

urban + village development

PART E



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

COWRA COUNCIL
COMPREHENSIVE DCP
2021



table of contents

E.1. DWELLINGS	5
E.1.1. Application of Section	5
E.1.2. Objectives	5
E.1.3. Site Analysis Planning	6
E.1.4. Soil Erosion + Sedimentation Control	7
E.1.5. Cut and Fill Controls	8
E.1.6. Streetscape Controls	9
E.1.7. Height Controls	10
E.1.8. Solar Access Controls	11
E.1.9. Front setback controls	12
E.1.10. Side Setbacks	18
E.1.11. Rear Setbacks	19
E.1.12. Visual & Acoustic Privacy Controls	20
E.1.13. Landscaped Area Controls	21
E.1.14. Sustainable Building Design Controls	22
E.1.15. Livable Housing Design	23
E.2. MEDIUM DENSITY HOUSING	25
E.2.1. Application of Section	25
E.2.1. Objectives	29
E.2.2. Site Analysis	30
E.2.3. Soil Erosion and Sedimentation Control	31
E.2.4. Landscaping	32

E.2.5. Cut and Fill Controls	33
E.2.6. Site Area and Frontage Controls	34
E.2.7. Streetscape Controls	35
E.2.8. Height Controls	36
E.2.9. Solar Access Controls	37
E.2.10. Front setback controls	38
E.2.11. Side Setbacks	42
E.2.12. Rear Setbacks	43
E.2.13. Visual & Acoustic Privacy Controls	44
E.2.14. Private Open Space Controls	46
E.2.15. Sustainable Building Design Controls	47
E.2.16. Livable Housing Design	48
E.3. CHARACTER AREAS	51
E.3.1. Vaux St Character Area	51
E.3.2. Keswick St Character Area	55
E.3.3. Liverpool St Character Area	59
E.3.4. Darling St Character Area	63
E.3.5. Bartlett Ave Character Area	67
E.3.6. Railway St Character Area	71
E.3.7. Fitzroy St Character Area	75
E.3.8. Parkes St Character Area	79
E.4. ANCILLARY DEVELOPMENT	85
E.4.1. Application of this Section	85
E.4.2. Objectives	85
E.4.3. Ancillary buildings - attached	86
E.4.4. Ancillary buildings - detached	87
E.4.5. Private Swimming Pool Controls	88
E.4.6. Fencing Controls	89
E.4.7. Waste Management Controls	90
E.4.8. Rainwater Tanks	91
E.4.9. Site Facility Controls	92
E.4.10. Servicing Controls	93

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.

E.1.1.	Application of Section	5
E.1.2.	Objectives	5
E.1.3.	Site Analysis Planning	6
E.1.4.	Soil Erosion + Sedimentation Control	7
E.1.5.	Cut and Fill Controls	8
E.1.6.	Streetscape Controls	9
E.1.7.	Height Controls	10
E.1.8.	Solar Access Controls	11
E.1.9.	Front setback controls	12
E.1.10.	Side Setbacks	18
E.1.11.	Rear Setbacks	19
E.1.12.	Visual & Acoustic Privacy Controls	20
E.1.13.	Landscaped Area Controls	21
E.1.14.	Sustainable Building Design Controls	22
E.1.15.	Livable Housing Design	23

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.
- B2 Local Centre.
- B5 Business Development.

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

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

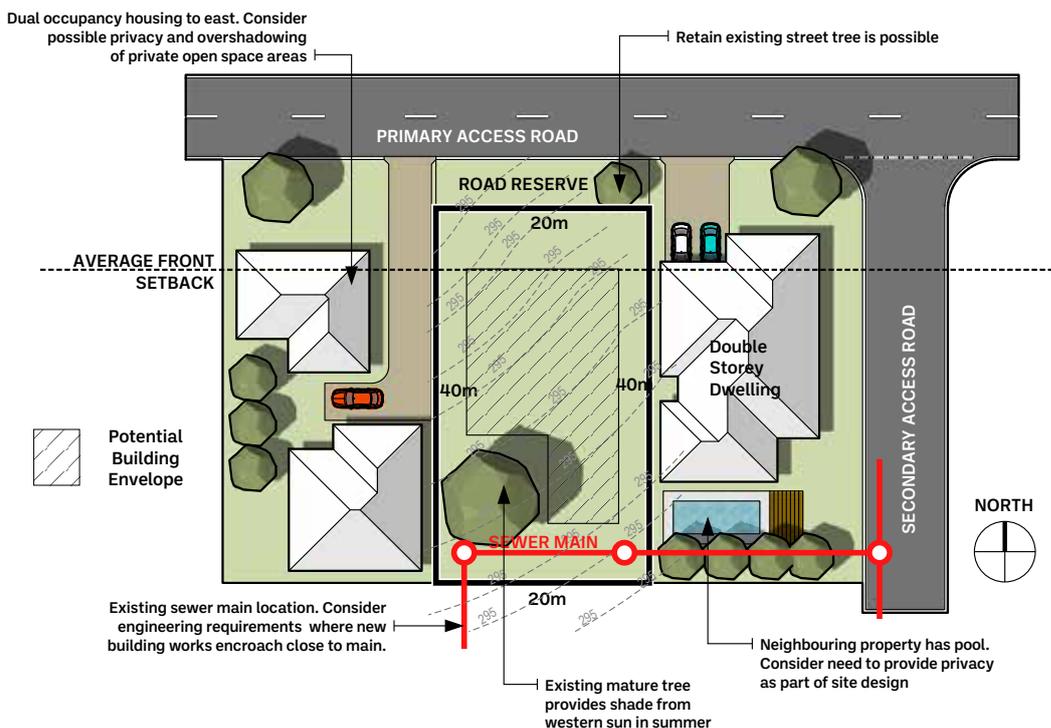
A site analysis identifies the constraints and opportunities of the site as well as the immediate locality and the wider environment. It includes both natural and built elements. The site analysis will influence how the design optimises site attributes and complements neighbourhood character whilst preserving 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.

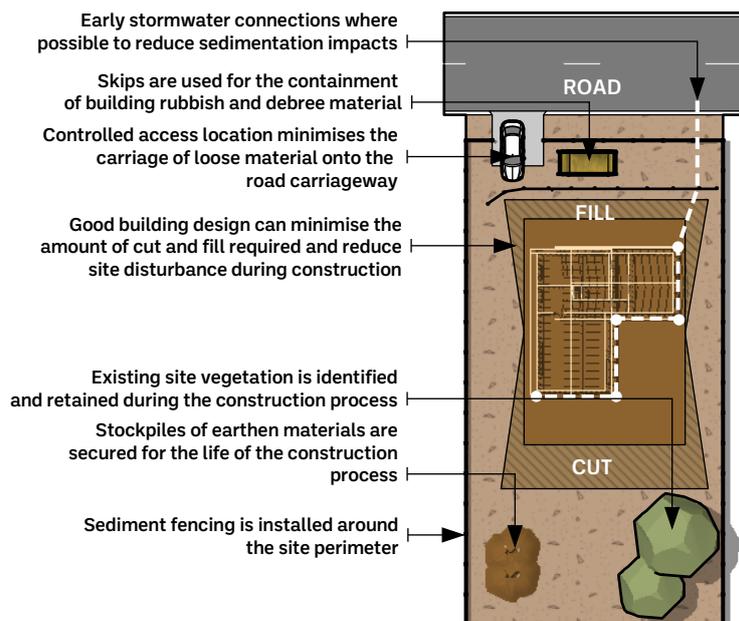


E.1.4. Soil Erosion + Sedimentation Control

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 to new dwellings:

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



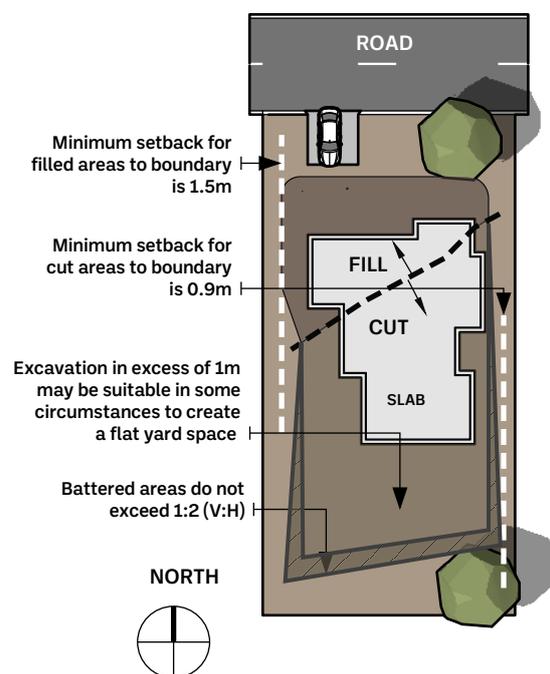
E.1.5. Cut and Fill Controls

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 to new dwellings:

- 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 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 new 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.



