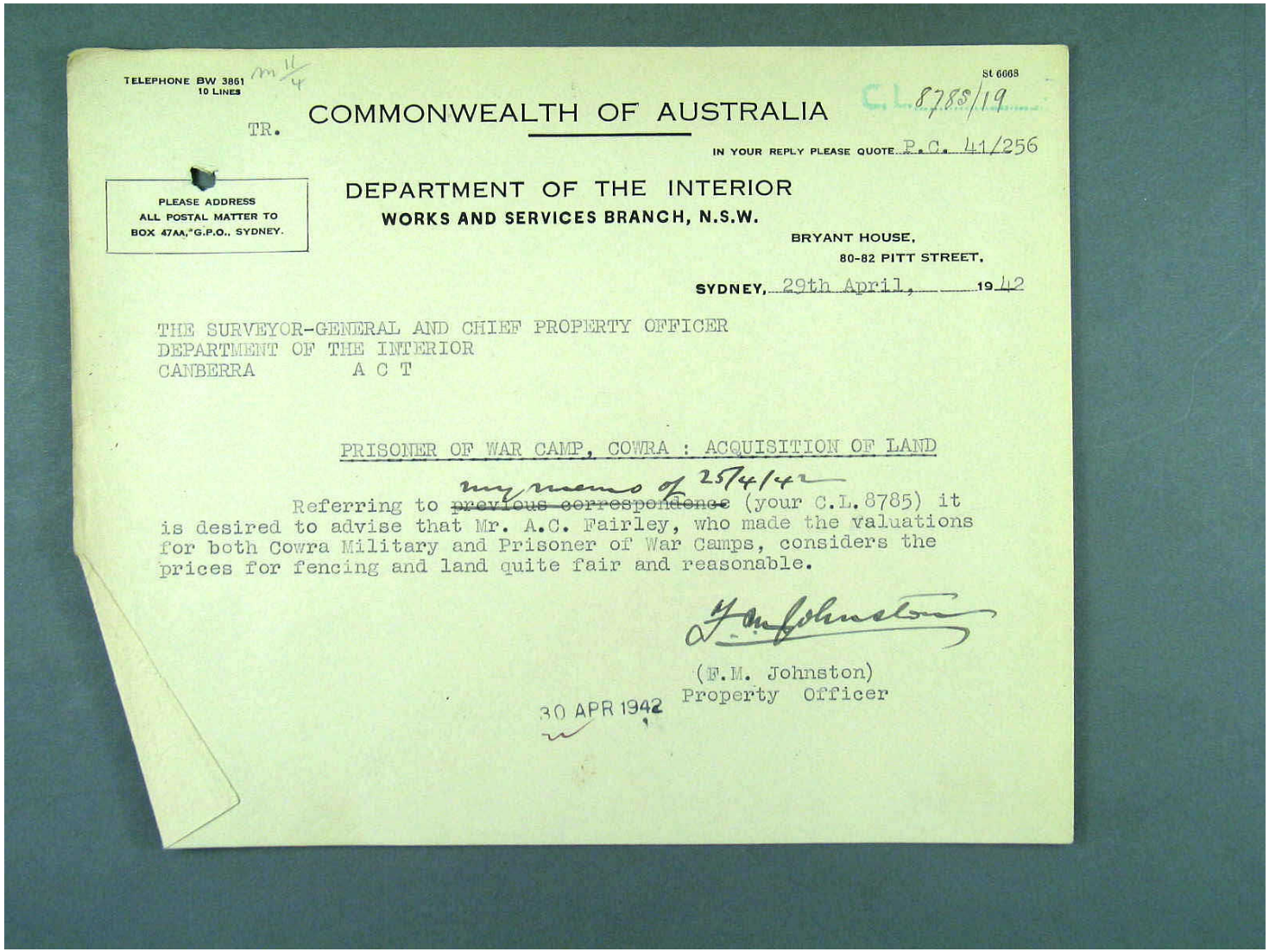
A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: 1

Removed documents now controlled as:

Removed by: B. Andrews Position No. P.01 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy



TELEPHONE BW 3861
10 LINES

St 6668

TR.

COMMONWEALTH OF AUSTRALIA

C.L. 8788/19

IN YOUR REPLY PLEASE QUOTE P.C. 41/256

PLEASE ADDRESS
ALL POSTAL MATTER TO
BOX 47AA, G.P.O., SYDNEY.

DEPARTMENT OF THE INTERIOR
WORKS AND SERVICES BRANCH, N.S.W.
BRYANT HOUSE,
80-82 PITT STREET,

SYDNEY, 29th April, 1942

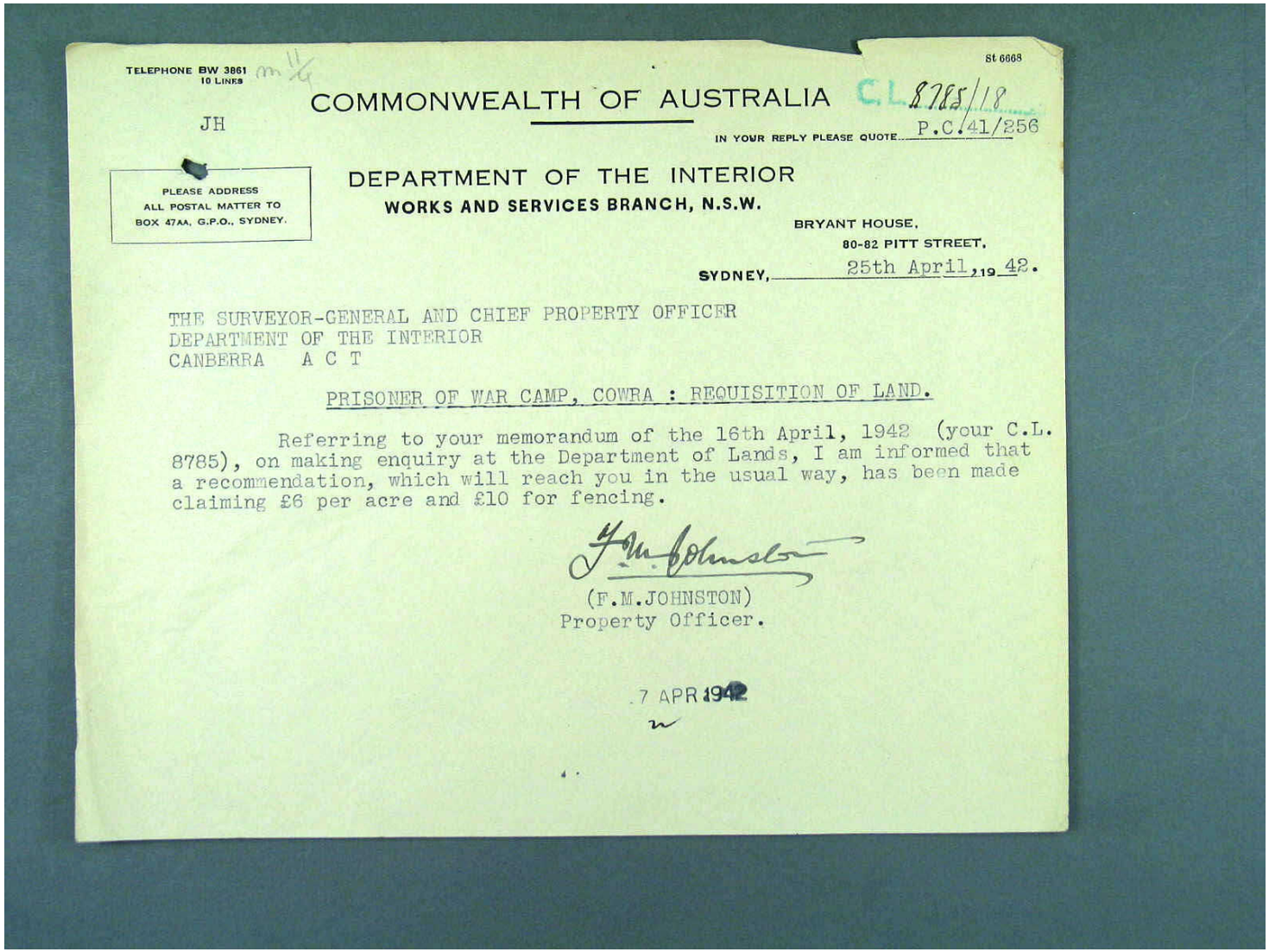
THE SURVEYOR-GENERAL AND CHIEF PROPERTY OFFICER
DEPARTMENT OF THE INTERIOR
CANBERRA A C T

PRISONER OF WAR CAMP, COWRA : ACQUISITION OF LAND

Referring to ~~previous correspondence~~ my memo of 25/4/42 (your C.L. 8785) it is desired to advise that Mr. A.C. Fairley, who made the valuations for both Cowra Military and Prisoner of War Camps, considers the prices for fencing and land quite fair and reasonable.

(F.M. Johnston)
Property Officer

30 APR 1942



St 6668

TELEPHONE BW 3861
10 LINES

JH

COMMONWEALTH OF AUSTRALIA

C.L. 8785/18

IN YOUR REPLY PLEASE QUOTE P.C.41/256

PLEASE ADDRESS
ALL POSTAL MATTER TO
BOX 47AA, G.P.O., SYDNEY.

DEPARTMENT OF THE INTERIOR
WORKS AND SERVICES BRANCH, N.S.W.

BRYANT HOUSE,
80-82 PITT STREET,
SYDNEY, 25th April, 1942.

THE SURVEYOR-GENERAL AND CHIEF PROPERTY OFFICER
DEPARTMENT OF THE INTERIOR
CANBERRA A C T

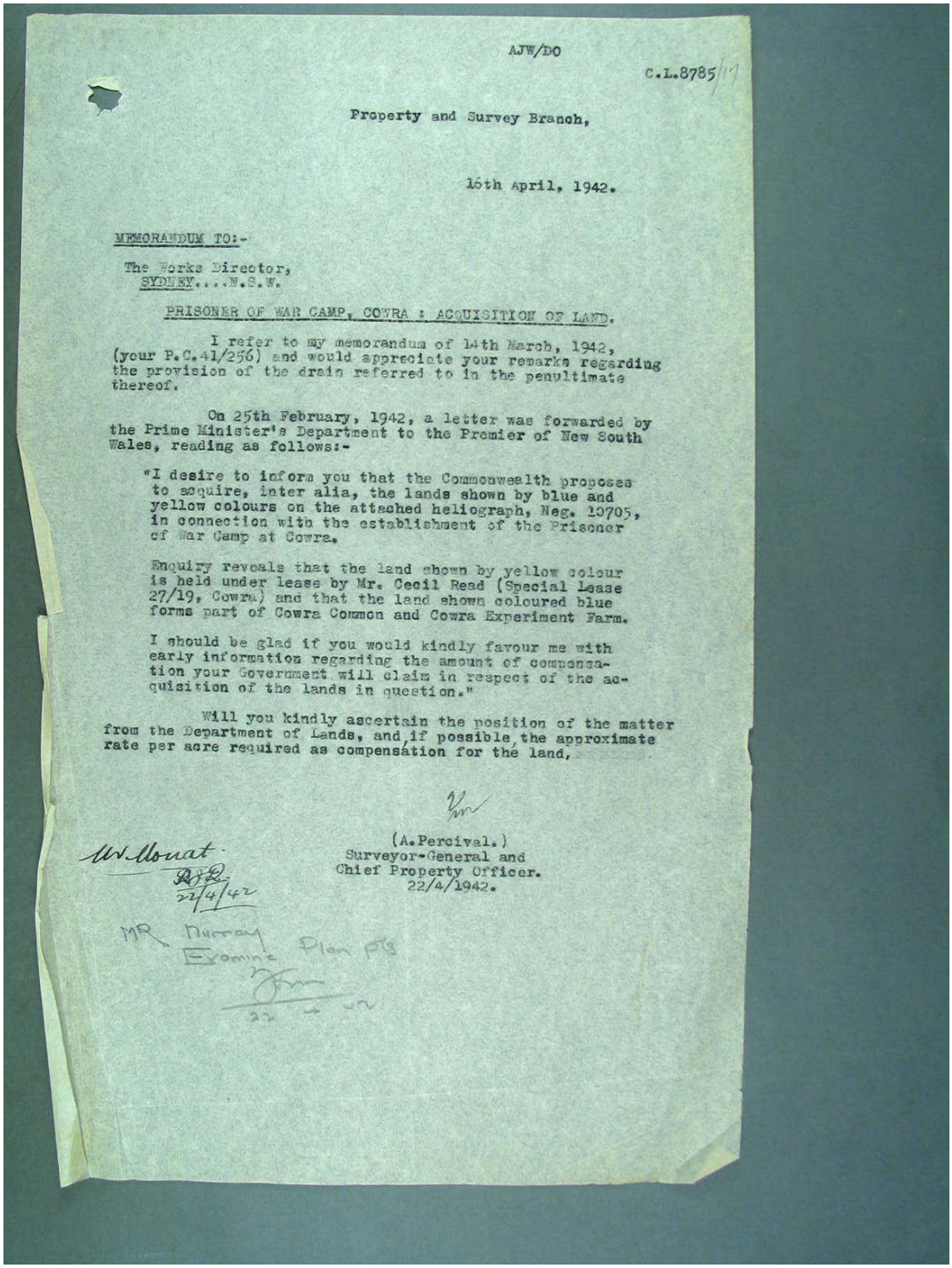
PRISONER OF WAR CAMP, COWRA : REQUISITION OF LAND.

Referring to your memorandum of the 16th April, 1942 (your C.L. 8785), on making enquiry at the Department of Lands, I am informed that a recommendation, which will reach you in the usual way, has been made claiming £6 per acre and £10 for fencing.

F.M.Johnston

(F.M.JOHNSTON)
Property Officer.

17 APR 1942



AJW/DO

C.L.8785/17

Property and Survey Branch,

16th April, 1942.

MEMORANDUM TO:-

The Works Director,
SYDNEY....N.S.W.

PRISONER OF WAR CAMP, COWRA : ACQUISITION OF LAND.

I refer to my memorandum of 14th March, 1942, (your P.C.41/256) and would appreciate your remarks regarding the provision of the drain referred to in the penultimate thereof.

On 25th February, 1942, a letter was forwarded by the Prime Minister's Department to the Premier of New South Wales, reading as follows:-

"I desire to inform you that the Commonwealth proposes to acquire, inter alia, the lands shown by blue and yellow colours on the attached heliograph, Neg. 10705, in connection with the establishment of the Prisoner of War Camp at Cowra.

Enquiry reveals that the land shown by yellow colour is held under lease by Mr. Cecil Read (Special Lease 27/19, Cowra) and that the land shown coloured blue forms part of Cowra Common and Cowra Experiment Farm.

I should be glad if you would kindly favour me with early information regarding the amount of compensation your Government will claim in respect of the acquisition of the lands in question."

