

plan introduction

PART A



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794



COWRA COUNCIL
COMPREHENSIVE DCP
2021

table of contents

A.1. INTRODUCTION TO PLAN	5
A.1.1. Introduction	5
A.1.1. Parts of this Plan	6
A.1.2. Plan amendments	7
A.1.3. Variation to controls	7
A.2.1. Land-use Matrix	8
A.2. LAND-USE MATRIX	9



introduction to plan

PART A.1

This part provides introduction information relating to the Cowra Council Development Control Plan 2021.

A.1.1.	Name of Plan	5
A.1.2.	Parts of this Plan	5
A.1.3.	Date of commencement	6
A.1.4.	Plan amendments	6
A.1.5.	Relationship to other plans	6
A.1.6.	References in plan	6
A.1.7.	Variation to controls	6
A.1.8.	Repeal of existing DCPs	6

A.1.1. Introduction

A.1.1.1. Name of Plan

This Plan is called the Cowra Shire Council Development Control Plan 2021

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 27 September 2021, and came into effect on 4 October 2021, 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 22(2) of the Environmental Planning and Assessment Regulation 2000, the this Plan repeals the Cowra Shire Council Comprehensive Development Control Plan 2014.

A.1.1. Parts of this Plan

The Cowra Shire Council Development Control Plan 2021 (DCP) is comprised of 17 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.

A matrix has been included in Section A.3.1 of this Part to provide applicants with a guide as to which parts of the DCP may contain controls that need to be considered for a particular type of development.

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.1.2. 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.1.3. 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 be 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 will generally be reported to a Council meeting for determination. 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

land-use maxtrix

PART A.2

This part includes a matrix that is intended to provide applicants with a guide only as to which parts of the Cowra DCP 2021 may contain controls that need to be considered for a particular type of development proposal.

Applicants are still encouraged to consult with Council for clarification as to which parts of the DCP will apply.

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND_USE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q			
advertisement	●			ONLY WHERE THERE IS CONSTRUCTION INVOLVED				●	●	ONLY WHERE THERE IS CONSTRUCTION INVOLVED		ONLY WHERE THERE IS CONSTRUCTION INVOLVED								
affordable housing	●		●		●		●						●		●	●	●	●		
agricultural produce industry	●		●				●				●			●		●		●		
agriculture	●						●							●						
air transport facility	●		●											●		●	●	●		
airstrip	●		●											●						
amusement centre	●		●						●		●			●		●	●	●	●	
animal boarding or training establishment	●		●				●				●			●		●		●		
artisan food and drink industry	●		●						●		●			●		●	●	●	●	
attached dwelling	●		●			●			●					●		●	●	●	●	
backpackers' accommodation	●		●						●					●		●	●	●	●	
bed and breakfast accommodation	●						●							●		●		●		
bee keeping	●						●							●						
biosolids treatment facility	●		●								●			●		●		●		
boarding house	●		●			●			●					●		●	●	●	●	
boat building and repair facility	●		●						●		●			●		●		●	●	
boat shed	●		●						●		●			●		●		●	●	
brothel	●		●						●		●			●		●		●	●	
building identification sign	●							●	●		●			●						
business identification sign	●							●	●		●			●						
business premises	●							●	●		●		●	●	●	●				
camping ground	●		●								●		●	●	●	●				