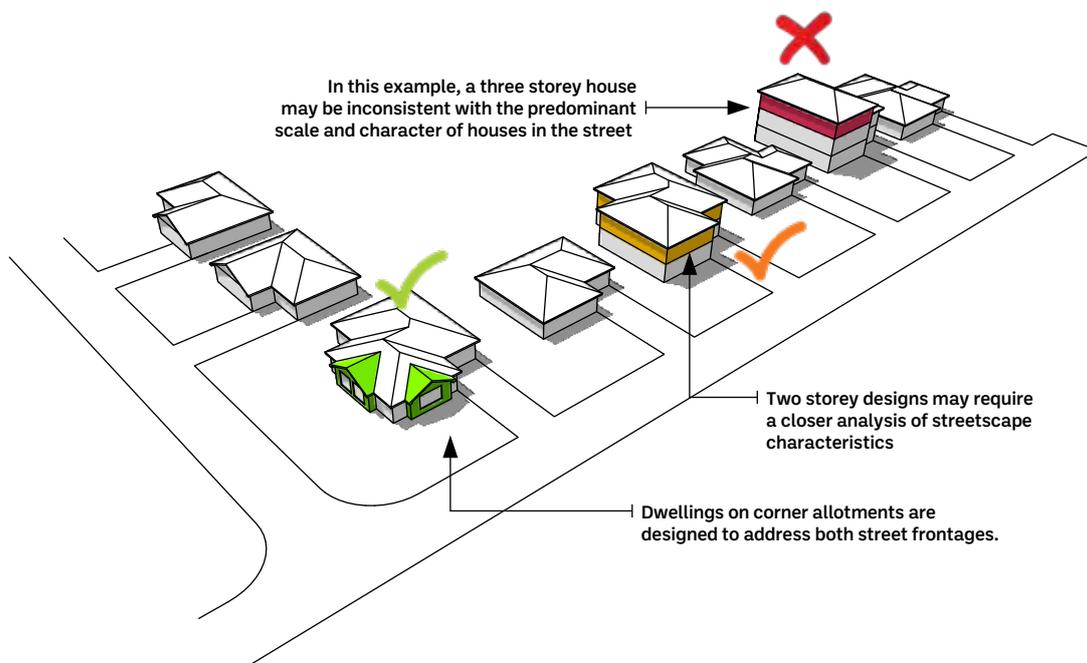
E.1.6. Streetscape Controls

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

The following controls apply to new dwellings:

- 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 (living area) 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:

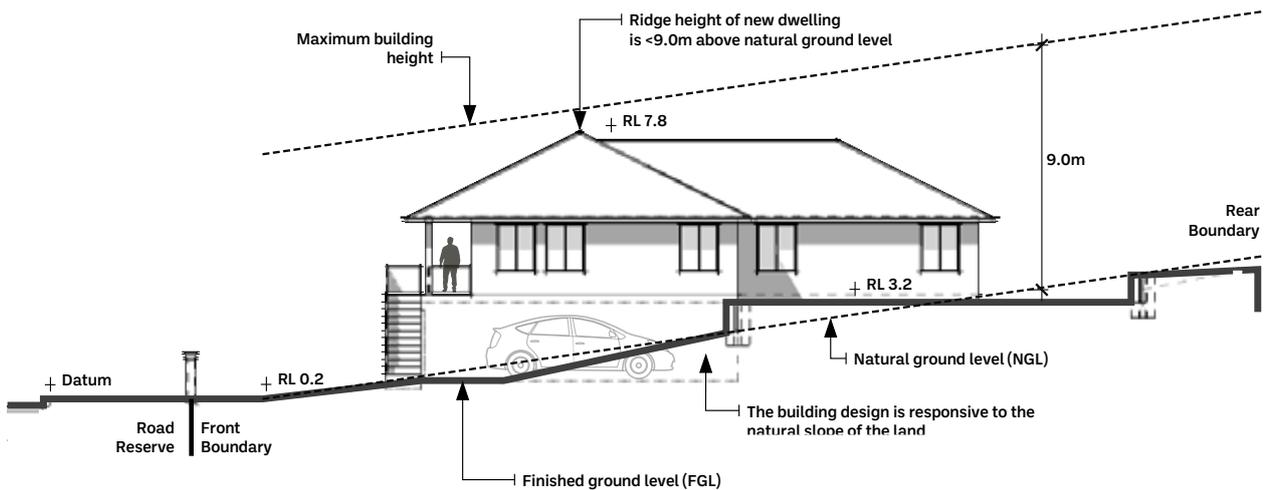


E.1.7. Height Controls

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 to new dwellings:

- 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.

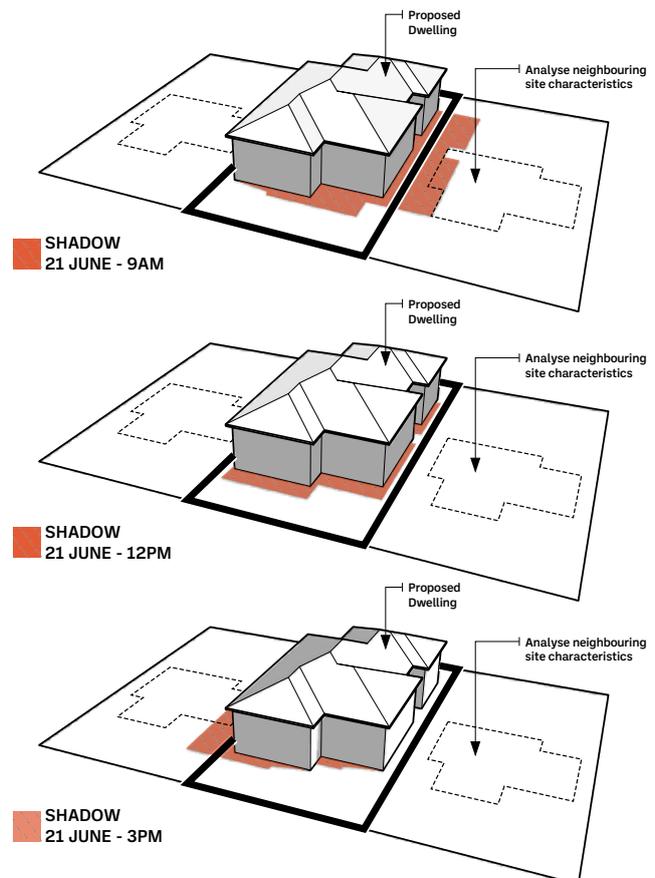


E.1.8. Solar Access Controls

The solar access of a property refers to its 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 to new dwellings:

- 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 magnetic and true north.
- c. Where possible, new residential buildings should be orientated on a north-south or east-west axis to maximise solar access, with living spaces to be located predominantly to the north.



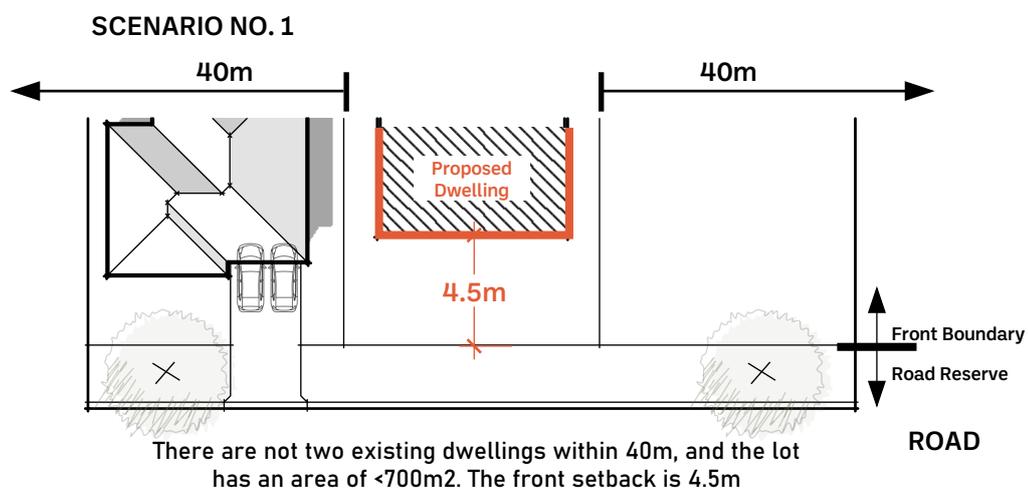
E.1.9. Front setback controls

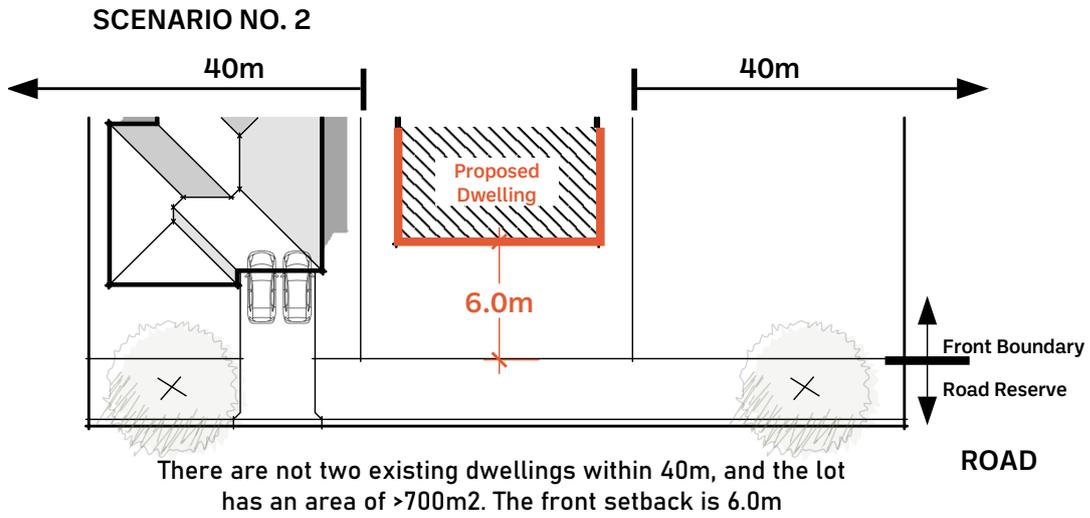
Front setbacks are important as they establish the building's location in relationship to neighbouring buildings and the streetscape in general. Front setbacks also allow space for landscaping in residential areas. Front setbacks are measured from the front boundary of the allotment to the outer edge of the wall of the building.