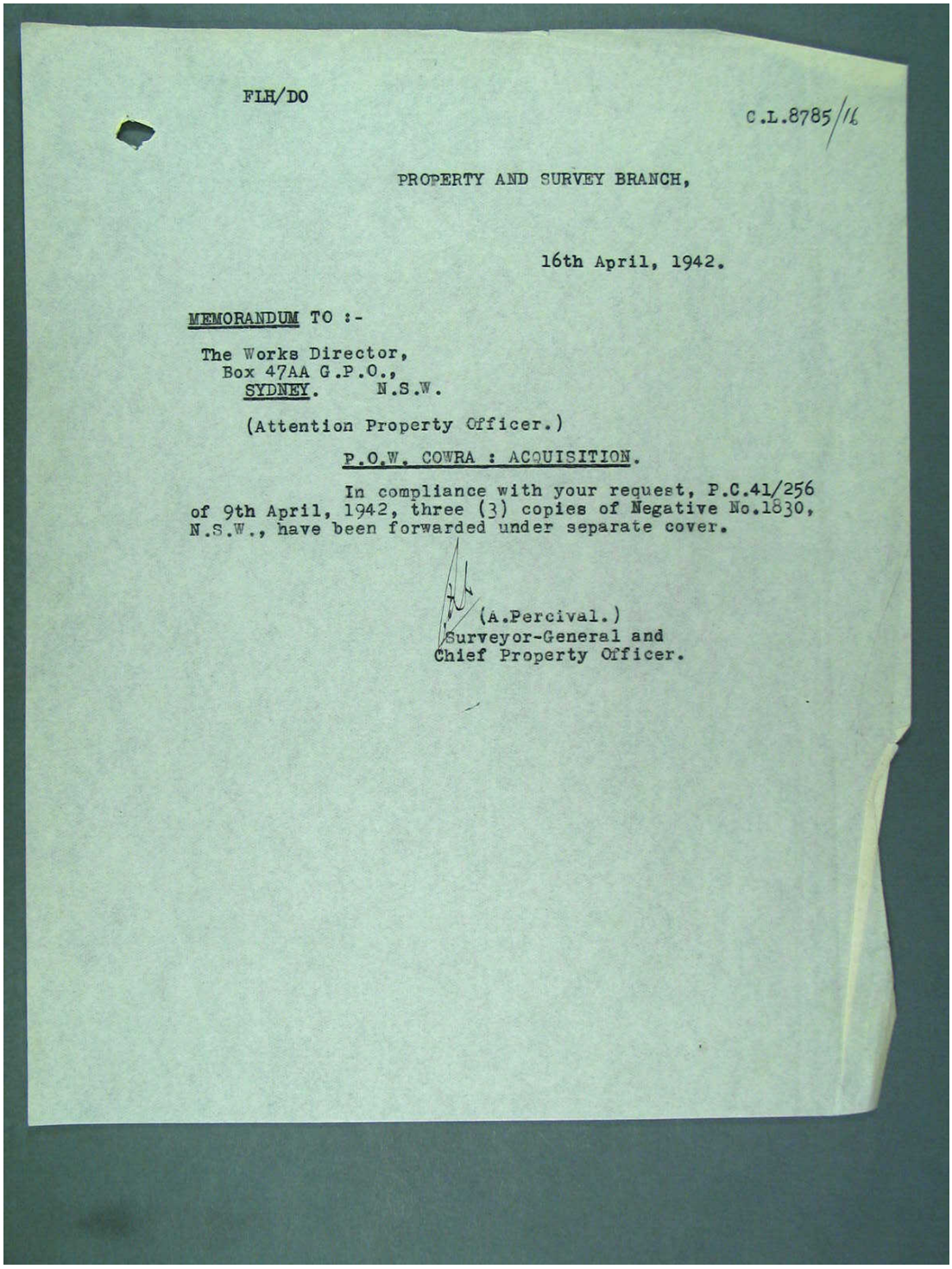
Will you kindly ascertain the position of the matter from the Department of Lands, and, if possible, the approximate rate per acre required as compensation for the land.

(A.Percival.)
Surveyor-General and
Chief Property Officer.
22/4/1942.

W. Monat.
22/4/42

MR Murray
Examine Plan PTS

22 4 42



FLH/DO

C.L.8785/16

PROPERTY AND SURVEY BRANCH,

16th April, 1942.

MEMORANDUM TO :-

The Works Director,
Box 47AA G.P.O.,
SYDNEY. N.S.W.

(Attention Property Officer.)

P.O.W. COWRA : ACQUISITION.

In compliance with your request, P.C.41/256 of 9th April, 1942, three (3) copies of Negative No.1830, N.S.W., have been forwarded under separate cover.

(A.Percival.)
Surveyor-General and
Chief Property Officer.

L127

NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered _____
has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: Plan of portion 66 and 265 and part of portions 23 and 67 and part of permanent common. Parish of Coura. County of Bathurst. Dept of the Interior Neg N°1830 NSW BW

Reason for removal: Copying

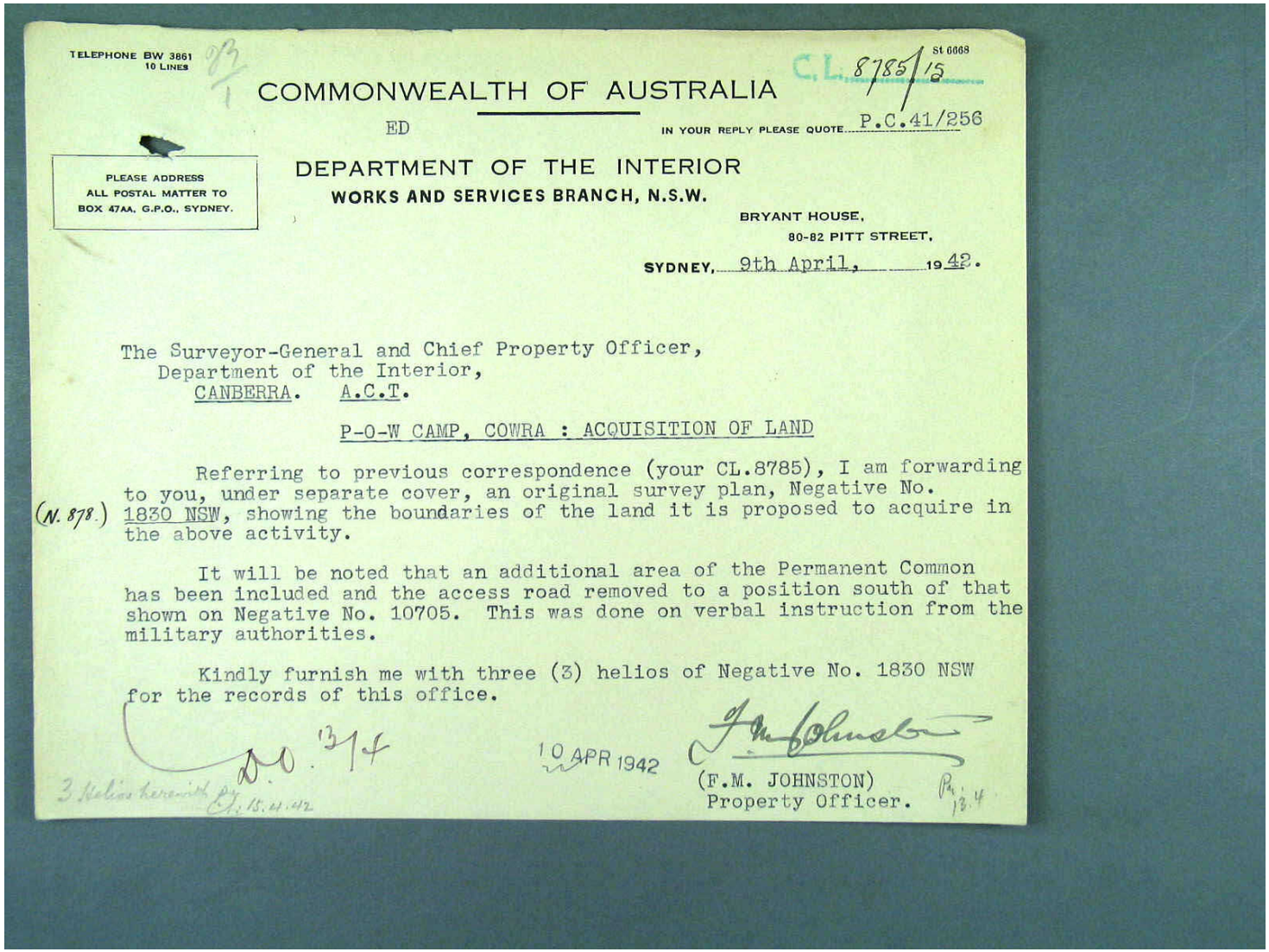
A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: 1

Removed documents now controlled as: _____

Removed by: B. Andrews Position No. P01 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy



TELEPHONE BW 3861
10 LINES

St 6668

C.L. 8785/15

COMMONWEALTH OF AUSTRALIA

ED

IN YOUR REPLY PLEASE QUOTE P.C.41/256

PLEASE ADDRESS
ALL POSTAL MATTER TO
BOX 47AA, G.P.O., SYDNEY.

DEPARTMENT OF THE INTERIOR
WORKS AND SERVICES BRANCH, N.S.W.
BRYANT HOUSE,
80-82 PITT STREET,
SYDNEY, 9th April, 1942.

The Surveyor-General and Chief Property Officer,
Department of the Interior,
CANBERRA. A.C.T.

P-O-W CAMP, COWRA : ACQUISITION OF LAND

Referring to previous correspondence (your CL.8785), I am forwarding to you, under separate cover, an original survey plan, Negative No. (N. 878.) 1830 NSW, showing the boundaries of the land it is proposed to acquire in the above activity.

It will be noted that an additional area of the Permanent Common has been included and the access road removed to a position south of that shown on Negative No. 10705. This was done on verbal instruction from the military authorities.

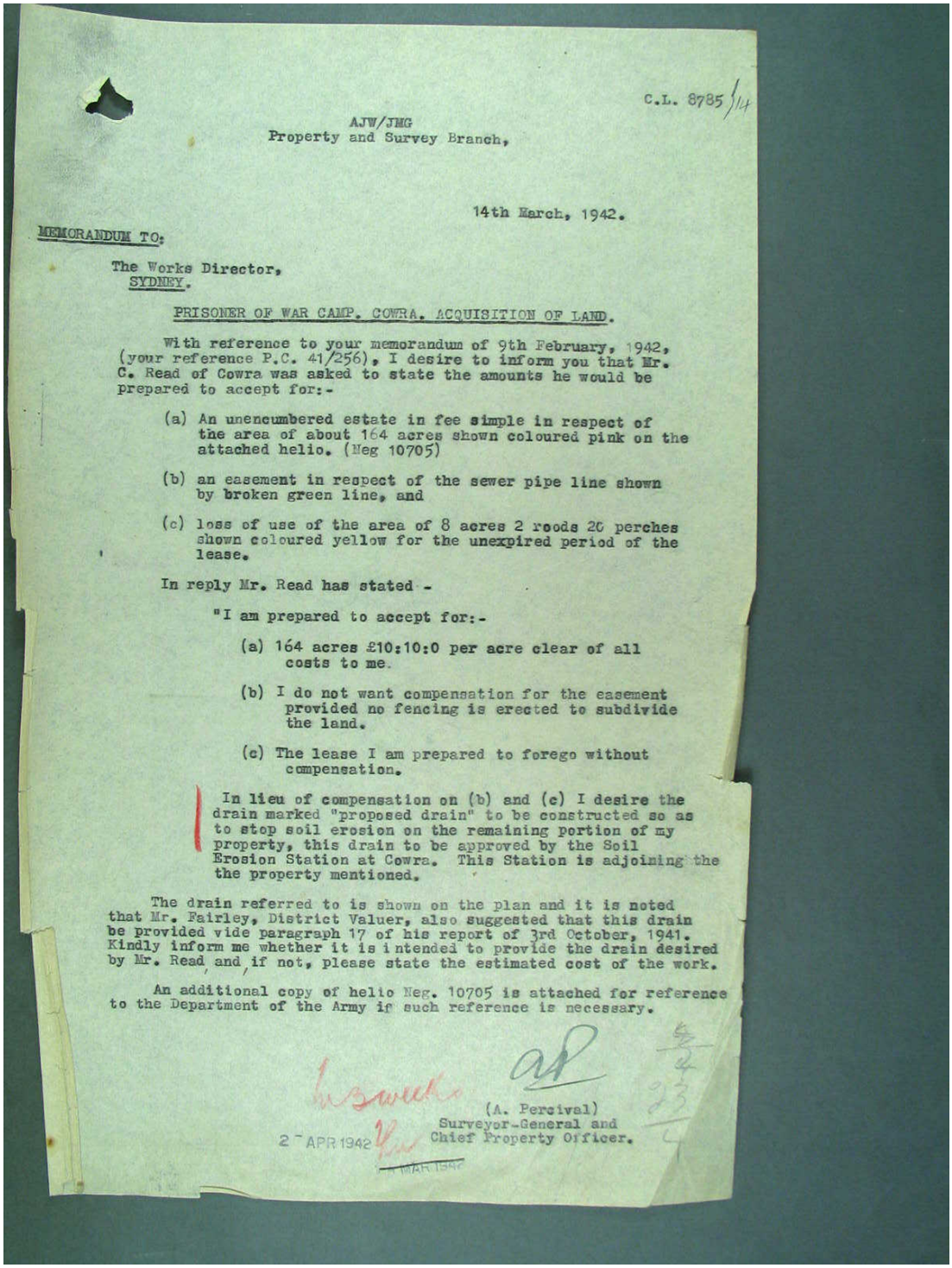
Kindly furnish me with three (3) helios of Negative No. 1830 NSW for the records of this office.

D.O. 13/4

10 APR 1942

(F.M. JOHNSTON)
Property Officer.

3 Helios herewith P.J. 15.4.42



C.L. 8785/14

AJW/JMG
Property and Survey Branch,

14th March, 1942.

MEMORANDUM TO:

The Works Director,
SYDNEY.

PRISONER OF WAR CAMP. COWRA. ACQUISITION OF LAND.

With reference to your memorandum of 9th February, 1942, (your reference P.C. 41/256), I desire to inform you that Mr. C. Read of Cowra was asked to state the amounts he would be prepared to accept for:-

(a) An unencumbered estate in fee simple in respect of the area of about 164 acres shown coloured pink on the attached helio. (Neg 10705)

(b) an easement in respect of the sewer pipe line shown by broken green line, and

(c) loss of use of the area of 8 acres 2 roods 20 perches shown coloured yellow for the unexpired period of the lease.

In reply Mr. Read has stated -

"I am prepared to accept for:-

(a) 164 acres £10:10:0 per acre clear of all costs to me.

(b) I do not want compensation for the easement provided no fencing is erected to subdivide the land.

(c) The lease I am prepared to forego without compensation.

In lieu of compensation on (b) and (c) I desire the drain marked "proposed drain" to be constructed so as to stop soil erosion on the remaining portion of my property, this drain to be approved by the Soil Erosion Station at Cowra. This Station is adjoining the the property mentioned.

The drain referred to is shown on the plan and it is noted that Mr. Fairley, District Valuer, also suggested that this drain be provided vide paragraph 17 of his report of 3rd October, 1941. Kindly inform me whether it is intended to provide the drain desired by Mr. Read and, if not, please state the estimated cost of the work.