PART A.2 | LAND-USE MATRIX

COWRA DCP 2021

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND_USE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q			
canal estate development	●		●	ONLY WHERE THERE IS A SUBDIVISION INVOLVED						ONLY FOR DEVELOPMENT AT THE COWRA REGIONAL AIRPORT	●	ONLY WHERE ADVERTISING AND SIGNAGE IS INVOLVED	●	●	●	●	ONLY WHERE THERE IS CONSTRUCTION INVOLVED			
car park	●		●						●		●				●	●				●
caravan park	●		●						●					●		●		●	●	●
cellar door premises	●		●						●					●		●			●	●
centre-based child care facility	●		●						●					●		●		●	●	●
charter and tourism boating facility	●		●						●					●		●			●	●
commercial premises	●		●						●					●		●		●	●	●
community facility	●		●						●					●		●		●	●	●
correctional centre	●		●								●			●		●		●	●	●
crematorium	●		●						●		●			●		●		●	●	●
dairy (pasture-based)	●		●			●					●									
dairy (restricted)	●		●			●					●									
depot	●		●					●	●		●		●	●	●	●				
dual occupancy	●		●		●		●	●			●		●		●	●				
dual occupancy (attached)	●		●		●		●	●			●		●		●	●				
dual occupancy (detached)	●		●		●		●	●			●		●		●	●				
dwelling	●		●		●	●	●	●			●		●		●	●				
early education and care facility	●		●					●			●		●	●	●	●				
eco-tourist facility	●		●			●					●		●		●	●				
educational establishment	●		●					●			●		●	●	●	●				
electricity generating works	●		●						●		●		●		●					
emergency services facility	●		●			●		●	●		●		●	●	●	●				

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND_USE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q			
entertainment facility	●		●	ONLY WHERE THERE IS A SUBDIVISION INVOLVED				●	●	ONLY FOR DEVELOPMENT AT THE COWRA REGIONAL AIRPORT	●	ONLY WHERE ADVERTISING AND SIGNAGE IS INVOLVED	●	●	●	●	ONLY WHERE THERE IS CONSTRUCTION INVOLVED			
environmental facility	●		●						●		●		●	●	●	●		●	●	●
exhibition home	●		●		●			●	●				●	●	●	●		●	●	●
exhibition village	●		●		●			●					●	●	●	●		●	●	●
extractive industry	●		●										●	●	●	●			●	
farm building	●		●				●						●	●	●				●	
farm stay accommodation	●		●				●						●	●	●	●			●	●
feedlot	●		●										●	●	●				●	
food and drink premises	●		●						●						●	●		●	●	●
freight transport facility	●		●								●		●	●	●	●		●	●	●
function centre	●		●					●	●	●	●	●	●	●	●	●				
funeral home	●		●					●	●	●	●	●	●	●	●	●				
garden centre	●		●					●	●	●	●	●	●	●	●	●				
general industry	●		●						●	●	●	●	●	●	●	●				
group home	●		●		●		●	●		●	●	●	●	●	●	●				
hardware and building supplies	●		●					●	●	●	●	●	●	●	●	●				
hazardous industry	●		●						●	●	●	●	●	●	●	●				
hazardous storage establishment	●		●						●	●	●	●	●	●	●	●				
health consulting rooms	●		●					●		●	●	●	●	●	●	●				
health services facility	●		●					●		●	●	●	●	●	●	●				
heavy industrial storage establishment	●		●						●	●	●	●	●	●	●	●				

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND_USE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q			
heavy industry	●		●	ONLY WHERE THERE IS CONSTRUCTION INVOLVED					●	ONLY WHERE THERE IS CONSTRUCTION INVOLVED	●	ONLY WHERE ADVERTISING AND SIGNAGE IS INVOLVED	●	●	●	●	ONLY WHERE THERE IS CONSTRUCTION INVOLVED			
helipad	●		●						●		●		●	●	●	●		●	●	●
heliport	●		●										●	●	●	●		●	●	●
high technology industry	●		●						●		●		●	●	●	●		●	●	●
highway service centre	●		●						●		●		●	●	●	●		●	●	●
home-based child care	●		●										●	●	●	●		●	●	●
home business	●		●										●	●	●	●		●	●	●
home industry	●		●										●	●	●	●		●	●	●
home occupation	●		●										●	●	●	●		●	●	●
home occupation (sex services)	●		●										●	●	●	●		●	●	●
horticulture	●		●				●						●	●	●	●		●	●	●
hospital	●		●						●				●	●	●	●		●	●	●
hostel	●		●						●				●	●	●	●		●	●	●
hotel or motel accommodation	●		●						●				●	●	●	●		●	●	●
industrial retail outlet	●		●								●		●	●	●	●		●	●	●
industrial training facility	●		●								●		●	●	●	●		●	●	●
industry	●		●								●		●	●	●	●		●	●	●
information and education facility	●		●						●		●		●	●	●	●		●	●	●
intensive livestock agriculture	●		●				●						●	●	●	●		●	●	●
intensive plant agriculture	●		●				●						●	●	●	●		●	●	●
kiosk	●		●					●		●	●	●	●	●	●	●				
landscaping material supplies	●		●					●	●	●	●	●	●	●	●	●				