E.1.9.1. New Dwellings

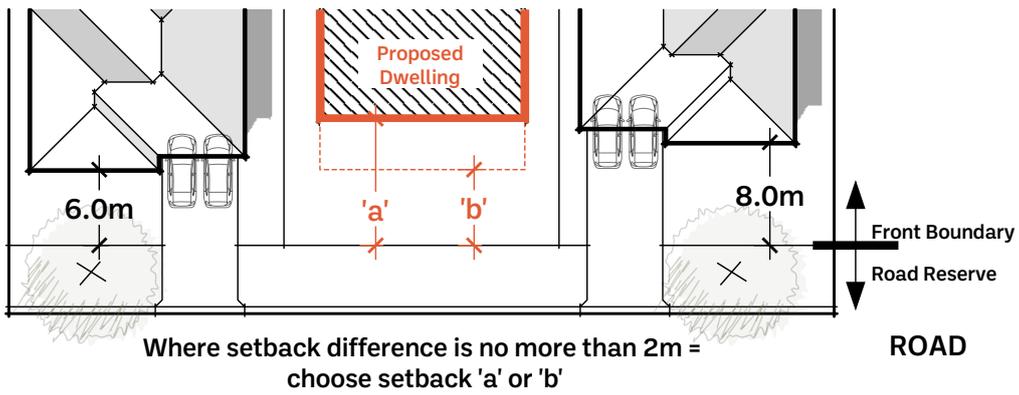
a. The front setback for new dwellings is determined by applying any one of the following scenarios to the proposed development:

- i. **Scenario 1** - 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.
- ii. **Scenario 2** - 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.
- 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, choose either setback.
- iv. **Scenario 4** - 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.
- v. **Scenario 5** - Measure the setbacks of the nearest two dwellings facing the same street, and where the setback difference is more than 2m, take the average of those setbacks.
- vi. **Scenario 6** - 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.