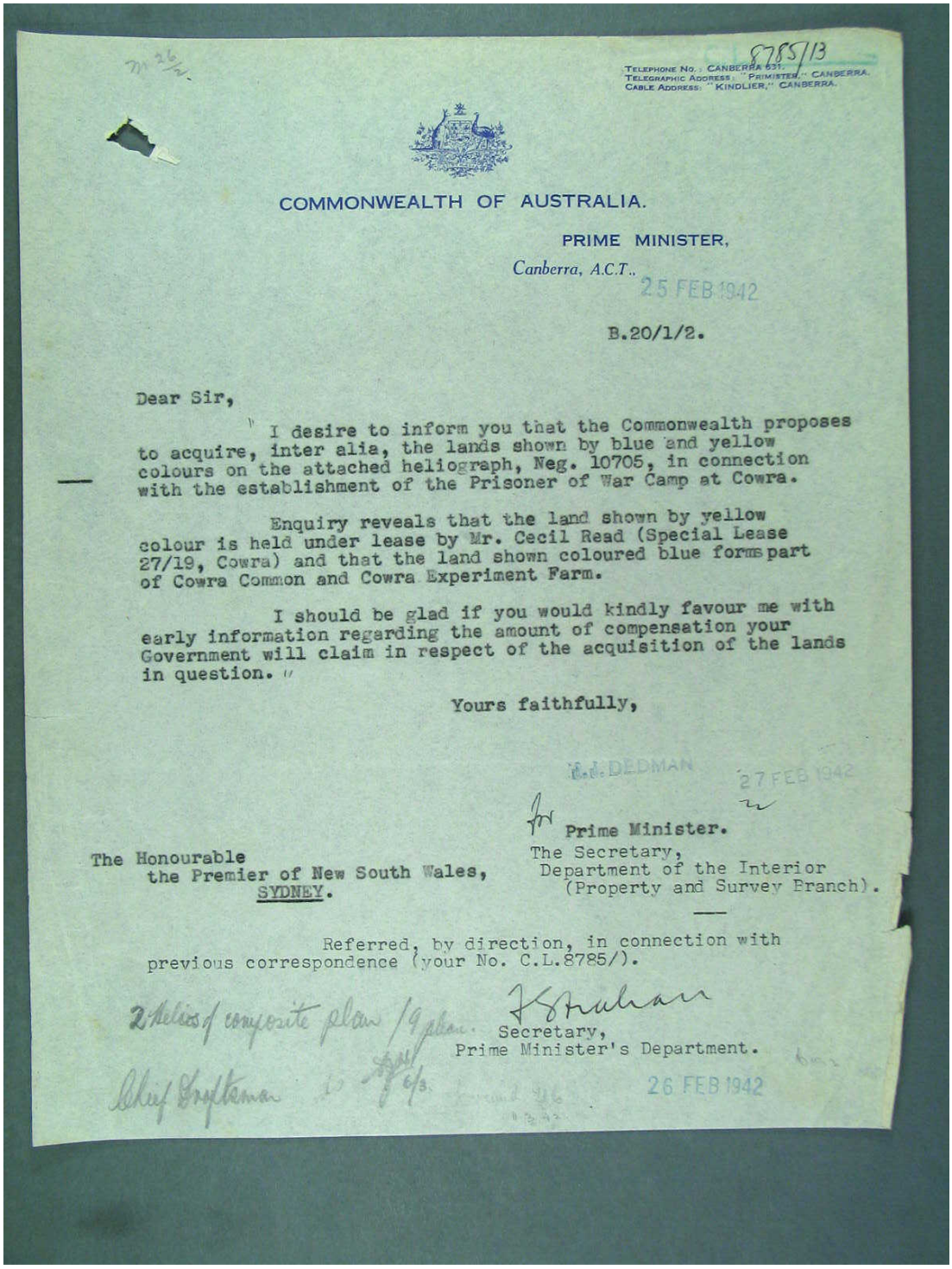
An additional copy of helio Neg. 10705 is attached for reference to the Department of the Army if such reference is necessary.

(A. Percival)
Surveyor-General and
Chief Property Officer.

2 APR 1942

MAR 1942

M 26/2.



8785/13

TELEPHONE No.: CANBERRA 631.
TELEGRAPHIC ADDRESS: "PRIMISTER," CANBERRA.
CABLE ADDRESS: "KINDLIER," CANBERRA.

COMMONWEALTH OF AUSTRALIA.

PRIME MINISTER,

Canberra, A.C.T.

25 FEB 1942

B.20/1/2.

Dear Sir,

"I desire to inform you that the Commonwealth proposes to acquire, inter alia, the lands shown by blue and yellow colours on the attached heliograph, Neg. 10705, in connection with the establishment of the Prisoner of War Camp at Cowra.

Enquiry reveals that the land shown by yellow colour is held under lease by Mr. Cecil Read (Special Lease 27/19, Cowra) and that the land shown coloured blue forms part of Cowra Common and Cowra Experiment Farm.

I should be glad if you would kindly favour me with early information regarding the amount of compensation your Government will claim in respect of the acquisition of the lands in question."

Yours faithfully,

J.J. DEDMAN

27 FEB 1942

for Prime Minister.

The Honourable
the Premier of New South Wales,
SYDNEY.

The Secretary,
Department of the Interior
(Property and Survey Branch).

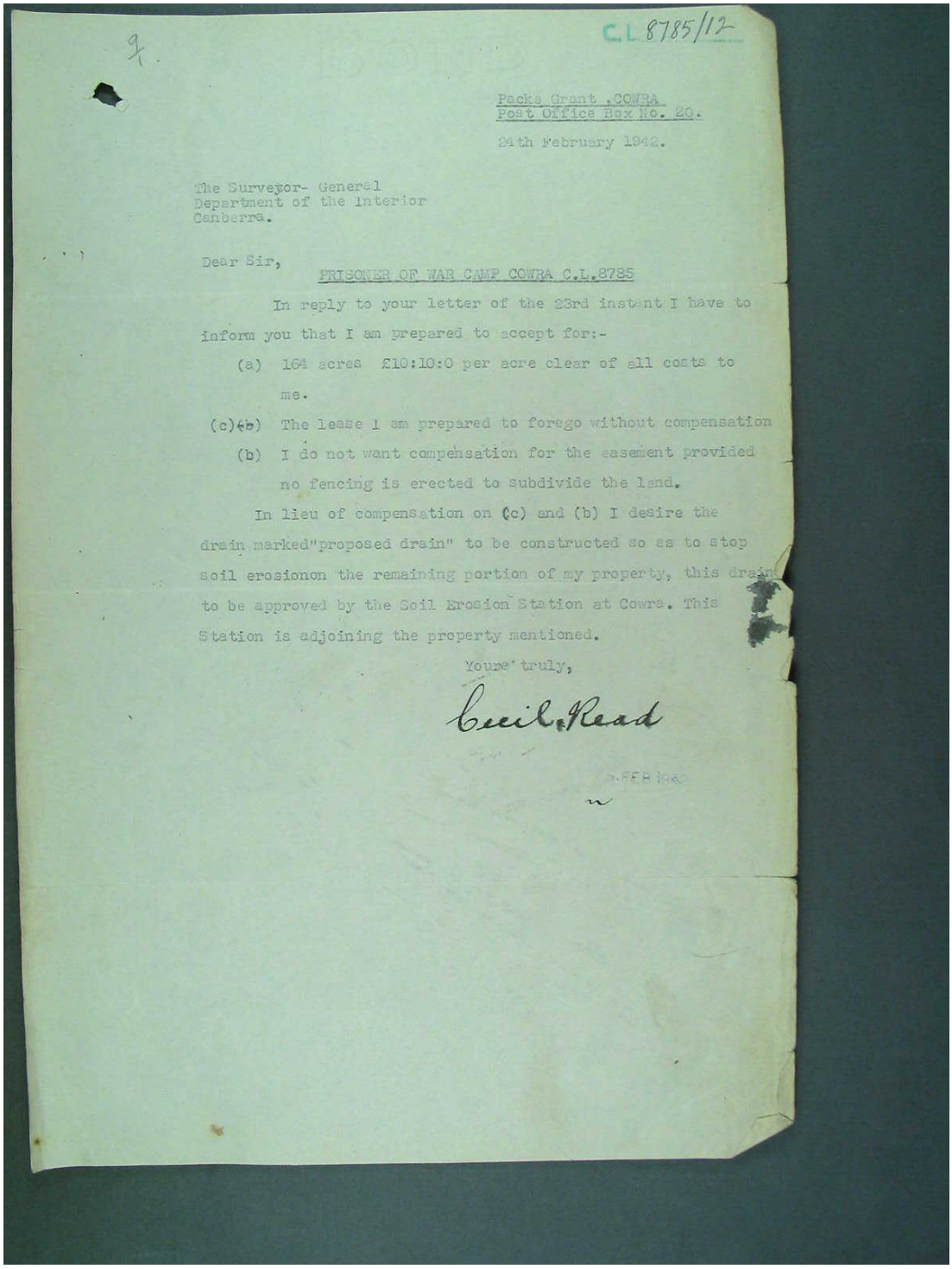
Referred, by direction, in connection with previous correspondence (your No. C.L.8785/).

2 helios of composite plan / 9 plans.

F Strahan
Secretary,
Prime Minister's Department.

Chief Draftsman

26 FEB 1942



C.L.8785/12

9/.

Packs Grant, COWRA
Post Office Box No. 20.

24th February 1942.

The Surveyor- General
Department of the Interior
Canberra.

Dear Sir,

PRISONER OF WAR CAMP COWRA C.L.8785

In reply to your letter of the 23rd instant I have to inform you that I am prepared to accept for:-

(a) 164 acres £10:10:0 per acre clear of all costs to me.

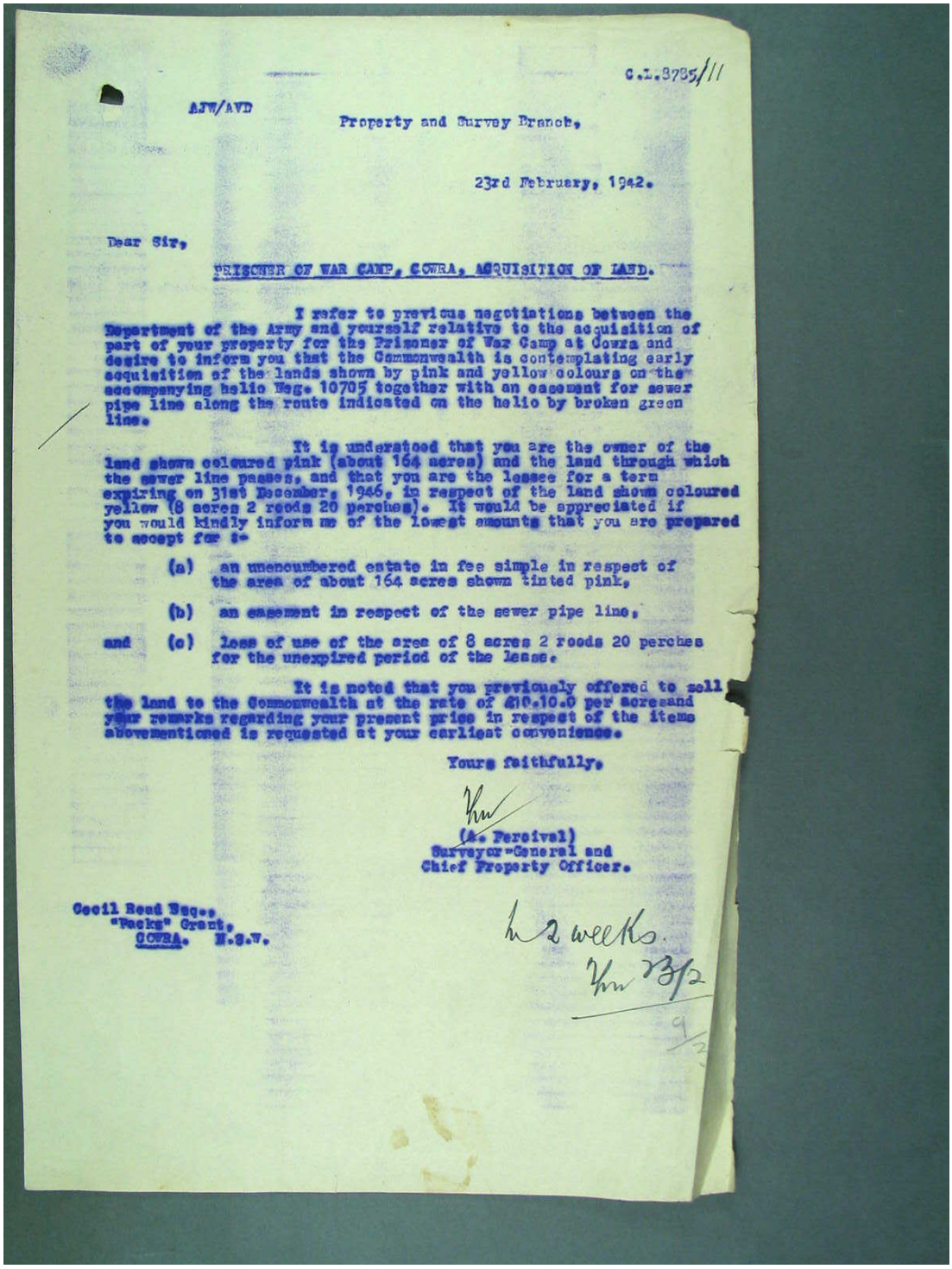
(c)~~(b)~~ The lease I am prepared to forego without compensation

(b) I do not want compensation for the easement provided no fencing is erected to subdivide the land.

In lieu of compensation on (c) and (b) I desire the drain marked"proposed drain" to be constructed so as to stop soil erosionon the remaining portion of my property, this drain to be approved by the Soil Erosion Station at Cowra. This Station is adjoining the property mentioned.

Youre' truly,

Cecil Read



C.L.3785/11

AJW/AVD

Property and Survey Branch,

23rd February, 1942.

Dear Sir,

PRISONER OF WAR CAMP, COWRA, ACQUISITION OF LAND.

I refer to previous negotiations between the Department of the Army and yourself relative to the acquisition of part of your property for the Prisoner of War Camp at Cowra and desire to inform you that the Commonwealth is contemplating early acquisition of the lands shown by pink and yellow colours on the accompanying helio Neg. 10705 together with an easement for sewer pipe line along the route indicated on the helio by broken green line.

It is understood that you are the owner of the land shown coloured pink (about 164 acres) and the land through which the sewer line passes, and that you are the lessee for a term expiring on 31st December, 1946, in respect of the land shown coloured yellow (8 acres 2 roods 20 perches). It would be appreciated if you would kindly inform me of the lowest amounts that you are prepared to accept for :-

(a) an unencumbered estate in fee simple in respect of the area of about 164 acres shown tinted pink,

(b) an easement in respect of the sewer pipe line,

and (c) loss of use of the area of 8 acres 2 roods 20 perches for the unexpired period of the lease.

It is noted that you previously offered to sell the land to the Commonwealth at the rate of £10.10.0 per acre and your remarks regarding your present price in respect of the items abovementioned is requested at your earliest convenience.

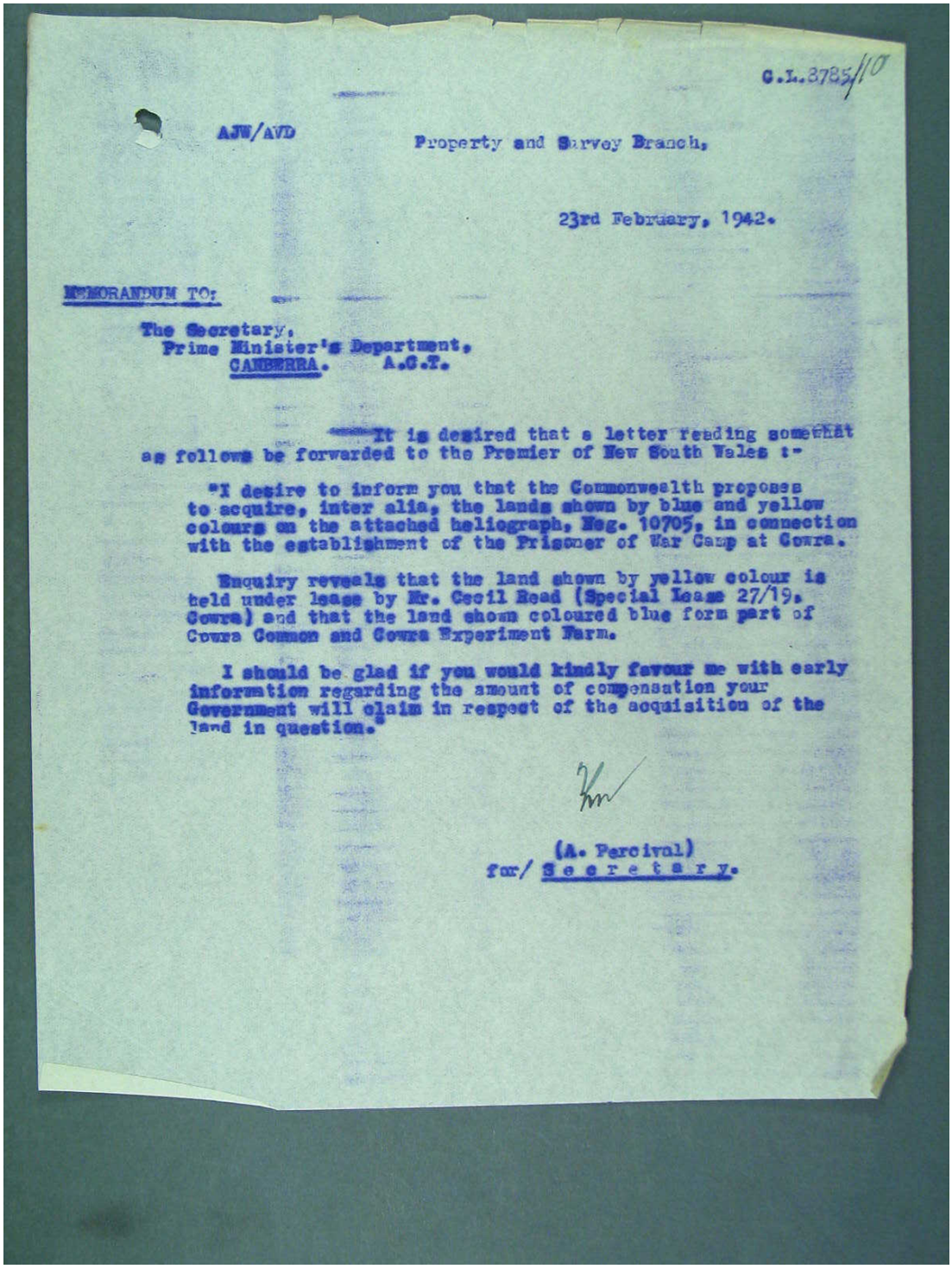
Yours faithfully,

(A. Percival)
Surveyor-General and
Chief Property Officer.