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND_USE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q				
light industry	●		●	ONLY WHERE THERE IS A SUBDIVISION INVOLVED					●	ONLY FOR DEVELOPMENT AT THE COWRA REGIONAL AIRPORT	●	ONLY WHERE ADVERTISING AND SIGNAGE IS INVOLVED	●	●	●		ONLY WHERE THERE IS CONSTRUCTION INVOLVED				
liquid fuel depot	●		●						●		●		●	●	●	●		●			
livestock processing industry	●		●								●		●	●					●		
local distribution premises	●		●						●		●		●	●	●	●		●	●	●	
marina	●		●						●				●	●	●	●		●	●	●	
market	●		●						●		●		●	●	●	●		●	●	●	
medical centre	●		●						●				●	●	●	●		●	●	●	
mine	●		●										●	●	●				●		
mixed use development	●		●			●			●				●	●	●	●		●	●	●	
mortuary	●		●						●		●		●	●	●	●		●	●	●	
multi dwelling housing	●		●		●			●		●	●	●	●	●	●	●					
neighbourhood shop	●		●					●		●	●	●	●	●	●	●					
neighbourhood supermarket	●		●					●		●	●	●	●	●	●	●					
offensive industry	●		●						●	●	●	●	●	●	●						
offensive storage establishment	●		●						●	●	●	●	●	●	●						
office premises	●		●					●		●	●	●	●	●	●	●					
pig farm	●		●							●	●	●			●						
place of public worship	●		●					●	●	●	●	●	●	●	●	●					
plant nursery	●		●					●	●	●	●	●	●	●	●	●					
pond-based aquaculture	●		●						●	●	●	●	●	●	●						
port facilities	●		●							●	●	●	●		●	●					
poultry farm	●		●							●	●	●			●						

PART A.2 | LAND-USE MATRIX

COWRA DCP 2021

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND_USE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q				
pub	●		●	ONLY WHERE THERE IS A SUBDIVISION INVOLVED				●		ONLY FOR DEVELOPMENT AT THE COWRA REGIONAL AIRPORT	●	ONLY WHERE ADVERTISING AND SIGNAGE IS INVOLVED	●	●	●	●	ONLY WHERE THERE IS CONSTRUCTION INVOLVED				
public administration building	●		●					●			●		●	●	●	●		●	●	●	
public utility infrastructure,	●		●						●		●		●	●					●		
recreation facility (indoor	●		●						●		●		●	●	●	●		●	●	●	●
recreation facility (major	●		●						●		●		●	●	●	●		●	●	●	●
recreation facility (outdoor)	●		●						●		●		●	●	●	●		●	●	●	●
registered club	●		●						●				●	●	●	●		●	●	●	●
research station	●		●						●		●		●	●	●	●		●	●		
residential care facility	●		●						●				●	●	●	●		●	●	●	●
residential flat building	●		●			●			●				●	●	●	●		●	●	●	●
resource recovery facility	●		●						●		●		●	●	●	●		●	●		
respite day care centre	●		●						●				●	●	●	●		●	●	●	●
restaurant or cafe	●		●						●				●	●	●	●		●	●	●	●
restricted premises	●		●						●		●		●	●	●	●		●	●	●	●
restriction facilities	●		●						●		●		●	●	●	●		●	●	●	●
retail premises	●		●						●				●	●	●	●		●	●	●	●
roadside stall	●		●										●	●	●	●			●		
rural industry	●		●								●		●	●	●	●			●		
rural supplies	●		●						●		●		●	●	●	●		●	●		
rural worker's dwelling	●		●				●						●	●	●	●			●		
sawmill or log processing works	●		●					●	●	●	●	●	●	●	●						
school	●		●					●		●	●	●	●	●	●	●	●				