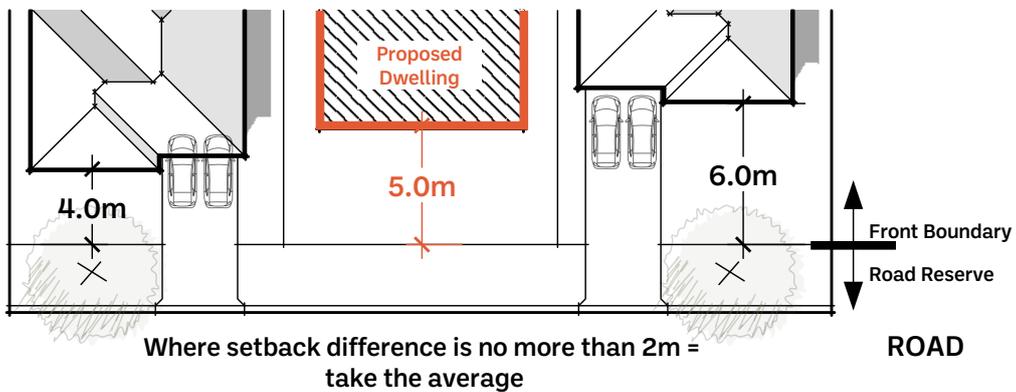




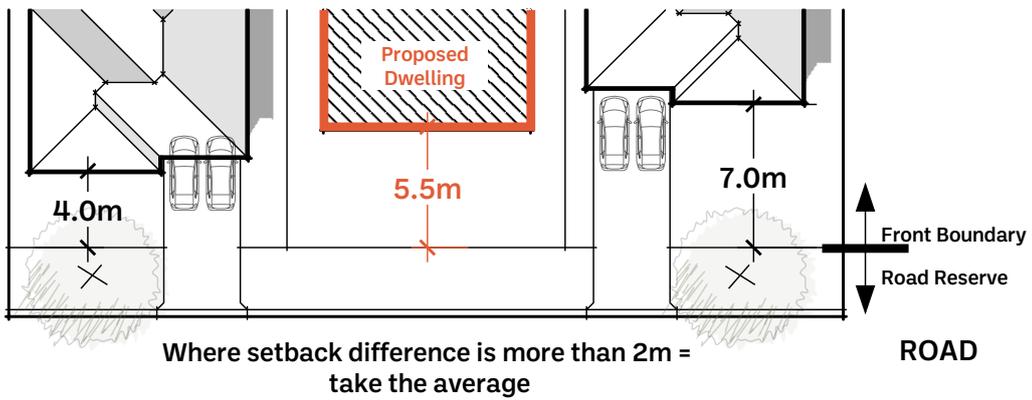
SCENARIO NO. 3



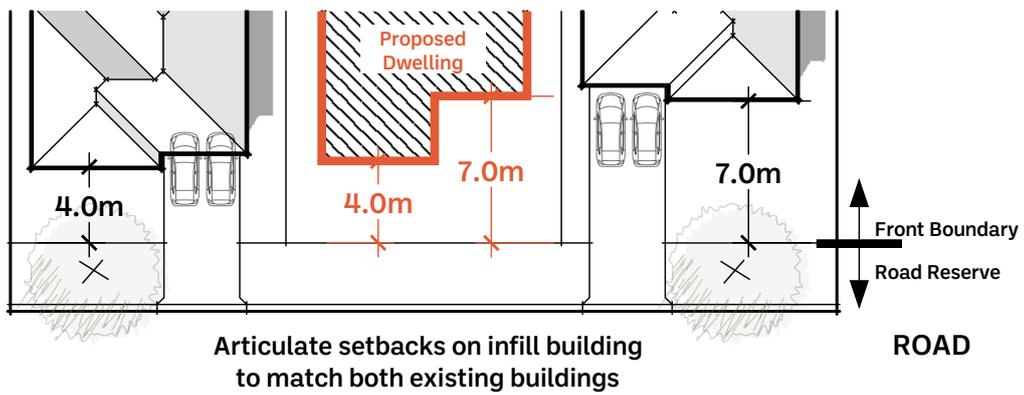
SCENARIO NO. 4



SCENARIO NO. 5

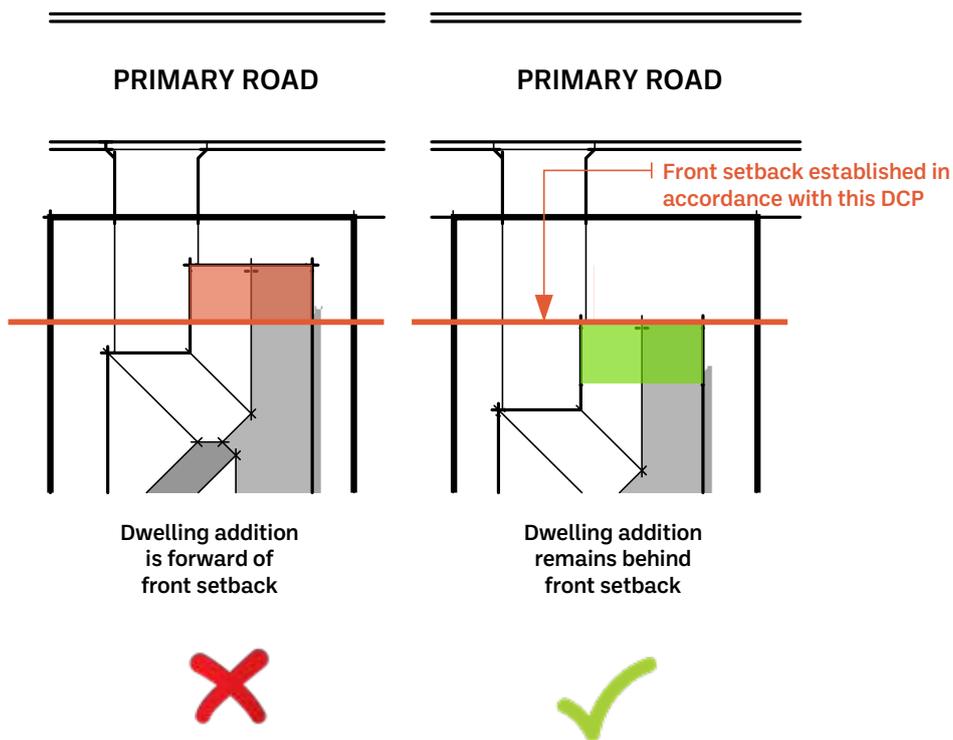


SCENARIO NO. 6



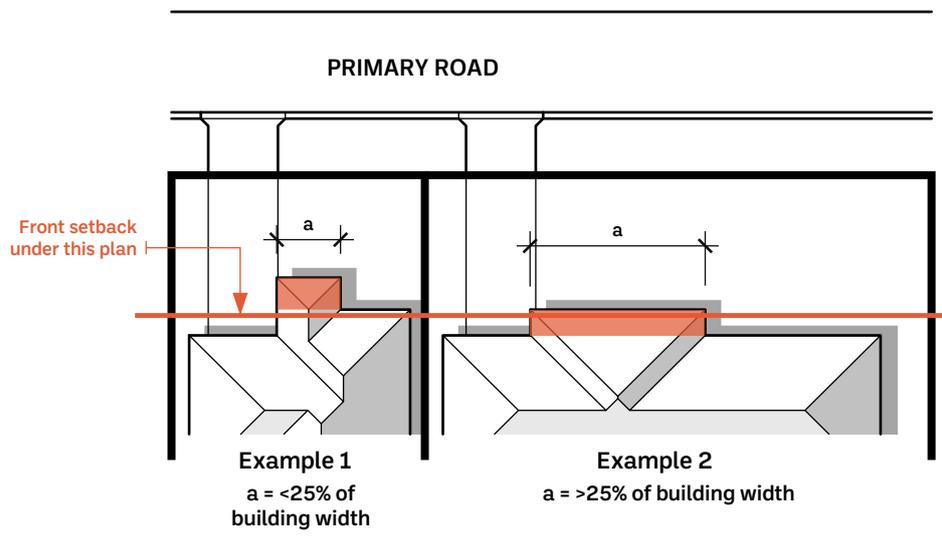
E.1.9.2. Dwellings Alterations & Additions

- a. For dwelling alterations 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.



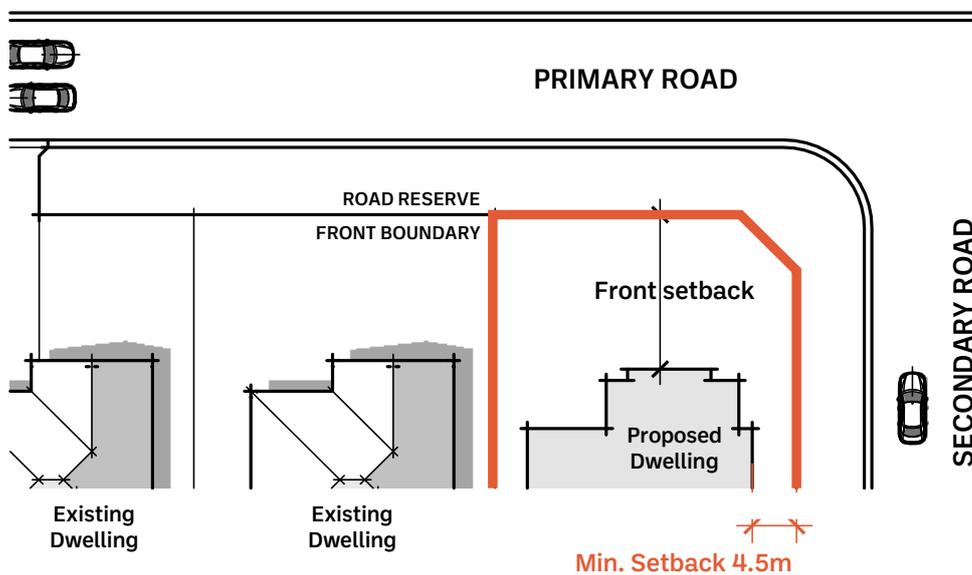
E.1.9.3. Treatment of Articulation Features

- 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.

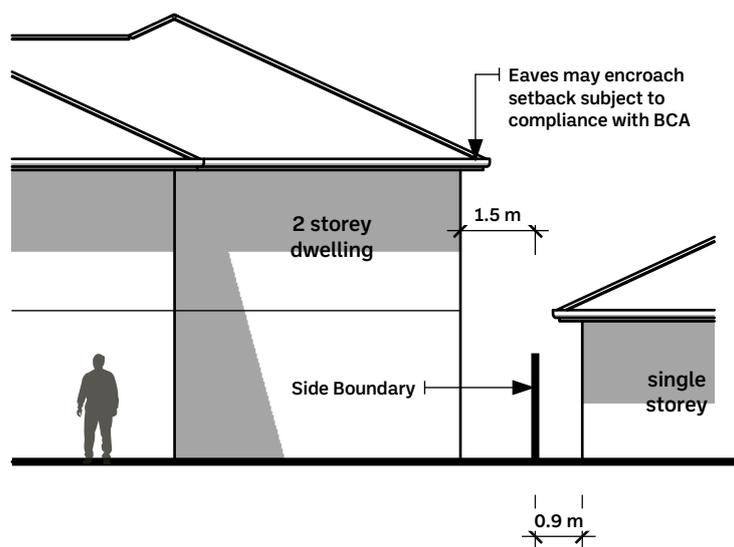


E.1.10. Side Setbacks

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 to new dwellings:

- 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).

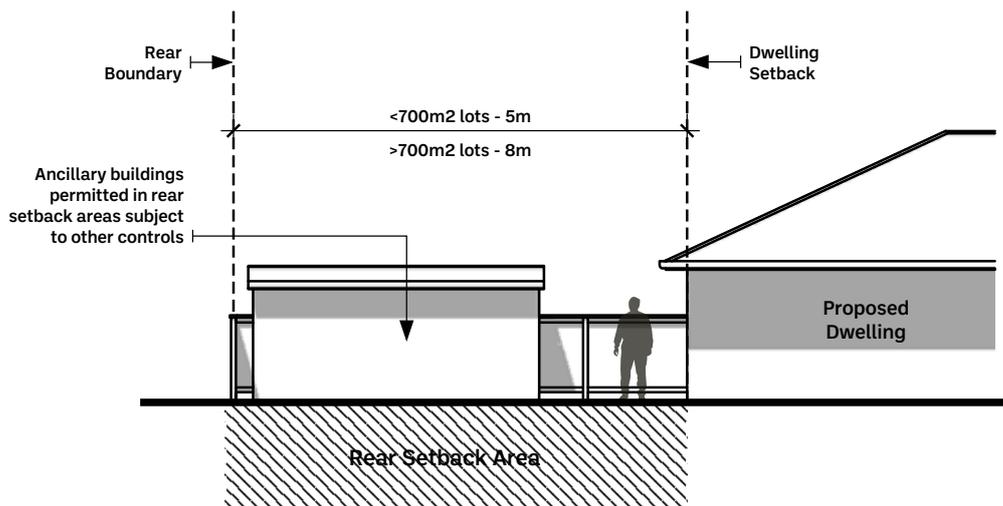


E.1.11. Rear Setbacks

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 to new dwellings:

- All dwellings on a lot having an area of 700m² or less should be setback a minimum 5 metres from the rear boundary.
- All dwellings on a lot having an area of more than 700m² should be setback a minimum 8 metres from the rear boundary.

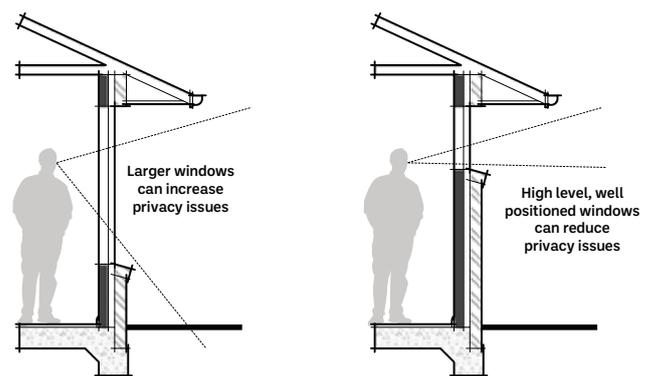
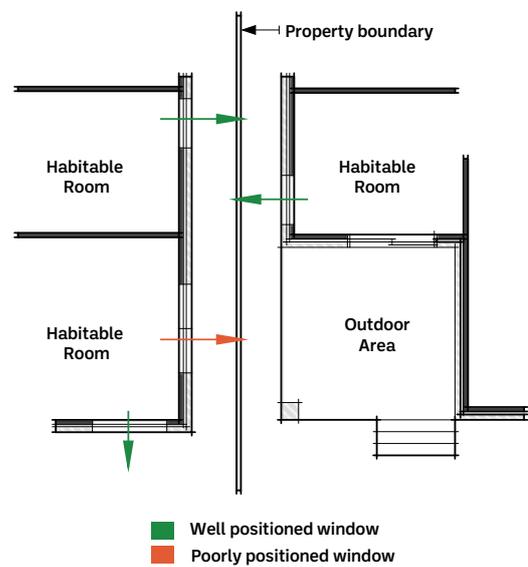


E.1.12. Visual & Acoustic Privacy Controls

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 to new dwellings:

- 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).