Cecil Read Esq.,
"Packs" Grant,
COWRA. N.S.W.

in 2 weeks.
23/2

9/3



C.L.3785/10

AJW/AVD

Property and Survey Branch,

23rd February, 1942.

MEMORANDUM TO:

The Secretary,
Prime Minister's Department,
CANBERRA. A.C.T.

It is desired that a letter reading somewhat as follows be forwarded to the Premier of New South Wales :-

"I desire to inform you that the Commonwealth proposes to acquire, inter alia, the lands shown by blue and yellow colours on the attached heliograph, Neg. 10705, in connection with the establishment of the Prisoner of War Camp at Cowra.

Enquiry reveals that the land shown by yellow colour is held under lease by Mr. Cecil Read (Special Lease 27/19, Cowra) and that the land shown coloured blue form part of Cowra Common and Cowra Experiment Farm.

I should be glad if you would kindly favour me with early information regarding the amount of compensation your Government will claim in respect of the acquisition of the land in question."

(A. Percival)
for/ Secretary.

NAS 277
Oct 1994

(R) 637

Australian Archives
DOCUMENT REMOVAL ADVICE

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has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: Cowra, N.S.W. Parish of Cowra County of Bathurst
P.O.W. Camp. (16. 2. 1942) Neg 10705. Colour

Reason for removal: Copying

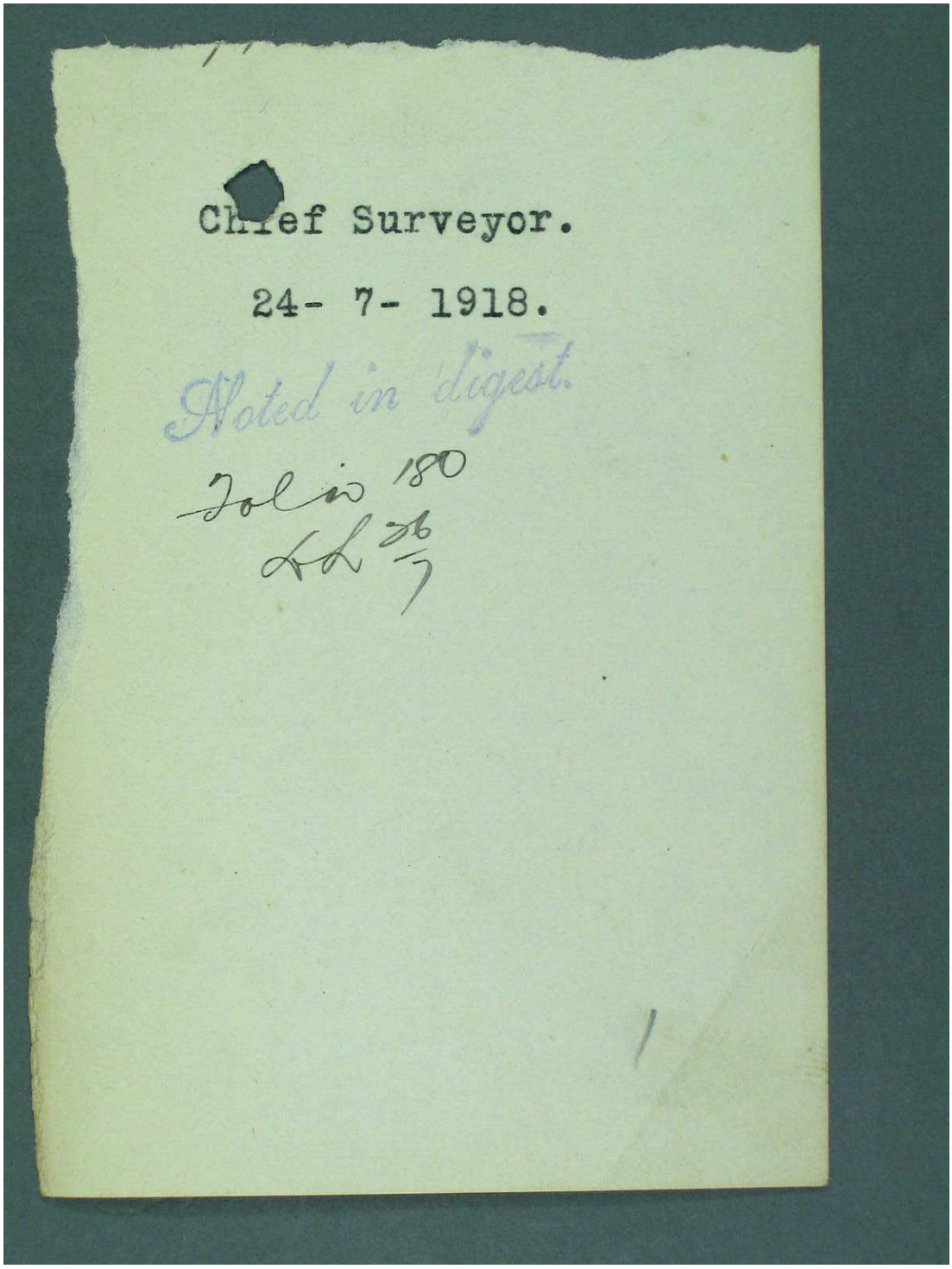
A copy/expunged copy has been inserted in place of folio/s Yes

Number of folios removed: 1

Removed documents now controlled as:

Removed by: B. Andrews Position No. P01 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy


Chief Surveyor.

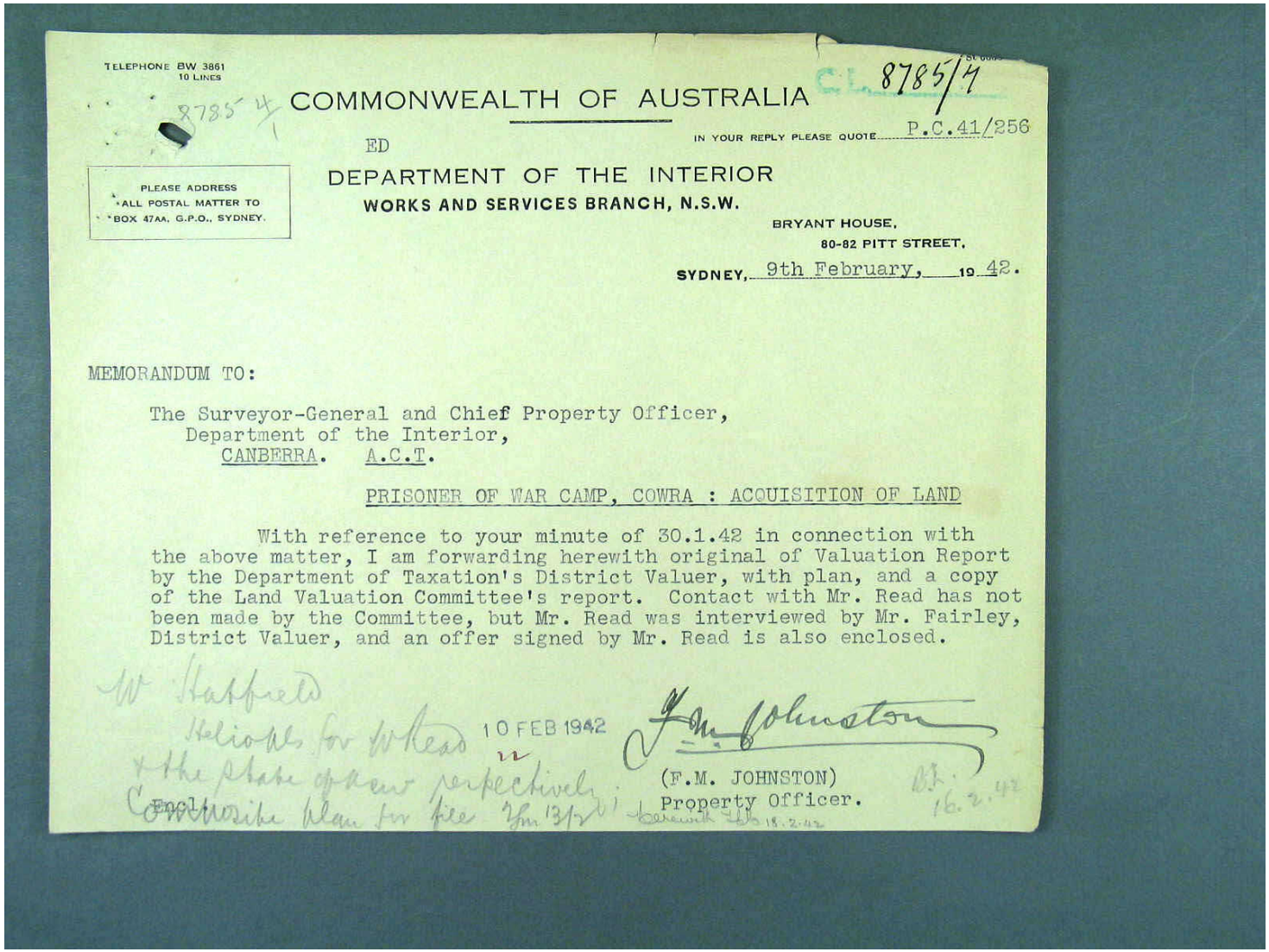
24- 7- 1918.

Noted in digest.

Folio 180

LL 26/7

Page 204



TELEPHONE BW 3861
10 LINES

8785 4/1

C.L. 8785/4

COMMONWEALTH OF AUSTRALIA

IN YOUR REPLY PLEASE QUOTE P.C.41/256

ED

PLEASE ADDRESS
ALL POSTAL MATTER TO
BOX 47AA, G.P.O., SYDNEY.

DEPARTMENT OF THE INTERIOR
WORKS AND SERVICES BRANCH, N.S.W.

BRYANT HOUSE,
80-82 PITT STREET,
SYDNEY, 9th February, 1942.

MEMORANDUM TO:

The Surveyor-General and Chief Property Officer,
Department of the Interior,
CANBERRA. A.C.T.

PRISONER OF WAR CAMP, COWRA : ACQUISITION OF LAND

With reference to your minute of 30.1.42 in connection with the above matter, I am forwarding herewith original of Valuation Report by the Department of Taxation's District Valuer, with plan, and a copy of the Land Valuation Committee's report. Contact with Mr. Read has not been made by the Committee, but Mr. Read was interviewed by Mr. Fairley, District Valuer, and an offer signed by Mr. Read is also enclosed.

W Hatfield
Heliopls for W Read
& the state of new respectively
Composite plan for file 7/m 13/2

10 FEB 1942

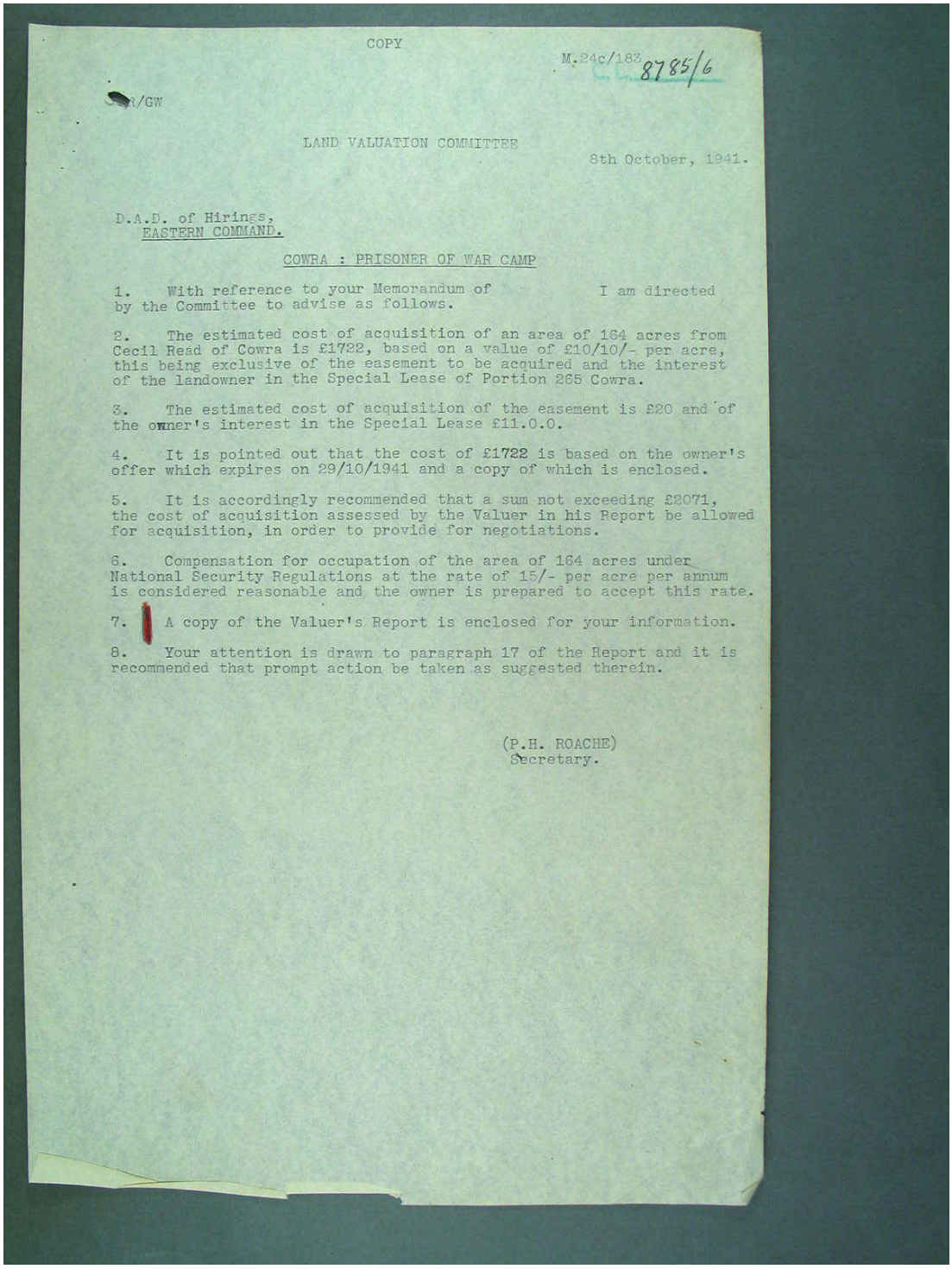
F.M. Johnston

(F.M. JOHNSTON)
Property Officer.

B.T. 16.2.42

Encl.

Herewith [illegible] 18.2.42



COPY

M.24c/183 8785/6

R/GW

LAND VALUATION COMMITTEE

8th October, 1941.

D.A.D. of Hirings,
EASTERN COMMAND.

COWRA : PRISONER OF WAR CAMP

1. With reference to your Memorandum of I am directed by the Committee to advise as follows.

2. The estimated cost of acquisition of an area of 164 acres from Cecil Read of Cowra is £1722, based on a value of £10/10/- per acre, this being exclusive of the easement to be acquired and the interest of the landowner in the Special Lease of Portion 265 Cowra.