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND_USE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q			
school-based child care	●		●	ONLY WHERE THERE IS A SUBDIVISION INVOLVED				●		ONLY FOR DEVELOPMENT AT THE COWRA REGIONAL AIRPORT	●	ONLY WHERE ADVERTISING AND SIGNAGE IS INVOLVED	●	●	●		ONLY WHERE THERE IS CONSTRUCTION INVOLVED			
secondary dwelling	●		●		●	●	●	●	●				●						●	●
self-storage units	●		●						●		●			●		●		●	●	●
semi-detached dwelling	●		●		●				●					●		●		●	●	●
seniors housing	●		●		●				●					●		●		●	●	●
service station	●		●						●		●			●		●		●	●	●
serviced apartment	●		●		●				●					●		●		●	●	●
sex services premises	●		●						●		●			●		●		●	●	●
shop	●		●						●					●		●		●	●	●
shop top housing	●		●		●				●					●		●		●	●	●
signage	●		●						●		●			●					●	
small bar	●		●						●					●		●		●	●	●
specialised retail premises	●		●						●					●		●		●	●	●
stock and sale yard	●		●								●			●		●		●	●	●
storage premises	●		●						●		●			●		●		●	●	●
take away food and drink premises	●		●						●		●			●		●		●	●	●
tank-based aquaculture	●		●								●			●		●			●	●
timber yard	●		●						●		●			●		●		●	●	●
tourist and visitor accommodation	●		●		●				●					●		●		●	●	●
transport depot	●		●						●		●			●		●		●	●	●
truck depot	●		●				●	●	●		●		●	●	●	●				

PART A.2 | LAND-USE MATRIX

COWRA DCP 2021

- RELEVANT PART FOR CONSIDERATION
- CONSIDER PART IF NECESSARY

LAND_USE	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q			
vehicle body repair workshop	●		●	ONLY WHERE THERE IS A SUBDIVISION INVOLVED				●	●	ONLY FOR DEVELOPMENT AT THE COWRA REGIONAL AIRPORT	●	ONLY WHERE ADVERTISING AND SIGNAGE IS INVOLVED	●	●	●	●	ONLY WHERE THERE IS CONSTRUCTION INVOLVED			
vehicle repair station	●		●					●	●		●		●	●	●	●		●	●	●
vehicle sales or hire premises	●		●					●	●		●		●	●	●	●		●	●	●
veterinary hospital	●		●					●	●		●		●	●	●	●		●	●	●
viticulture	●		●										●	●				●		
warehouse or distribution centre	●		●					●	●		●		●	●	●	●		●	●	●
waste disposal facility	●		●								●		●	●	●	●		●	●	●
waste or resource management facility	●		●								●		●	●	●	●		●	●	●
waste or resource transfer station	●		●								●		●	●	●	●		●	●	●
water recreation structure	●		●								●		●	●	●	●		●	●	●
water recycling facility	●		●								●		●	●	●	●		●	●	●
water storage facility	●		●								●		●	●	●	●		●	●	●
water treatment facility	●		●								●		●	●	●	●		●	●	●
wharf or boating facilities	●		●								●		●	●	●	●		●	●	●



PREPARED BY
COWRA SHIRE COUNCIL
116 KENDAL STREET
COWRA NSW 2794

2021
COMPREHENSIVE DCP