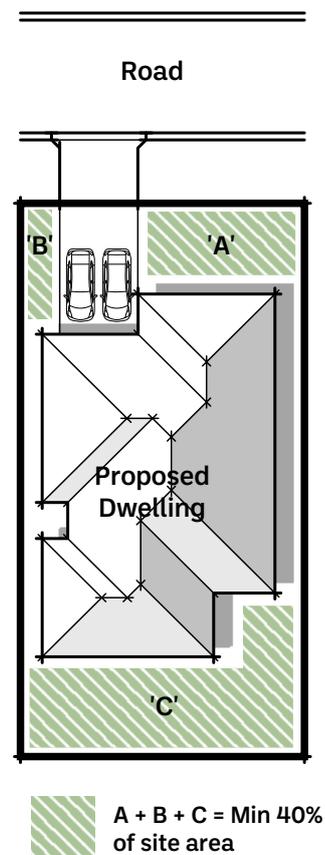
E.1.13. Landscaped Area Controls

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 to new dwellings:

- 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.
- b. Development plans submitted to Council for approval should include calculations demonstrating compliance with control (b).



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 to new dwellings:

- 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.

E.1.15. Livable Housing Design

In 2012 Liveable Housing Australia produced the Livable Housing Design Guidelines (the Guidelines), which encourages homes to be designed and built to meet the changing needs of occupants across their lifetime.

Livable design recommends the inclusion of key easy living features that aim to make homes easier and safer for all occupants including: people with disability, ageing Australians, people with temporary injuries, and families with young children.

Livable Housing Design is largely based on the notion that it is more cost-effective to make simple design choices when building a new home than it is to try and retrofit a building when life's events require the occupants of a dwelling to change. A liveable home is designed and built to meet the changing needs of occupants across their lifetime.

The Cowra LGA has an ageing population and therefore it will become increasingly important to ensure that housing stock in the LGA will be able to meet the needs of the local housing market in years to come.

The Guidelines identify seven core design features that should be incorporated, as a minimum, into new dwelling design. These include:

- a. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
- b. At least one, level (step-free) entrance into the dwelling.
- c. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
- d. A toilet on the ground (or entry) level that provides easy access.
- e. A bathroom that contains a hobless (step-free) shower recess.
- f. Reinforced walls around the toilet, shower and bath to support the safe installation of grab-rails at a later date.

- g. A continuous handrail on one side of any stairway where there is a rise of more than 1 metre.

If a dwelling design incorporates the seven core design features, then it achieves a silver performance level under the Guidelines.

Gold level performance can be achieved by adopting the seven core design features, plus additional features recommended by the Guidelines.

Platinum level performance can be achieved by adopting all 16 design features recommended by the Guidelines.

Controls

- a. As a minimum, the design of new dwellings should achieve a silver performance level in accordance with the Livable Housing Guidelines.

A copy of the Liveable Housing Design Guidelines can be downloaded from the following website, or gained by contacting Cowra Council:

<https://livablehousingaustralia.org.au/downloads/>

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.

E.2.1. Application of Section	25
E.2.2. Objectives	29
E.2.3. Site Analysis	30
E.2.4. Soil Erosion & Sedimentation Control	31
E.2.5. Landscaping	32
E.2.6. Cut and Fill Controls	33
E.2.7. Site Area and Frontage Controls	34
E.2.8. Streetscape Controls	35
E.2.9. Height Controls	36
E.2.10. Solar Access Controls	37
E.2.11. Front setback controls	38
E.2.12. Side Setbacks	42
E.2.13. Rear Setbacks	43
E.2.14. Visual & Acoustic Privacy Controls	44
E.2.15. Private Open Space Controls	46
E.2.16. Sustainable Building Design Controls	47
E.2.17. Livable Housing Design	48

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. B2 Local Centre.
- d. B5 Business Development (Note – Some forms of medium density housing are prohibited in the B5 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.

APPLICATION OF SECTION (CONT.)

Secondary Dwelling

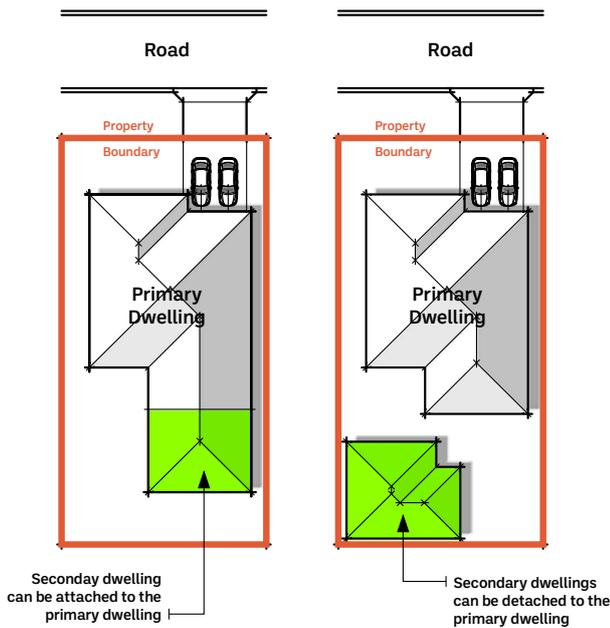
A secondary dwelling refers to a smaller dwelling that is located on the same allotment as a principal (main) dwelling.

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.

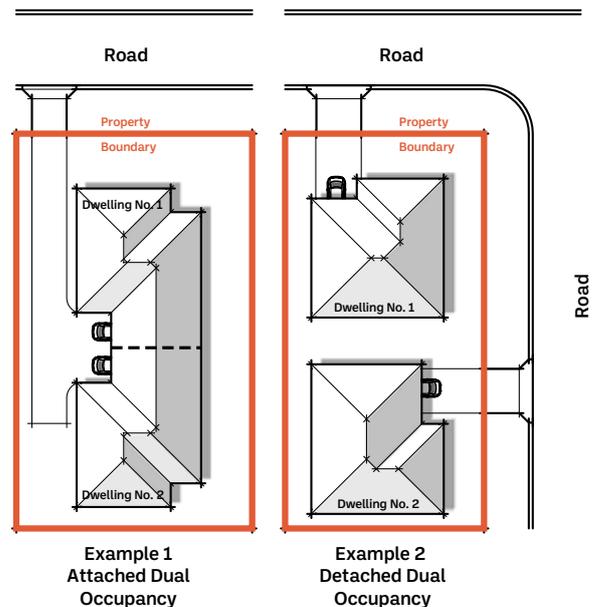


Dual Occupancy

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.



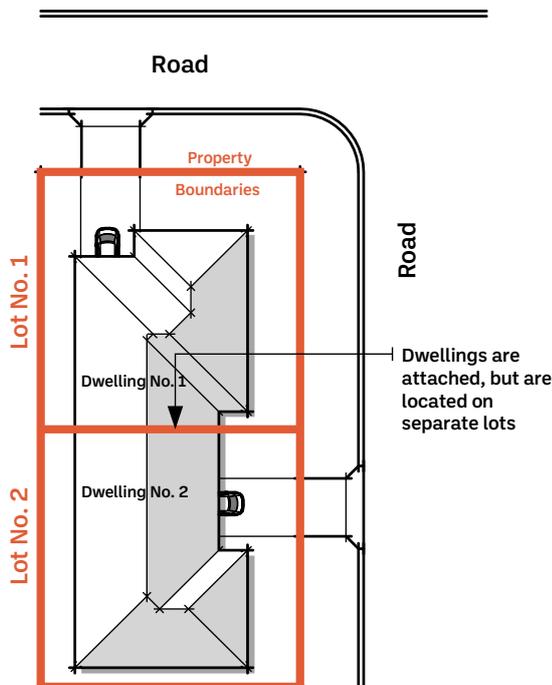
APPLICATION OF SECTION (CONT.)

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.

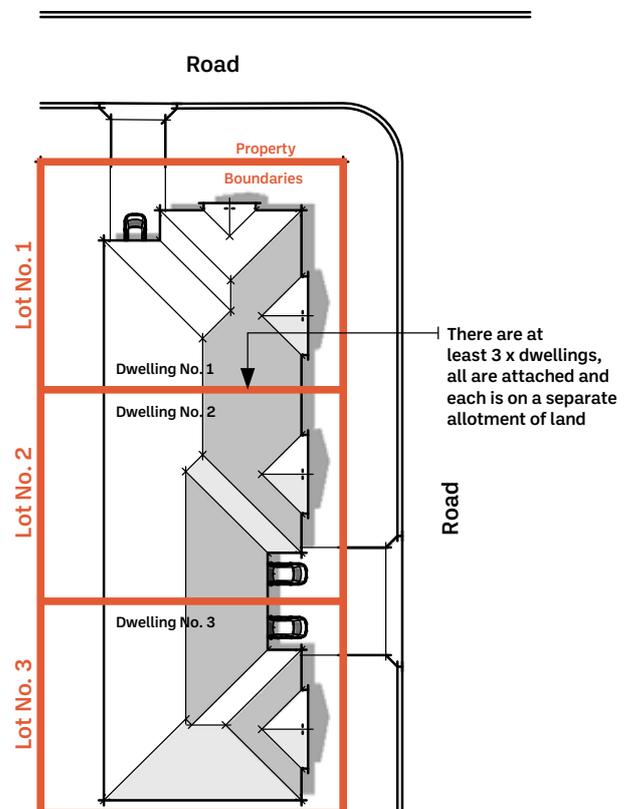
Semi-detached housing is different to dual occupancy (attached) housing in that each dwelling is located on its own allotment of land. The allotments are generally created under Torrens Title or Strata Title.