3. The estimated cost of acquisition of the easement is £20 and of the owner's interest in the Special Lease £11.0.0.

4. It is pointed out that the cost of £1722 is based on the owner's offer which expires on 29/10/1941 and a copy of which is enclosed.

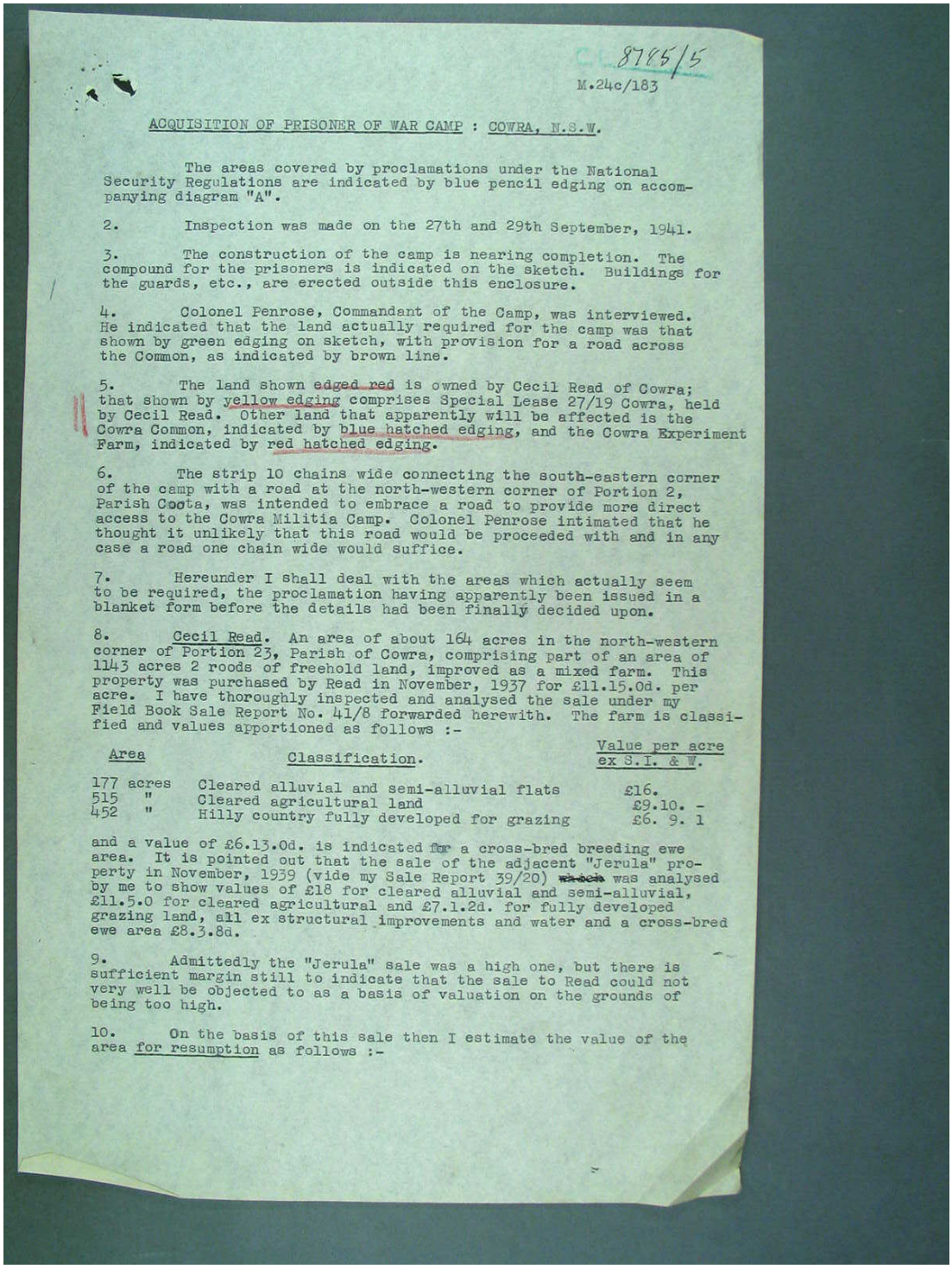
5. It is accordingly recommended that a sum not exceeding £2071, the cost of acquisition assessed by the Valuer in his Report be allowed for acquisition, in order to provide for negotiations.

6. Compensation for occupation of the area of 164 acres under National Security Regulations at the rate of 15/- per acre per annum is considered reasonable and the owner is prepared to accept this rate.

7. A copy of the Valuer's Report is enclosed for your information.

8. Your attention is drawn to paragraph 17 of the Report and it is recommended that prompt action be taken as suggested therein.

(P.H. ROACHE)
Secretary.



8785/5

M.24c/183

ACQUISITION OF PRISONER OF WAR CAMP : COWRA, N.S.W.

The areas covered by proclamations under the National Security Regulations are indicated by blue pencil edging on accompanying diagram "A".

2. Inspection was made on the 27th and 29th September, 1941.

3. The construction of the camp is nearing completion. The compound for the prisoners is indicated on the sketch. Buildings for the guards, etc., are erected outside this enclosure.

4. Colonel Penrose, Commandant of the Camp, was interviewed. He indicated that the land actually required for the camp was that shown by green edging on sketch, with provision for a road across the Common, as indicated by brown line.

5. The land shown edged red is owned by Cecil Read of Cowra; that shown by yellow edging comprises Special Lease 27/19 Cowra, held by Cecil Read. Other land that apparently will be affected is the Cowra Common, indicated by blue hatched edging, and the Cowra Experiment Farm, indicated by red hatched edging.

6. The strip 10 chains wide connecting the south-eastern corner of the camp with a road at the north-western corner of Portion 2, Parish Coota, was intended to embrace a road to provide more direct access to the Cowra Militia Camp. Colonel Penrose intimated that he thought it unlikely that this road would be proceeded with and in any case a road one chain wide would suffice.

7. Hereunder I shall deal with the areas which actually seem to be required, the proclamation having apparently been issued in a blanket form before the details had been finally decided upon.

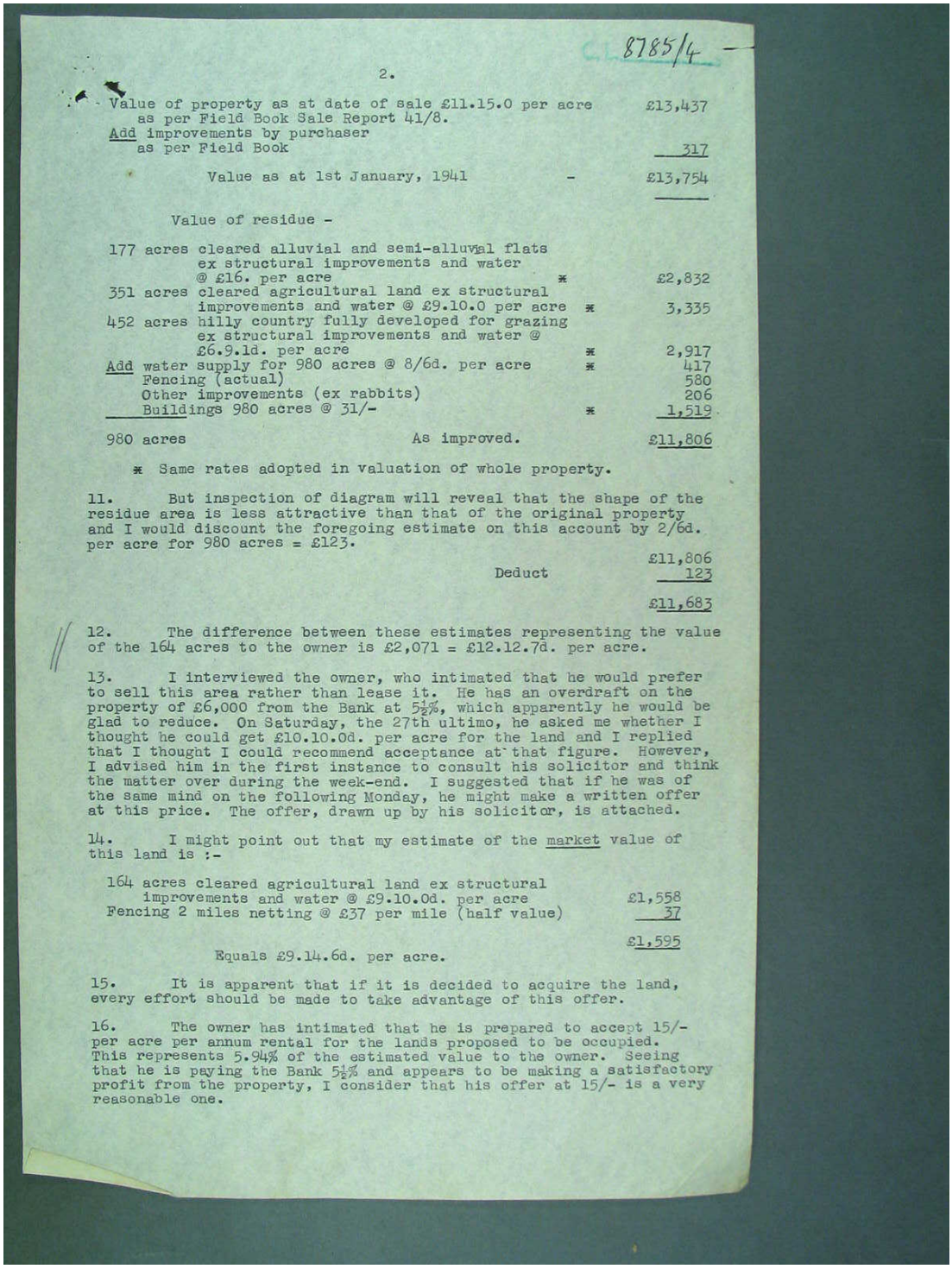
8. Cecil Read. An area of about 164 acres in the north-western corner of Portion 23, Parish of Cowra, comprising part of an area of 1143 acres 2 roods of freehold land, improved as a mixed farm. This property was purchased by Read in November, 1937 for £11.15.0d. per acre. I have thoroughly inspected and analysed the sale under my Field Book Sale Report No. 41/8 forwarded herewith. The farm is classified and values apportioned as follows :-

Area	Classification.	Value per acre ex S.I. & W.
177 acres	Cleared alluvial and semi-alluvial flats	£16.
515 "	Cleared agricultural land	£9.10. -
452 "	Hilly country fully developed for grazing	£6. 9. 1

and a value of £6.13.0d. is indicated for a cross-bred breeding ewe area. It is pointed out that the sale of the adjacent "Jerula" property in November, 1939 (vide my Sale Report 39/20) ~~which~~ was analysed by me to show values of £18 for cleared alluvial and semi-alluvial, £11.5.0 for cleared agricultural and £7.1.2d. for fully developed grazing land, all ex structural improvements and water and a cross-bred ewe area £8.3.8d.

9. Admittedly the "Jerula" sale was a high one, but there is sufficient margin still to indicate that the sale to Read could not very well be objected to as a basis of valuation on the grounds of being too high.

10. On the basis of this sale then I estimate the value of the area for resumption as follows :-



8785/4

2.

Value of property as at date of sale £11.15.0 per acre as per Field Book Sale Report 41/8.		£13,437
Add improvements by purchaser as per Field Book		317
Value as at 1st January, 1941	-	£13,754

Value of residue -

177 acres cleared alluvial and semi-alluvial flats ex structural improvements and water @ £16. per acre	*	£2,832
351 acres cleared agricultural land ex structural improvements and water @ £9.10.0 per acre	*	3,335
452 acres hilly country fully developed for grazing ex structural improvements and water @ £6.9.1d. per acre	*	2,917
Add water supply for 980 acres @ 8/6d. per acre	*	417
Fencing (actual)		580
Other improvements (ex rabbits)		206
Buildings 980 acres @ 31/-	*	1,519
980 acres As improved.		£11,806

* Same rates adopted in valuation of whole property.

11. But inspection of diagram will reveal that the shape of the residue area is less attractive than that of the original property and I would discount the foregoing estimate on this account by 2/6d. per acre for 980 acres = £123.

	£11,806
Deduct	123
	£11,683

12. The difference between these estimates representing the value of the 164 acres to the owner is £2,071 = £12.12.7d. per acre.

13. I interviewed the owner, who intimated that he would prefer to sell this area rather than lease it. He has an overdraft on the property of £6,000 from the Bank at 5½%, which apparently he would be glad to reduce. On Saturday, the 27th ultimo, he asked me whether I thought he could get £10.10.0d. per acre for the land and I replied that I thought I could recommend acceptance at that figure. However, I advised him in the first instance to consult his solicitor and think the matter over during the week-end. I suggested that if he was of the same mind on the following Monday, he might make a written offer at this price. The offer, drawn up by his solicitor, is attached.

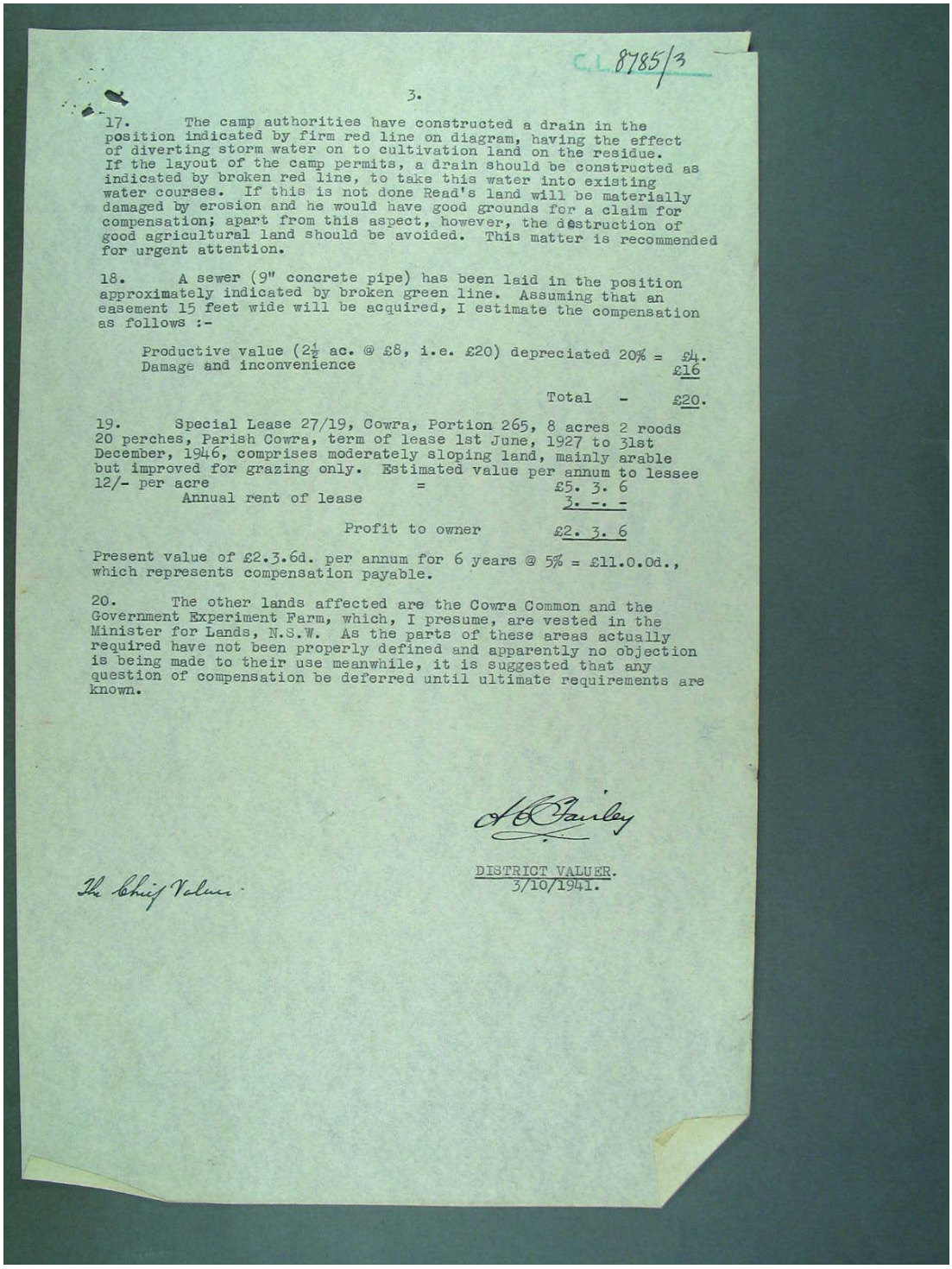
14. I might point out that my estimate of the market value of this land is :-

164 acres cleared agricultural land ex structural improvements and water @ £9.10.0d. per acre	£1,558
Fencing 2 miles netting @ £37 per mile (half value)	37
	£1,595

Equals £9.14.6d. per acre.

15. It is apparent that if it is decided to acquire the land, every effort should be made to take advantage of this offer.

16. The owner has intimated that he is prepared to accept 15/- per acre per annum rental for the lands proposed to be occupied. This represents 5.94% of the estimated value to the owner. Seeing that he is paying the Bank 5½% and appears to be making a satisfactory profit from the property, I consider that his offer at 15/- is a very reasonable one.



C.L. 8785/3

3.

17. The camp authorities have constructed a drain in the position indicated by firm red line on diagram, having the effect of diverting storm water on to cultivation land on the residue. If the layout of the camp permits, a drain should be constructed as indicated by broken red line, to take this water into existing water courses. If this is not done Read's land will be materially damaged by erosion and he would have good grounds for a claim for compensation; apart from this aspect, however, the destruction of good agricultural land should be avoided. This matter is recommended for urgent attention.

18. A sewer (9" concrete pipe) has been laid in the position approximately indicated by broken green line. Assuming that an easement 15 feet wide will be acquired, I estimate the compensation as follows :-

Productive value (2½ ac. @ £8, i.e. £20) depreciated 20% =	£4.
Damage and inconvenience	£16
Total -	£20.

19. Special Lease 27/19, Cowra, Portion 265, 8 acres 2 roods 20 perches, Parish Cowra, term of lease 1st June, 1927 to 31st December, 1946, comprises moderately sloping land, mainly arable but improved for grazing only. Estimated value per annum to lessee 12/- per acre = £5. 3. 6

Annual rent of lease 3. -. -

Profit to owner £2. 3. 6

Present value of £2.3.6d. per annum for 6 years @ 5% = £11.0.0d., which represents compensation payable.

20. The other lands affected are the Cowra Common and the Government Experiment Farm, which, I presume, are vested in the Minister for Lands, N.S.W. As the parts of these areas actually required have not been properly defined and apparently no objection is being made to their use meanwhile, it is suggested that any question of compensation be deferred until ultimate requirements are known.

A.C. Fairley

DISTRICT VALUER.
3/10/1941.

The Chief Valuer.

(R) (14)

NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered _____
has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: CL10187

Document description: [Cowra Experiment Farm Barbed Wire compound,
Cowra Common] Federal Taxation Dept M124c/183 (8/10/1941)
Colour

Reason for removal: copying

A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: /

Removed documents now controlled as: _____

Removed by: B. Andrews Position No. PO1 Date 25.2.97

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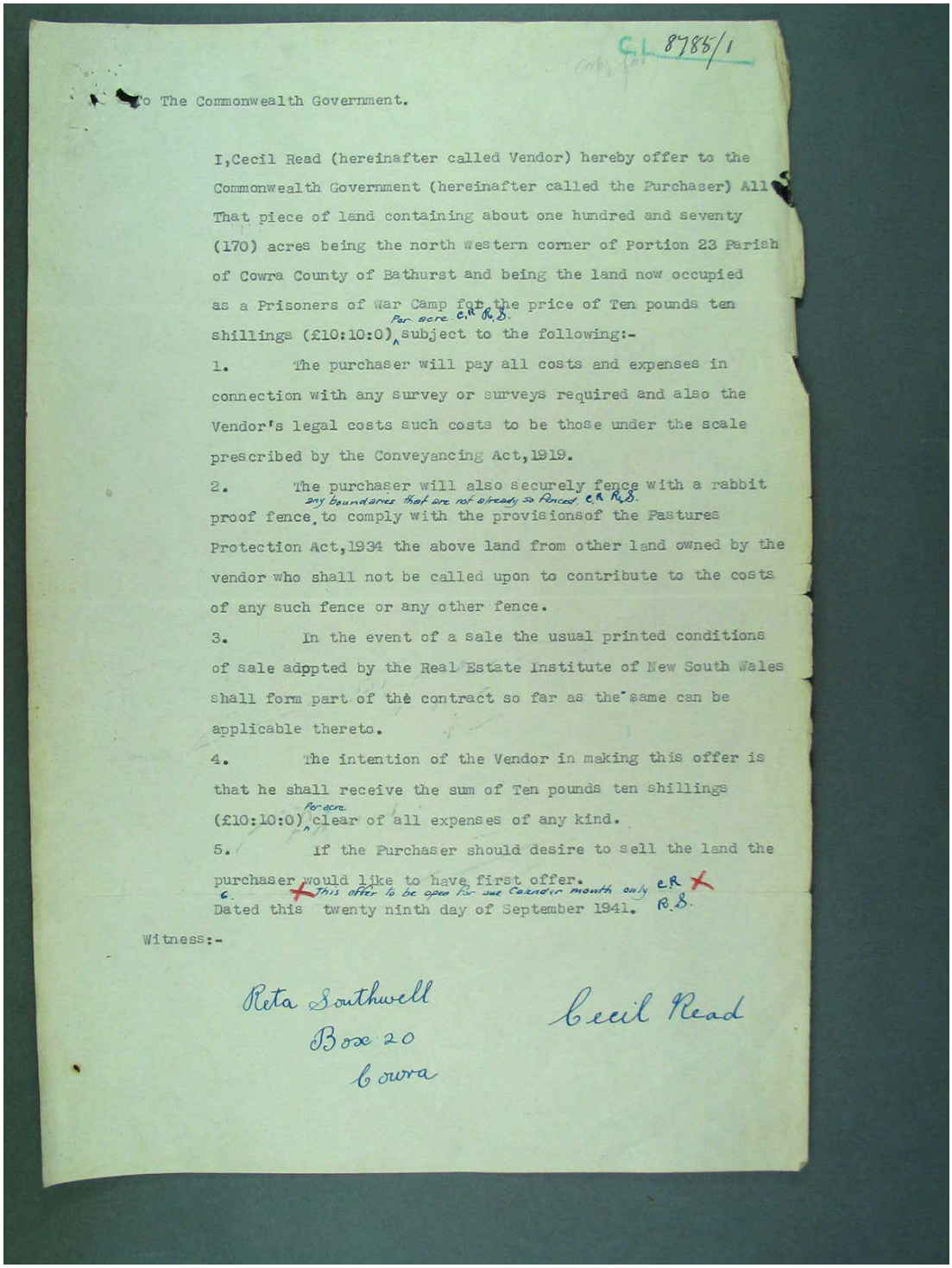


C.L. 8785/1

To The Commonwealth Government.

I,Cecil Read (hereinafter called Vendor) hereby offer to the Commonwealth Government (hereinafter called the Purchaser) All That piece of land containing about one hundred and seventy (170) acres being the north western corner of Portion 23 Parish of Cowra County of Bathurst and being the land now occupied as a Prisoners of War Camp for the price of Ten pounds ten shillings (£10:10:0) per acre C.R. R.S. subject to the following:-

1. The purchaser will pay all costs and expenses in connection with any survey or surveys required and also the Vendor's legal costs such costs to be those under the scale prescribed by the Conveyancing Act,1919.

2. The purchaser will also securely fence with a rabbit proof fence any boundaries that are not already so fenced C.R. R.S. to comply with the provisionsof the Pastures Protection Act,1934 the above land from other land owned by the vendor who shall not be called upon to contribute to the costs of any such fence or any other fence.

3. In the event of a sale the usual printed conditions of sale adppted by the Real Estate Institute of New South Wales shall form part of the contract so far as the same can be applicable thereto.

4. The intention of the Vendor in making this offer is that he shall receive the sum of Ten pounds ten shillings (£10:10:0) per acre clear of all expenses of any kind.

5. If the Purchaser should desire to sell the land the purchaser would like to have first offer.

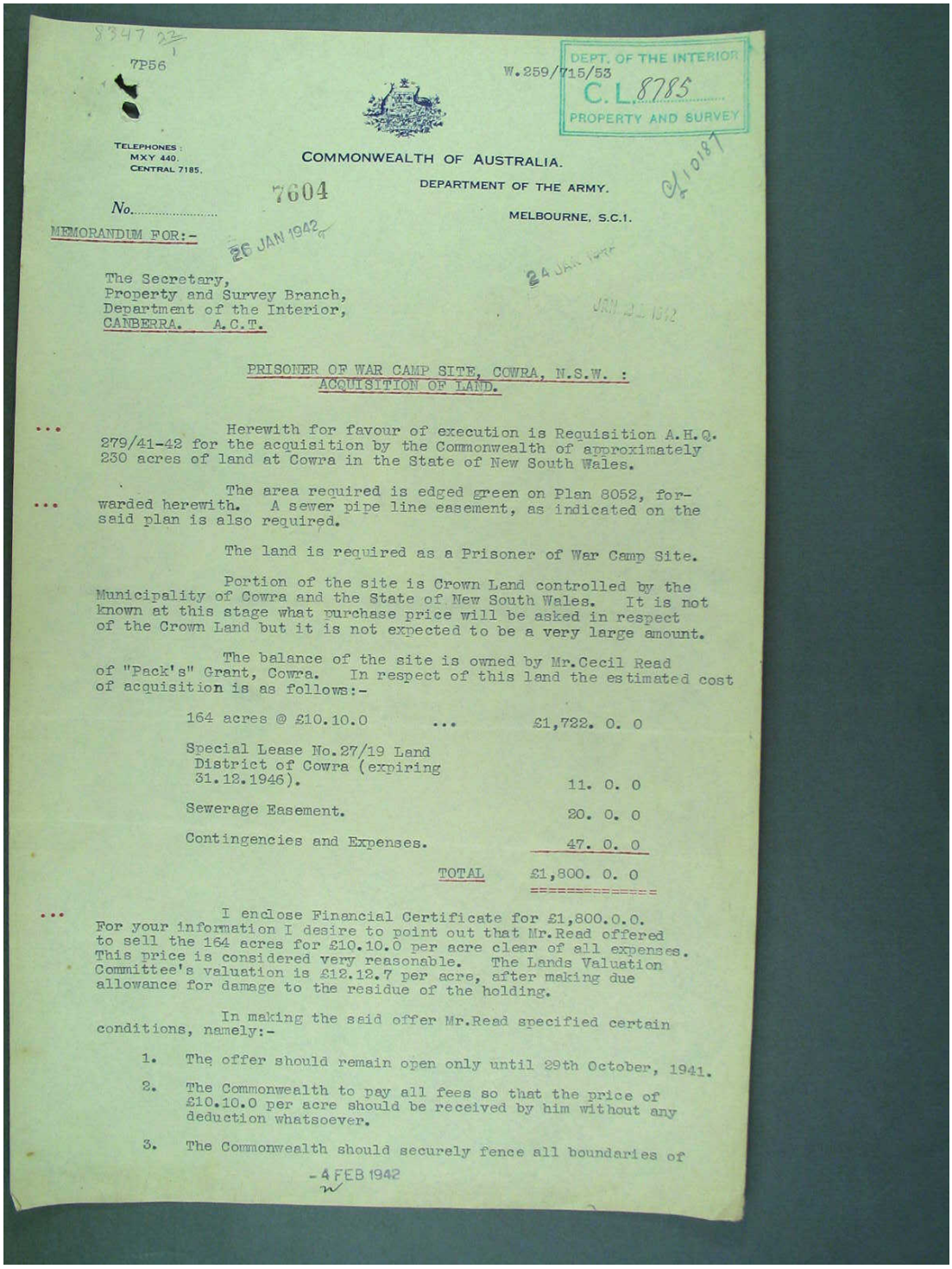
6. X This offer to be open for one Calendar month only C.R. X R.S.

Dated this twenty ninth day of September 1941.

Witness:-

Reta Southwell
Box 20
Cowra

Cecil Read



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7P56

DEPT. OF THE INTERIOR
W.259/715/53
C.L. 8785
PROPERTY AND SURVEY

TELEPHONES:
MXY 440.
CENTRAL 7185.

COMMONWEALTH OF AUSTRALIA.

DEPARTMENT OF THE ARMY.

MELBOURNE, S.C.1.

No. 7604

MEMORANDUM FOR:-

26 JAN 1942

24 JAN 1942

JAN 22 1942

The Secretary,
Property and Survey Branch,
Department of the Interior,
CANBERRA. A.C.T.

PRISONER OF WAR CAMP SITE, COWRA, N.S.W. :
ACQUISITION OF LAND.

Herewith for favour of execution is Requisition A.H.Q. 279/41-42 for the acquisition by the Commonwealth of approximately 230 acres of land at Cowra in the State of New South Wales.

The area required is edged green on Plan 8052, forwarded herewith. A sewer pipe line easement, as indicated on the said plan is also required.

The land is required as a Prisoner of War Camp Site.

Portion of the site is Crown Land controlled by the Municipality of Cowra and the State of New South Wales. It is not known at this stage what purchase price will be asked in respect of the Crown Land but it is not expected to be a very large amount.

The balance of the site is owned by Mr.Cecil Read of "Pack's" Grant, Cowra. In respect of this land the estimated cost of acquisition is as follows:-

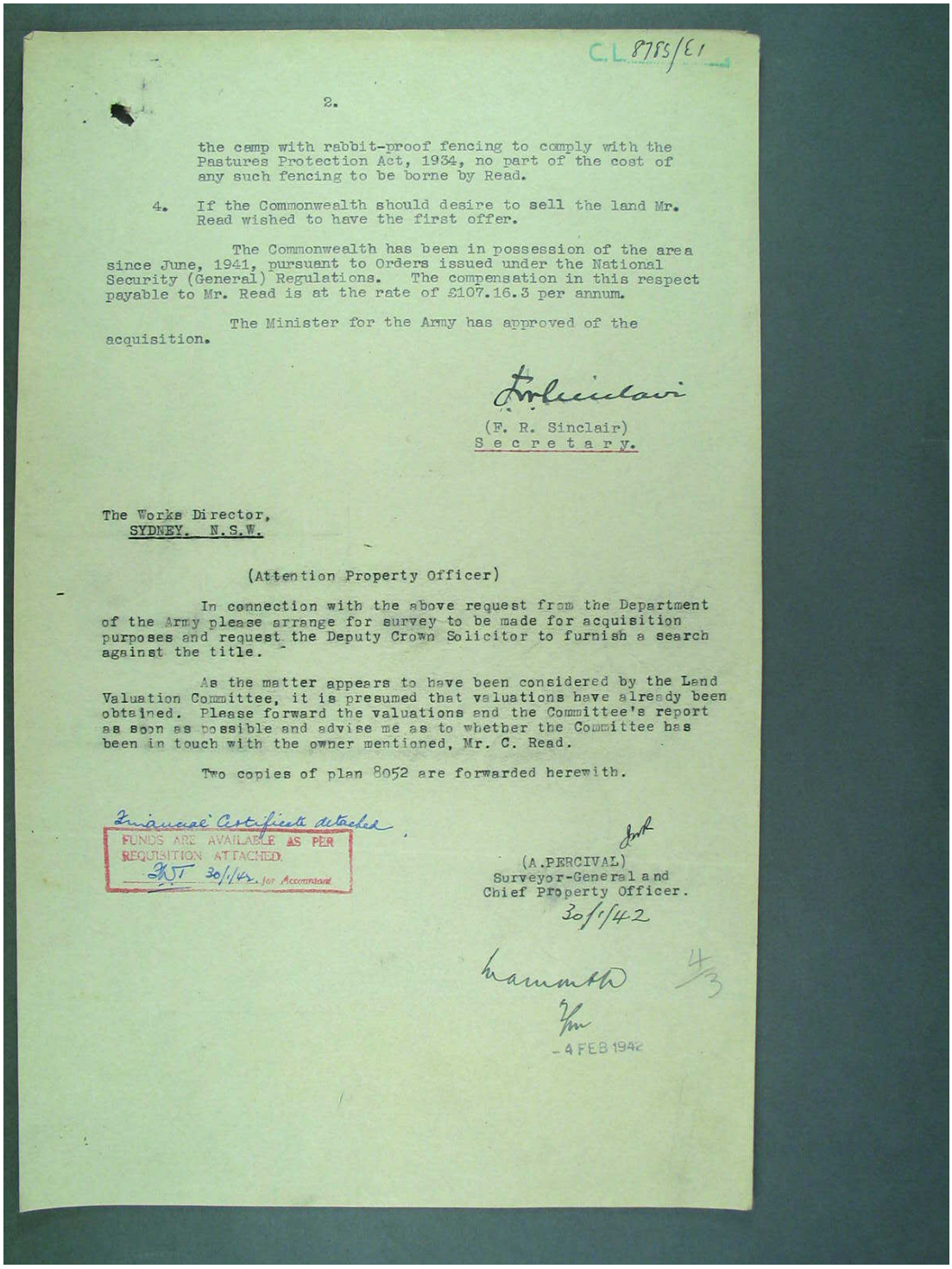
164 acres @ £10.10.0 ...	£1,722. 0. 0
Special Lease No.27/19 Land District of Cowra (expiring 31.12.1946).	11. 0. 0
Sewerage Easement.	20. 0. 0
Contingencies and Expenses.	47. 0. 0
TOTAL	£1,800. 0. 0

I enclose Financial Certificate for £1,800.0.0. For your information I desire to point out that Mr.Read offered to sell the 164 acres for £10.10.0 per acre clear of all expenses. This price is considered very reasonable. The Lands Valuation Committee's valuation is £12.12.7 per acre, after making due allowance for damage to the residue of the holding.