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

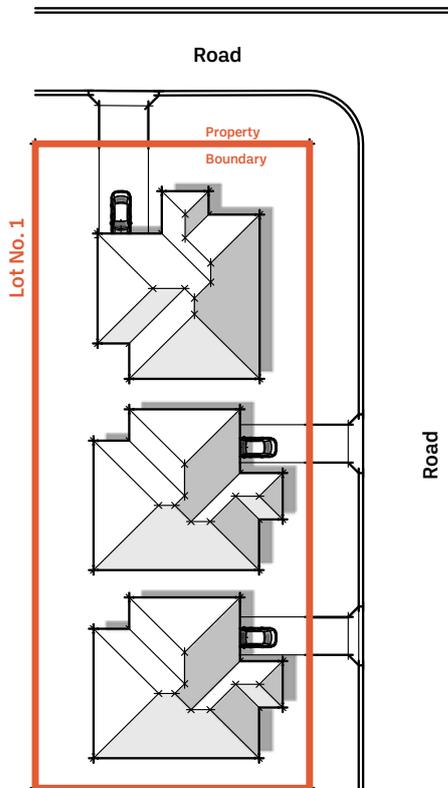
Multi-dwelling housing means 3 or more dwellings that are located on a single allotment of land. There is no subdivision involved.

For the purposes of this plan, the controls contained in Part E.2 will also apply to development that would be defined as multi-dwelling housing if it were not for any subdivision proposed as part of the development.

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.

A diagram conceptually illustrating a residential flat building is shown below.

E.2.2. Objectives

The objectives for medium density housing are:

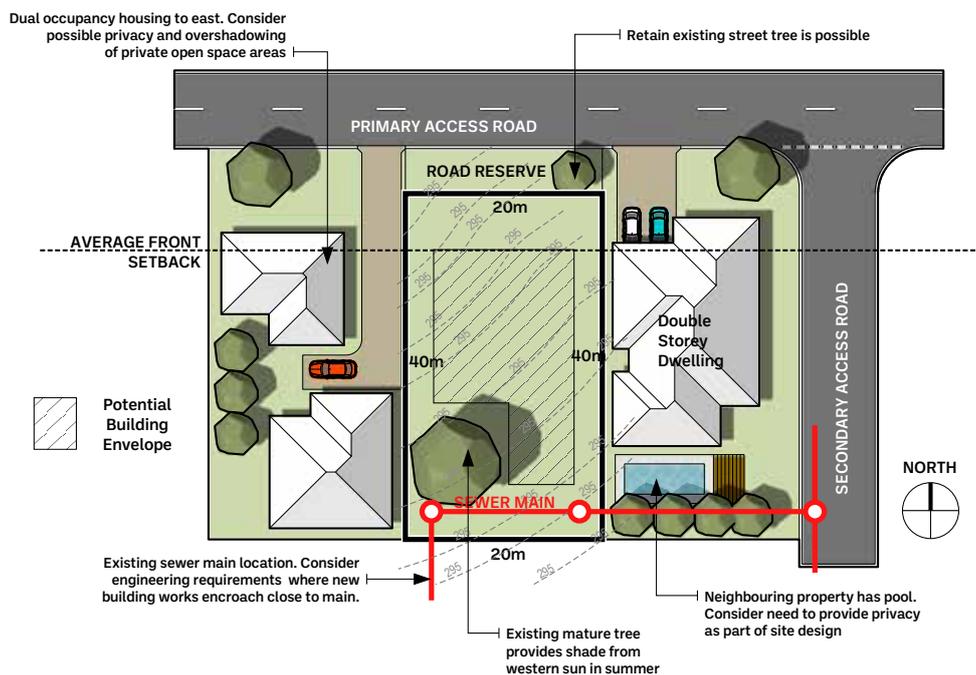
- a. To provide opportunities for a mix of dwelling types and increase housing choice within Cowra.
- b. To provide housing opportunities for the range of population groups in the Cowra Shire, including aged population and those requiring accessible housing forms.
- c. To provide functional yet well 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:

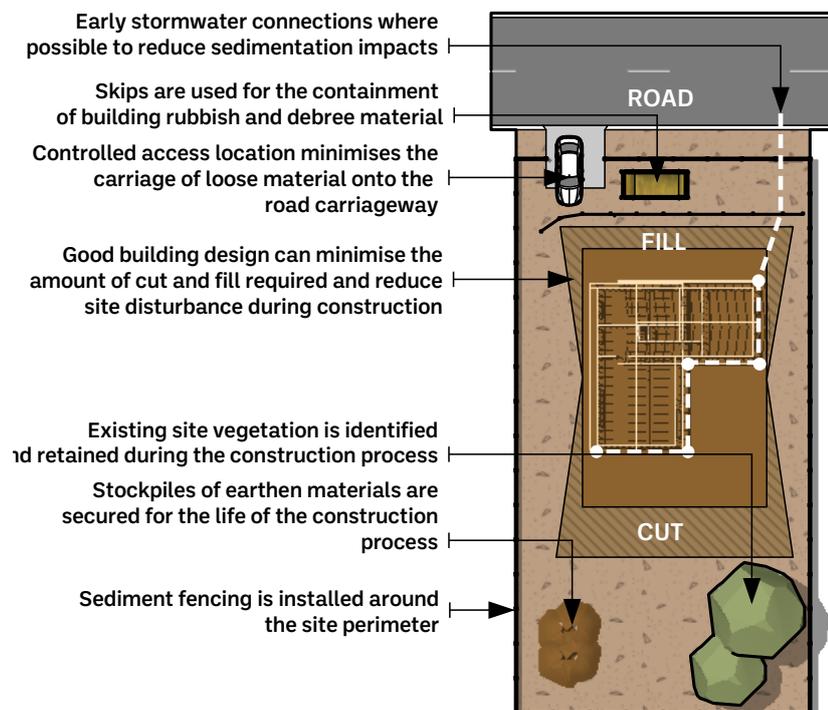


E.2.4. Soil Erosion and Sedimentation Control

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 to new medium density housing:

- 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.
- The Soil Erosion & Sediment Control Plan should be prepared in accordance with Part Q of this DCP – Land Management.
- 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 to new medium density housing:

- 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.

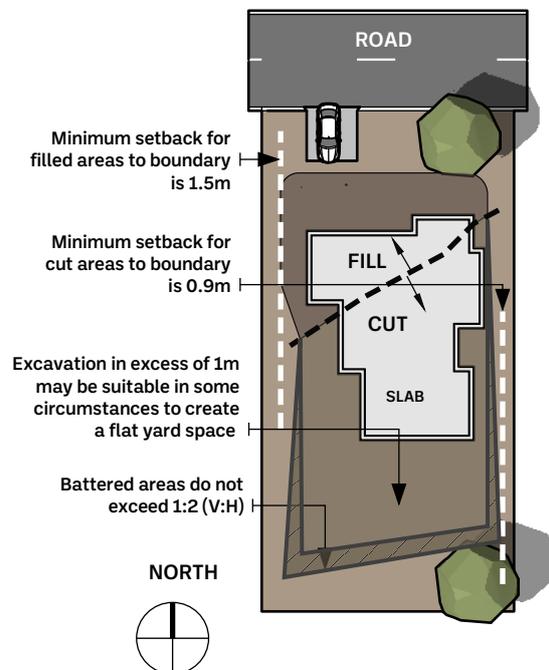
E.2.6. Cut and Fill Controls

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 to new medium density housing:

- 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 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 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:



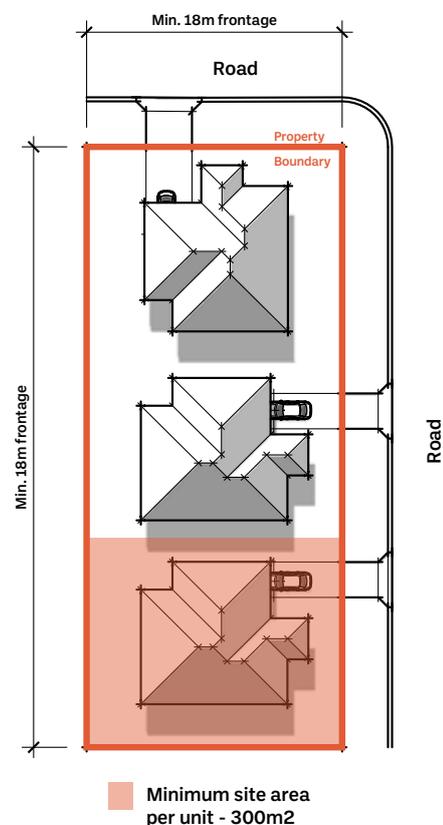
E.2.7. Site Area and Frontage Controls

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.