In making the said offer Mr.Read specified certain conditions, namely:-

1. The offer should remain open only until 29th October, 1941.
2. The Commonwealth to pay all fees so that the price of £10.10.0 per acre should be received by him without any deduction whatsoever.
3. The Commonwealth should securely fence all boundaries of

-4 FEB 1942



C.L. 8785/E1

2.

the camp with rabbit-proof fencing to comply with the Pastures Protection Act, 1934, no part of the cost of any such fencing to be borne by Read.

4. If the Commonwealth should desire to sell the land Mr. Read wished to have the first offer.

The Commonwealth has been in possession of the area since June, 1941, pursuant to Orders issued under the National Security (General) Regulations. The compensation in this respect payable to Mr. Read is at the rate of £107.16.3 per annum.

The Minister for the Army has approved of the acquisition.

F.R. Sinclair

(F. R. Sinclair)
Secretary.

The Works Director,
SYDNEY. N.S.W.

(Attention Property Officer)

In connection with the above request from the Department of the Army please arrange for survey to be made for acquisition purposes and request the Deputy Crown Solicitor to furnish a search against the title.

As the matter appears to have been considered by the Land Valuation Committee, it is presumed that valuations have already been obtained. Please forward the valuations and the Committee's report as soon as possible and advise me as to whether the Committee has been in touch with the owner mentioned, Mr. C. Read.

Two copies of plan 8052 are forwarded herewith.

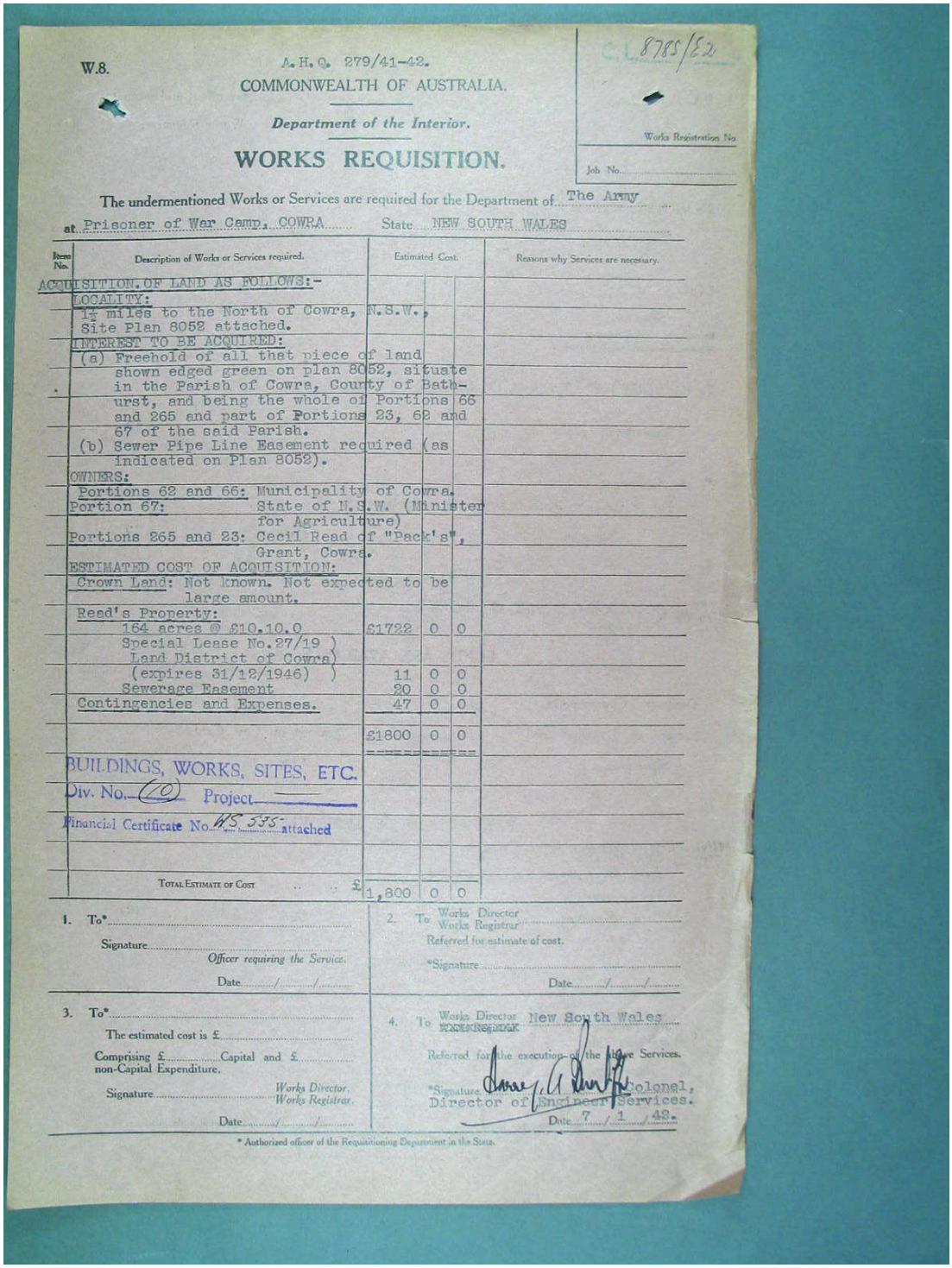
Finance Certificate attached.

FUNDS ARE AVAILABLE AS PER REQUISITION ATTACHED.
JWT 30/1/42. for Accountant

(A.PERCIVAL)
Surveyor-General and
Chief Property Officer.
30/1/42

Mammoth
4/3

-4 FEB 1942



W.8.

A.H.Q. 279/41-42.

COMMONWEALTH OF AUSTRALIA.

Department of the Interior.

C.L. 8785/E2

Works Registration No.

Job No.

WORKS REQUISITION.

The undermentioned Works or Services are required for the Department of The Army

at Prisoner of War Camp, COWRA State NEW SOUTH WALES

Item No.	Description of Works or Services required.	Estimated Cost.			Reasons why Services are necessary.
	ACQUISITION OF LAND AS FOLLOWS:-				
	LOCALITY:				
	1¼ miles to the North of Cowra, N.S.W., Site Plan 8052 attached.				
	INTEREST TO BE ACQUIRED:				
	(a) Freehold of all that piece of land shown edged green on plan 8052, situate in the Parish of Cowra, County of Bathurst, and being the whole of Portions 66 and 265 and part of Portions 23, 62 and 67 of the said Parish.				
	(b) Sewer Pipe Line Easement required (as indicated on Plan 8052).				
	OWNERS:				
	Portions 62 and 66: Municipality of Cowra.				
	Portion 67: State of N.S.W. (Minister for Agriculture)				
	Portions 265 and 23: Cecil Read of "Pack's", Grant, Cowra.				
	ESTIMATED COST OF ACQUISITION:				
	Crown Land: Not known. Not expected to be large amount.				
	Read's Property:				
	164 acres @ £10.10.0	£1722	0	0	
	Special Lease No.27/19) Land District of Cowra) (expires 31/12/1946))	11	0	0	
	Severage Easement	20	0	0	
	Contingencies and Expenses.	47	0	0	
		£1800	0	0	
	BUILDINGS, WORKS, SITES, ETC.				
	Div. No. 20 Project				
	Financial Certificate No. WS 535 attached				
	TOTAL ESTIMATE OF COST .. .. £	1,800	0	0	

1. To*

Signature

Officer requiring the Service.

Date ../../..

2. To Works Director / Works Registrar

Referred for estimate of cost.

*Signature

Date ../../..

3. To*

The estimated cost is £

Comprising £ Capital and £ non-Capital Expenditure.

Signature *Works Director. / Works Registrar.*

Date ../../..

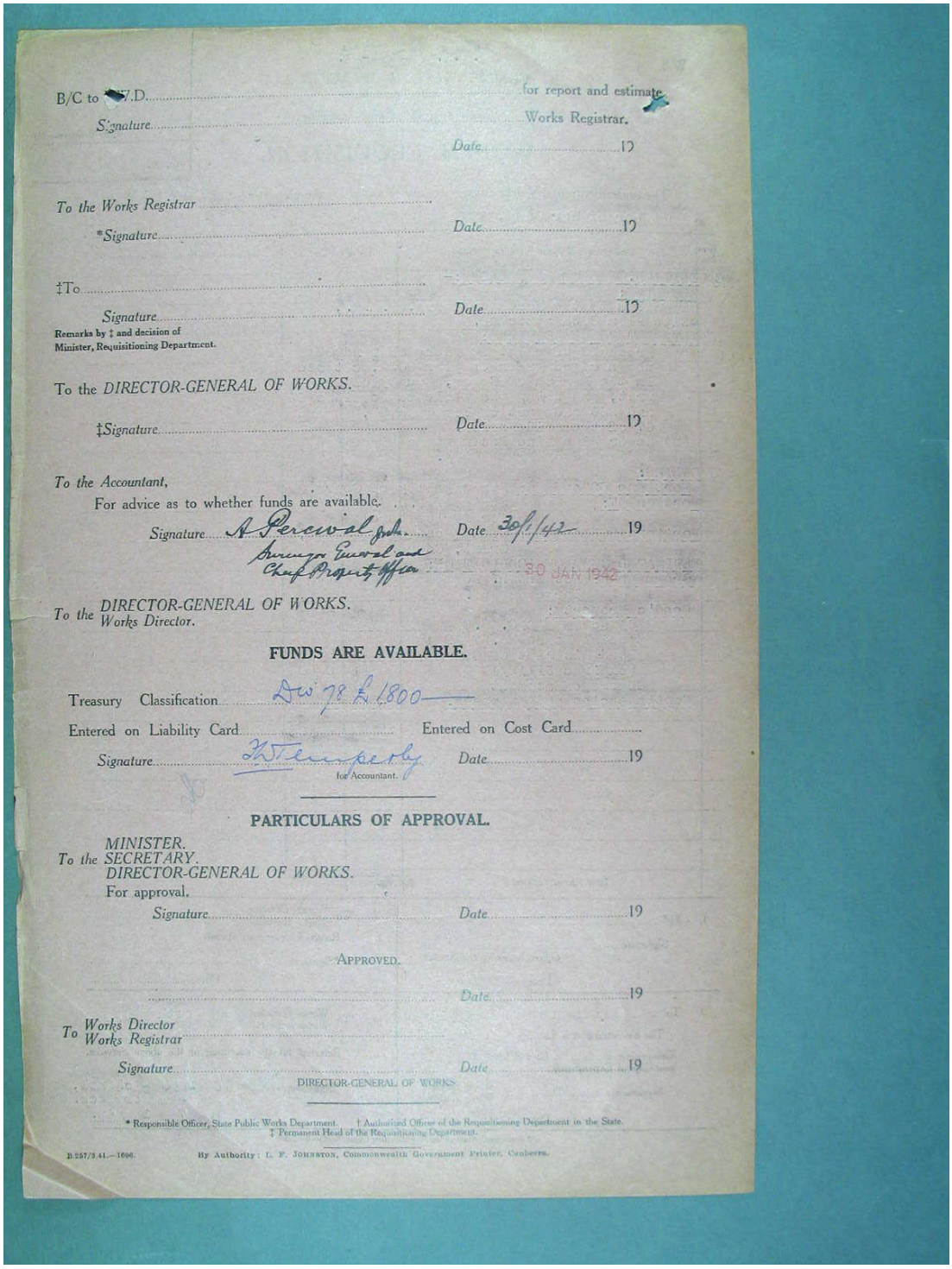
4. To Works Director New South Wales / ~~Works Registrar~~

Referred for the execution of the above Services.

*Signature Lieut-Colonel, Director of Engineer Services.

Date 7/1/42.

* Authorized officer of the Requisitioning Department in the State.



B/C to [redacted].D. for report and estimate.
Signature Works Registrar.
Date 19

To the Works Registrar
*Signature Date 19

‡To
Signature Date 19
Remarks by ‡ and decision of Minister, Requisitioning Department.

To the DIRECTOR-GENERAL OF WORKS.
‡Signature Date 19

To the Accountant,
For advice as to whether funds are available.
Signature A. Percival for Surveyor General and Chief Property Officer Date 30/1/42 19
30 JAN 1942

To the DIRECTOR-GENERAL OF WORKS. / Works Director.

FUNDS ARE AVAILABLE.

Treasury Classification Dw 78 £1800
Entered on Liability Card Entered on Cost Card
Signature H.W. Temperley for Accountant. Date 19

PARTICULARS OF APPROVAL.