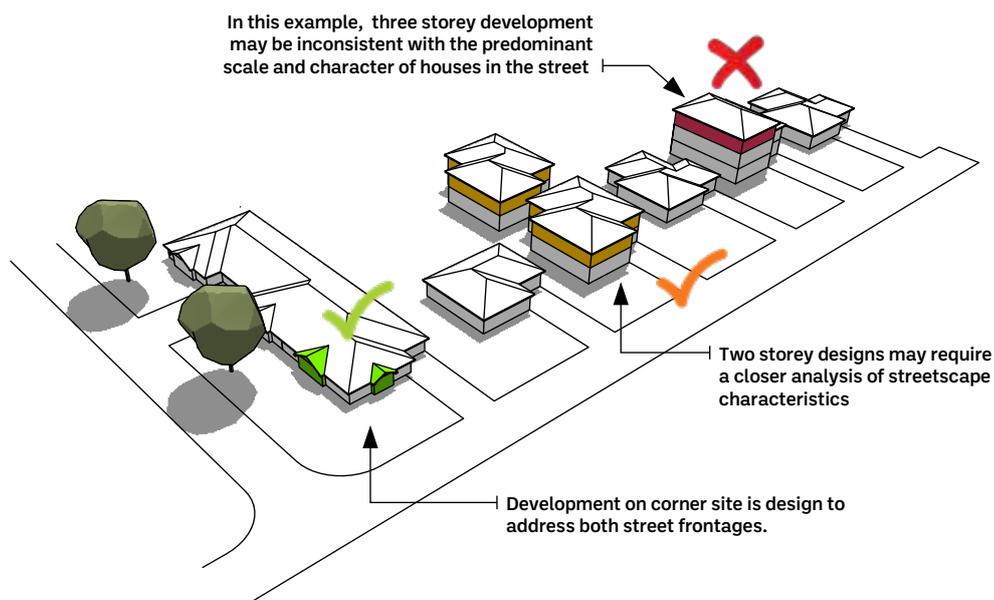
E.2.8. Streetscape Controls

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

The following controls apply to new medium density housing:

- 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 (living area) 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

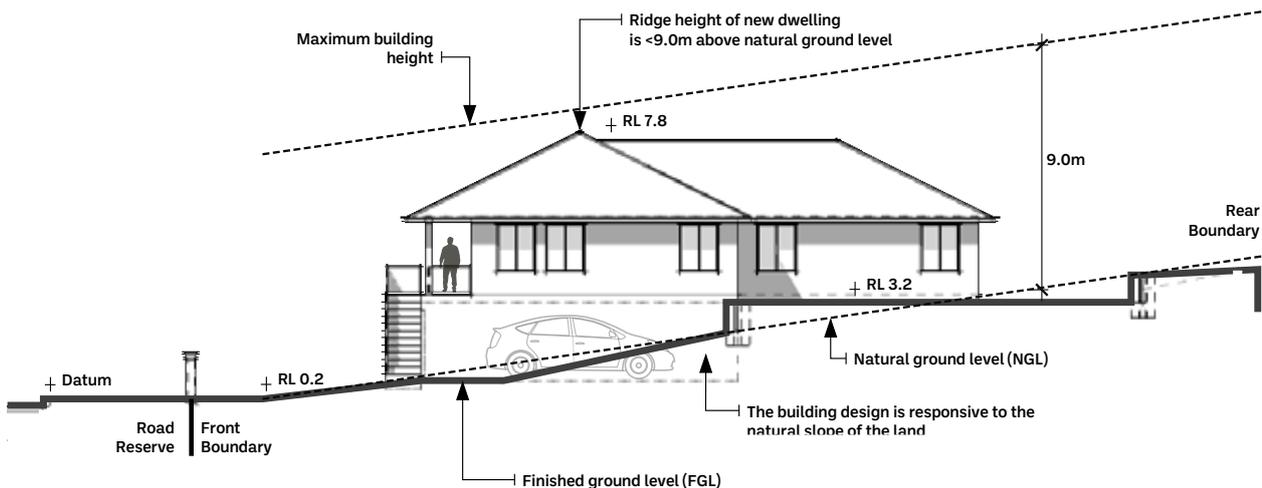
By limiting the height of new residential buildings, it is possible to manage bulk and scale and ensure that new development responds to the desired character of streets and the local area. It is also possible to ensure there is a reasonable level of uniformity along streetscapes. Height controls also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

The following controls apply to new medium density housing:

- 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:

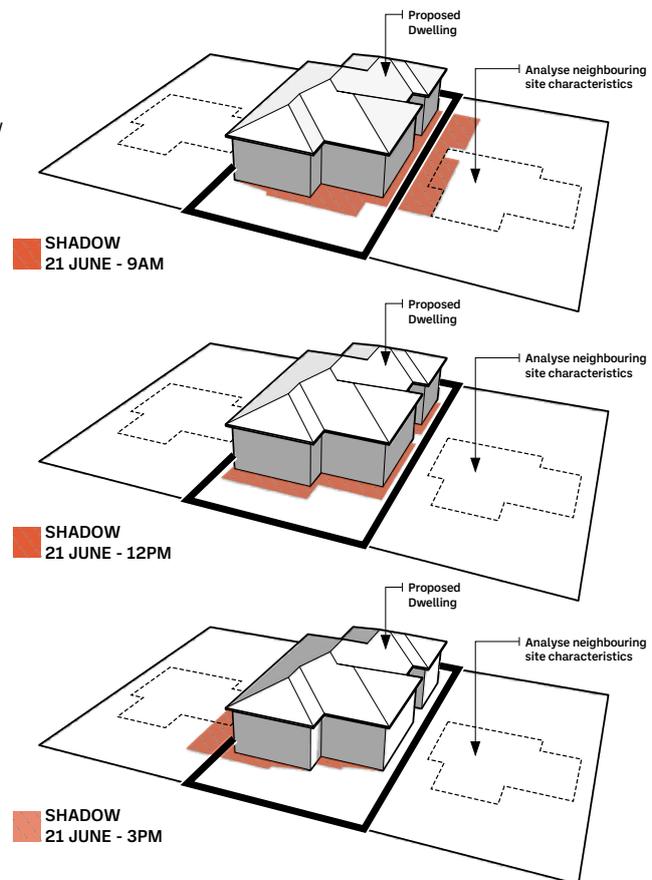


E.2.10. Solar Access Controls

The solar access of a property refers to its 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 to new medium density housing:

- 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 on 21 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.

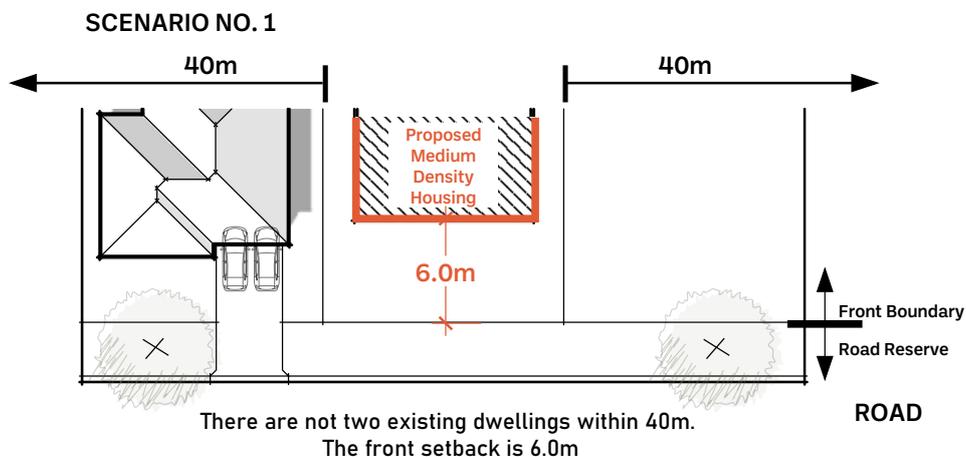


E.2.11. Front setback controls

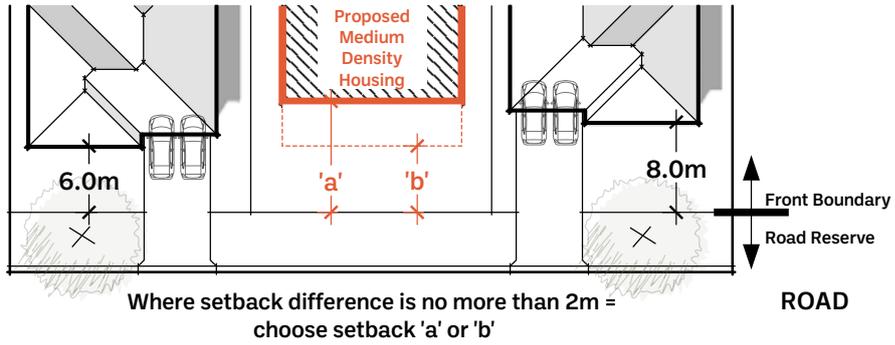
Front setbacks are important as they establish the building's location in relationship to neighbouring buildings and the streetscape in general. Front setbacks also allow space for landscaping in residential areas. Front setbacks are measured from the front boundary of the allotment to the outer edge of the wall of the building.