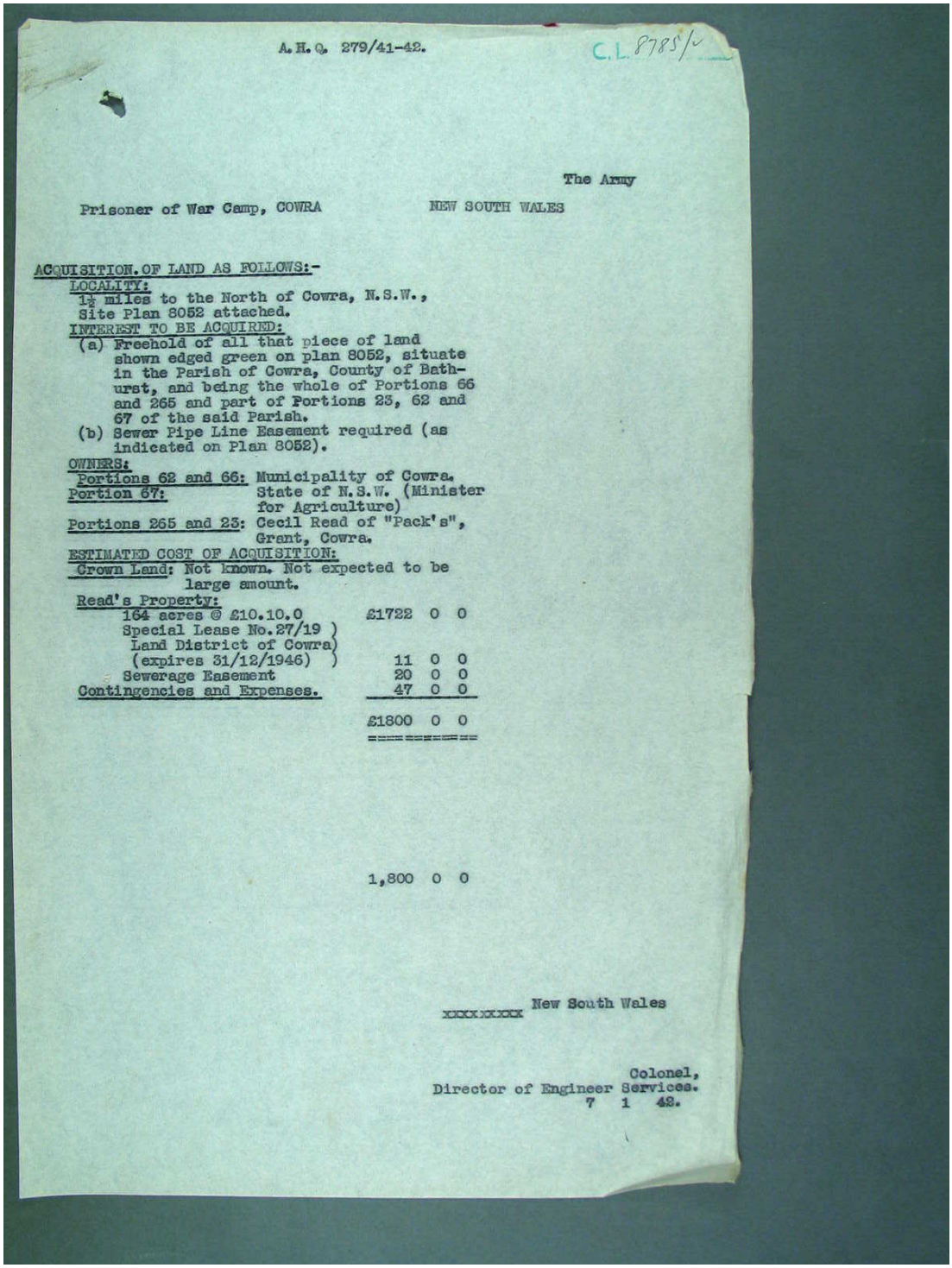
To the MINISTER. / SECRETARY. / DIRECTOR-GENERAL OF WORKS.
For approval.
Signature Date 19

APPROVED.
Date 19

To Works Director / Works Registrar
Signature Date 19
DIRECTOR-GENERAL OF WORKS

* Responsible Officer, State Public Works Department. † Authorized Officer of the Requisitioning Department in the State.
‡ Permanent Head of the Requisitioning Department.

B.257/3.41.—1000. By Authority: L. F. JOHNSTON, Commonwealth Government Printer, Canberra.



A.H.Q. 279/41-42. C.L. 8785/2

The Army

Prisoner of War Camp, COWRA NEW SOUTH WALES

ACQUISITION OF LAND AS FOLLOWS:-

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1½ miles to the North of Cowra, N.S.W.,
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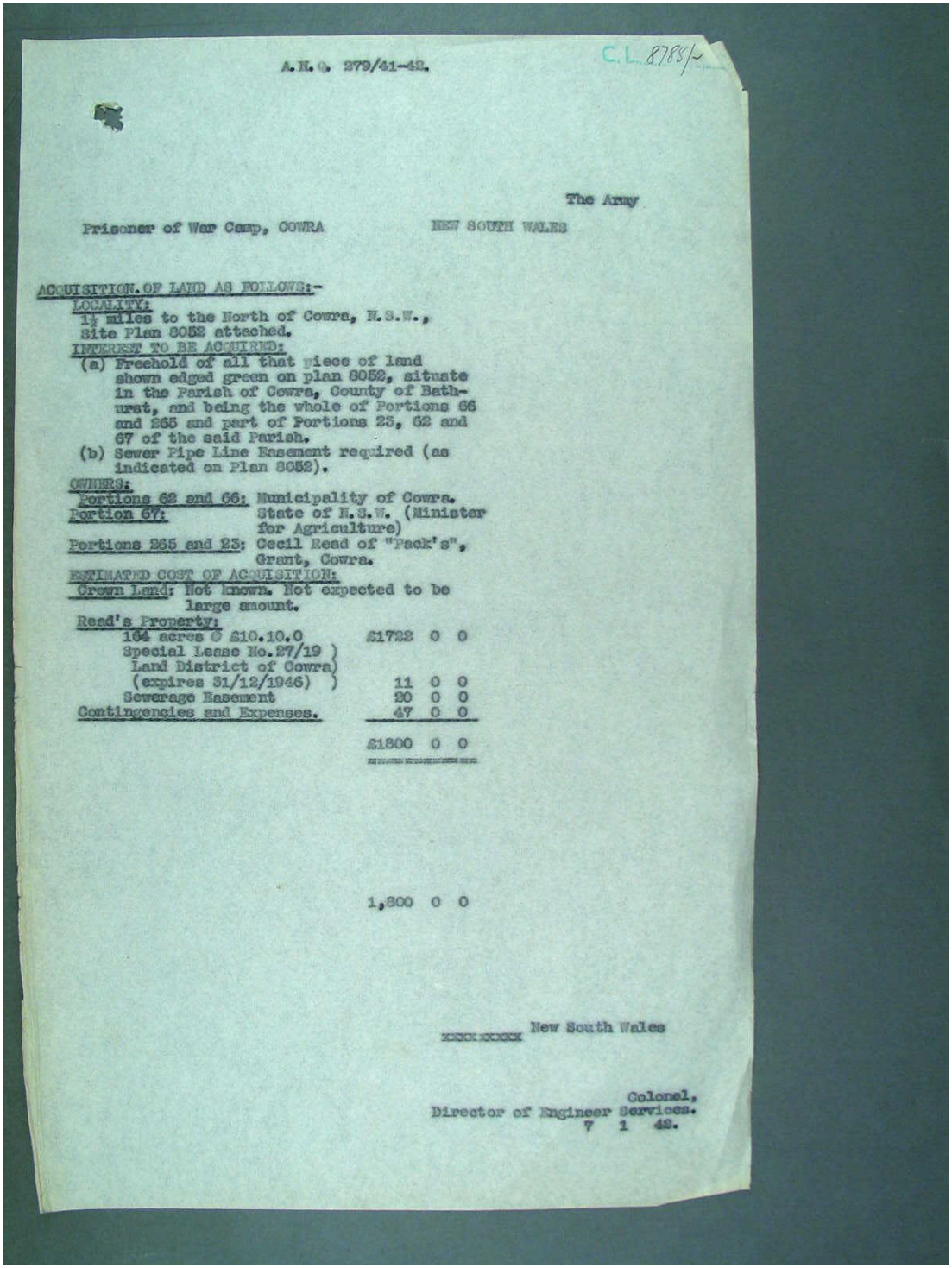
Sewerage Easement	20	0	0
Contingencies and Expenses.	47	0	0
	£1800	0	0

1,800 0 0

xxxxxxxx New South Wales

Colonel,
Director of Engineer Services.
7 1 42.



A.N.O. 279/41-42. C.L. 8785/-

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Contingencies and Expenses.	47	0	0
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1,800 0 0

xxxx New South Wales

Colonel,
Director of Engineer Services.
7 1 42.

NAS 277
Oct 1994

Australian Archives
DOCUMENT REMOVAL ADVICE

Folio/s numbered _____
has / have been removed from this item.

Series/Accession No.: SP857/3 Item No.: 4410187

Document description: Cowra experiment farm, barbed wire compound, cowra command. Colour

Reason for removal: copying

A copy/expunged copy has been inserted in place of folio/s yes

Number of folios removed: 1

Removed documents now controlled as: _____

Removed by: B. Andrews Position No. P01 Date 25.2.97

Pink - Item copy Yellow - Document copy Blue - Register copy

carste STUDIO
Architects and Heritage Consultants
ABN 16122394450 ACN 122394450
p: (02) 4951 2578 f: (02) 4950 0591 e: admin@carste.com.au
34 Clarke Street Wallsend 2287 | PO Box 149 Wallsend 2287
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APPENDIX 3

The Burra Charter. 2013, Australia ICOMOS.

Member Australian Institute of Architects

stephen booker
B. Sc (Arch), B.ARCH, M. Her. Cons, RAIA, M.ICOMOS, AAA, Apt
nominated architect
ARB NSW No. 4613 ARB VIC No. 1768
managing director

THE BURRA CHARTER

The Australia ICOMOS Charter for Places of Cultural Significance 2013



AUSTRALIA ICOMOS
International Council on Monuments and Sites

Australia ICOMOS Incorporated
International Council on Monuments and Sites

ICOMOS

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

Australia ICOMOS

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

Revision of the Burra Charter

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: australia.icomos.org

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

Citing the Burra Charter

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

© Australia ICOMOS Incorporated 2013

The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

This publication may be reproduced, but only in its entirety including the front cover and this page. Formatting must remain unaltered. Parts of the Burra Charter may be quoted with appropriate citing and acknowledgement.

Cover photograph by Ian Stapleton.

Australia ICOMOS Incorporated [ARBN 155 731 025]
Secretariat: c/o Faculty of Arts
Deakin University
Burwood, VIC 3125
Australia

http://australia.icomos.org/

ISBN 0 9578528 4 3

The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: australia.icomos.org.

What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See australia.icomos.org.

Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.

Articles

Explanatory Notes

Article 1. Definitions

For the purposes of this Charter:

1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.

See also Article 14.

1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Examples of protective care include:

- maintenance — regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration — returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction — replacing decayed fabric with new fabric

1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.

It is recognised that all places and their elements change over time at varying rates.

1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.

1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

Articles	Explanatory Notes
1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.	
1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.	Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.
1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.	
1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.	Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.
1.15 *Associations* mean the connections that exist between people and a *place*.	Associations may include social or spiritual values and cultural responsibilities for a place.
1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.	Meanings generally relate to intangible dimensions such as symbolic qualities and memories.
1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.	Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

Conservation Principles

Article 2. Conservation and management

2.1 *Places* of *cultural significance* should be conserved.

2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.

2.3 *Conservation* is an integral part of good management of *places* of *cultural significance*.

2.4 *Places* of *cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

Article 3. Cautious approach

3.1 *Conservation* is based on a respect for the existing *fabric*, *use*, *associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

Article 4. Knowledge, skills and techniques

4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

Articles

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

Explanatory Notes

The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

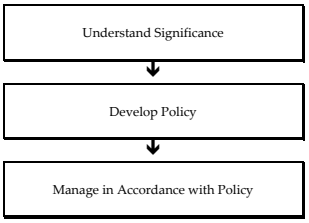
5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

Options considered may include a range of uses and changes (e.g. adaptation) to a place.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

Articles

Explanatory Notes

Article 8. Setting

Conservation requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

Setting is explained in Article 1.12.

Article 9. Location

9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.

9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

Article 12. Participation

Conservation, interpretation and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.

Articles | **Explanatory Notes**

Conservation Processes

Article 14. Conservation processes

Conservation may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance, preservation*, *restoration*, *reconstruction, adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

Article 16. Maintenance

Maintenance is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Article 17. Preservation

Preservation is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance,* or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

Articles	Explanatory Notes
Article 18. Restoration and reconstruction	
Restoration and *reconstruction* should reveal culturally significant aspects of the *place*.	
Article 19. Restoration	
Restoration is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.	
Article 20. Reconstruction	
20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.	Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.
20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.	
Article 21. Adaptation	
21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.	Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.
21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.	
Article 22. New work	
22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.	New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.
22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.	New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.
Article 23. Retaining or reintroducing use	
Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.	These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.
Article 24. Retaining associations and meanings	
24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.	For many places associations will be linked to aspects of use, including activities and practices. Some associations and meanings may not be apparent and will require research.
24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.	

Articles | **Explanatory Notes**

Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

In some circumstances any form of interpretation may be culturally inappropriate.

Conservation Practice

Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

Monitor actions taken in case there are also unintended consequences.

Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric, use, associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

Article 34. Resources

Adequate resources should be provided for *conservation*.

Words in italics are defined in Article 1.

Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

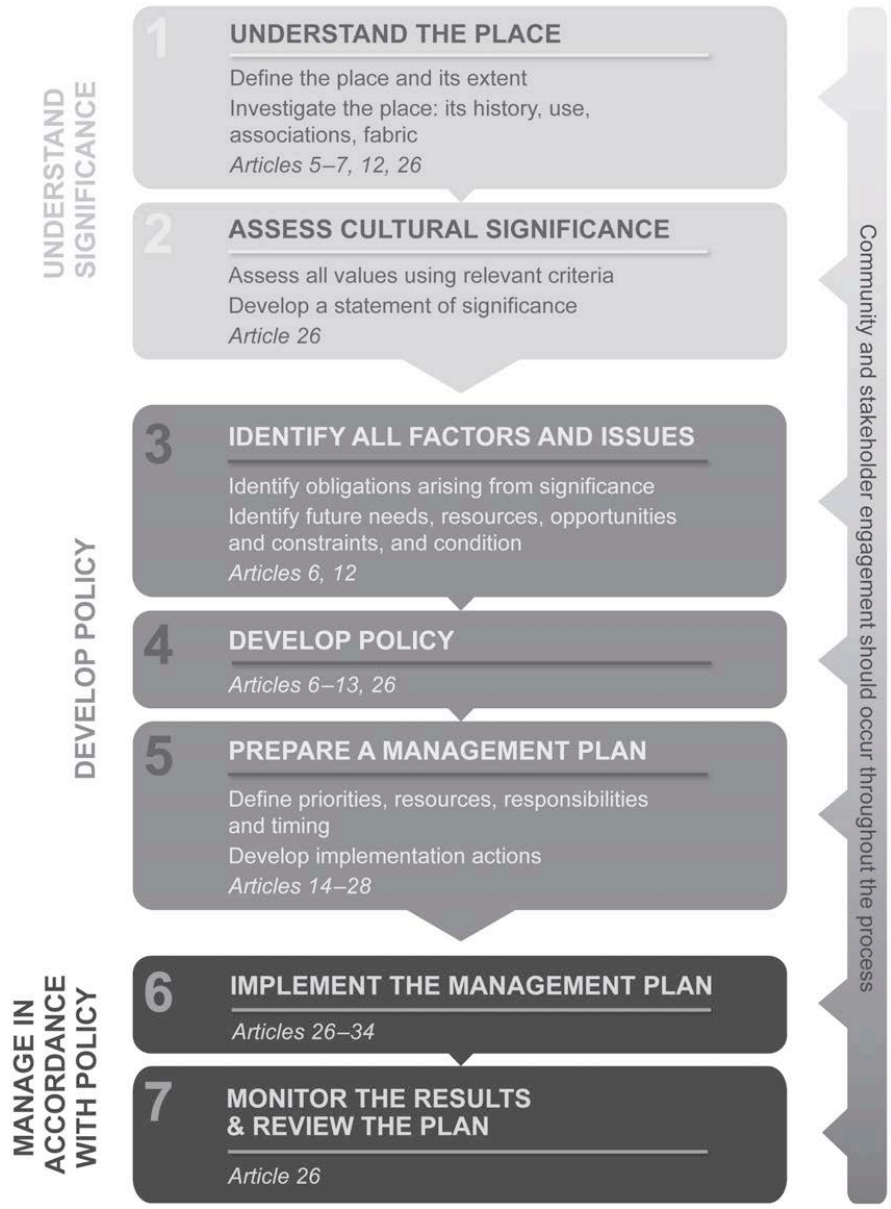
The best conservation often involves the least work and can be inexpensive.

The Burra Charter Process

Steps in planning for and managing a place of cultural significance

The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



5 LATE REPORTS

6 NOTICES OF MOTIONS

Nil

7 CONFIDENTIAL MATTERS

RECOMMENDATION

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

8 CONFIDENTIAL DIRECTOR-INFRASTRUCTURE & OPERATIONS

8.1 Acquisition of Land - Binni Creek Road - Lot 4 DP 720563

This matter is considered to be confidential under Section 10A(2)(c) 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 information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.