E.2.11.1. New Dwellings

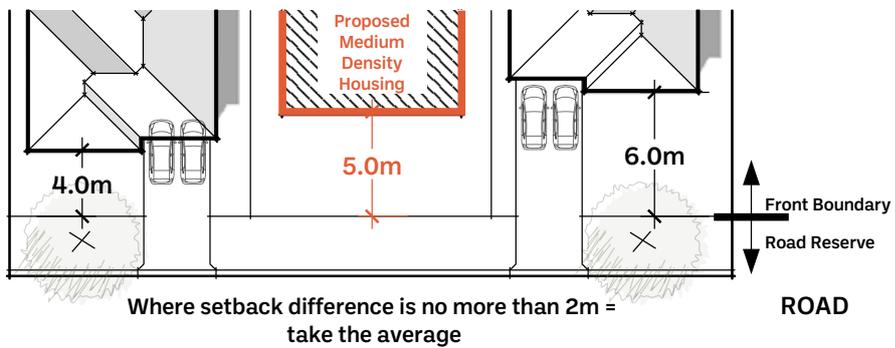
- a. The front setback for new dwellings is determined by applying any one of the following scenarios to the proposed development:
 - i. **Scenario 1** - Where there are not two existing dwellings within 40m that face the same street, the minimum front setback is 6m.
 - ii. **Scenario 2** - Measure the 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.



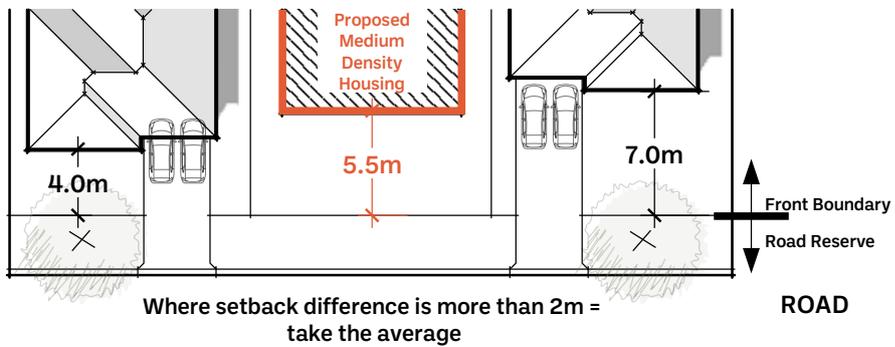
SCENARIO NO. 2



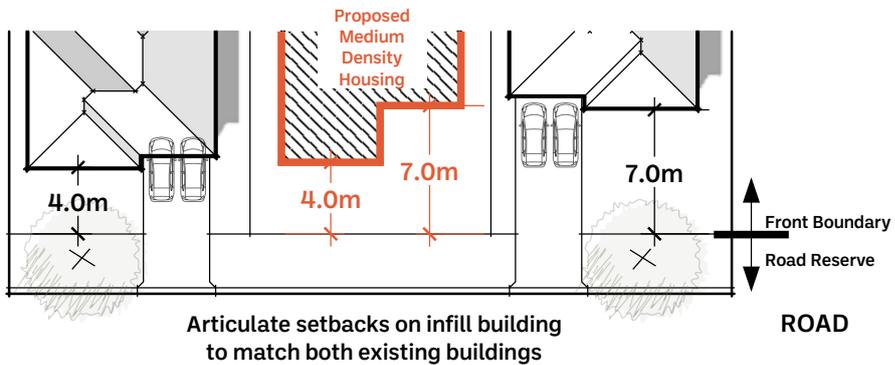
SCENARIO NO. 3



SCENARIO NO. 4

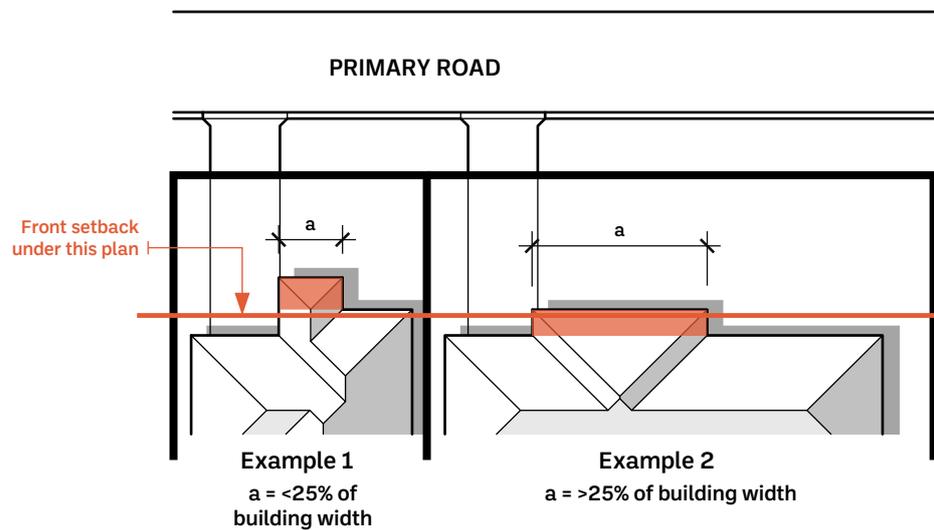


SCENARIO NO. 5



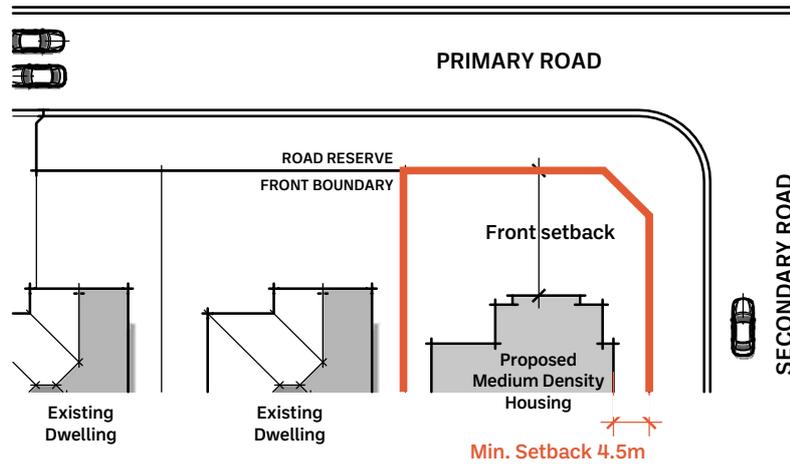
E.2.11.2. Treatment of Articulation Features

- 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

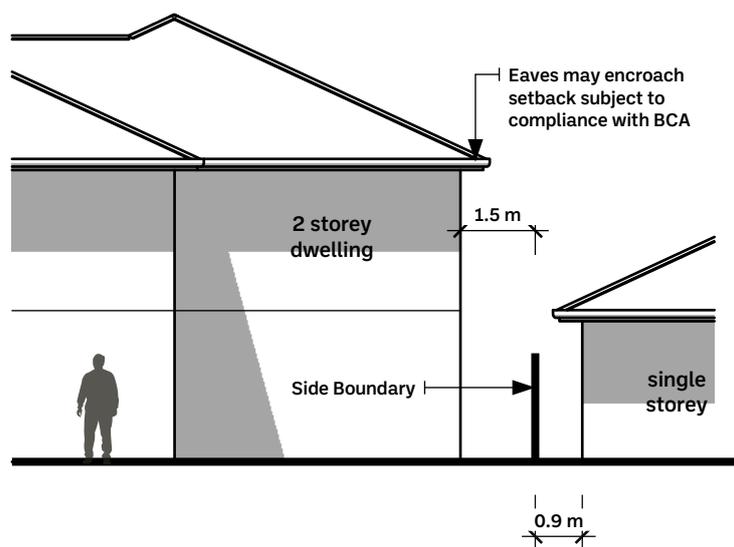
- a. Where the allotment is a corner allotment, the minimum setback to the secondary street frontage should always be 4.5 metres.



E.2.12. 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.

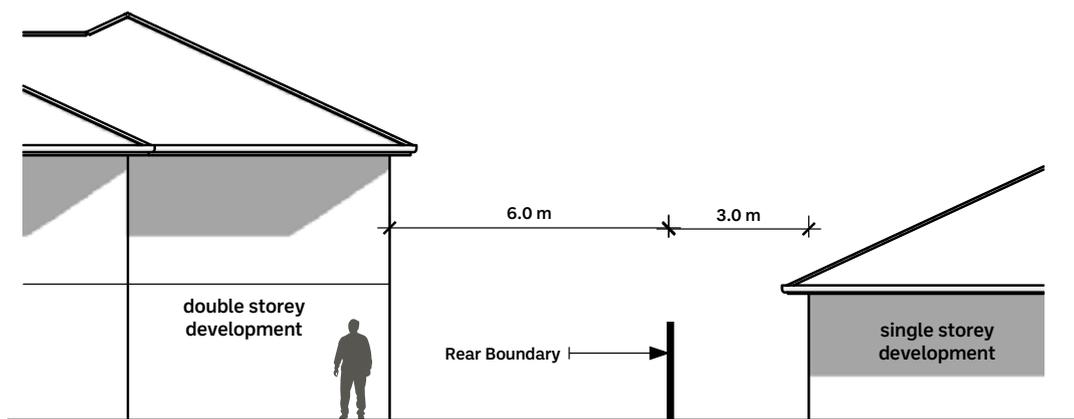
- a. Single storey buildings should be setback a minimum 0.9 metres from the boundary (eaves must be a minimum 0.45 metres from the boundary).
- b. Two storey buildings should be setback a minimum 1.5 metres from the boundary (eaves must be a minimum 0.45 metres from the boundary).



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.



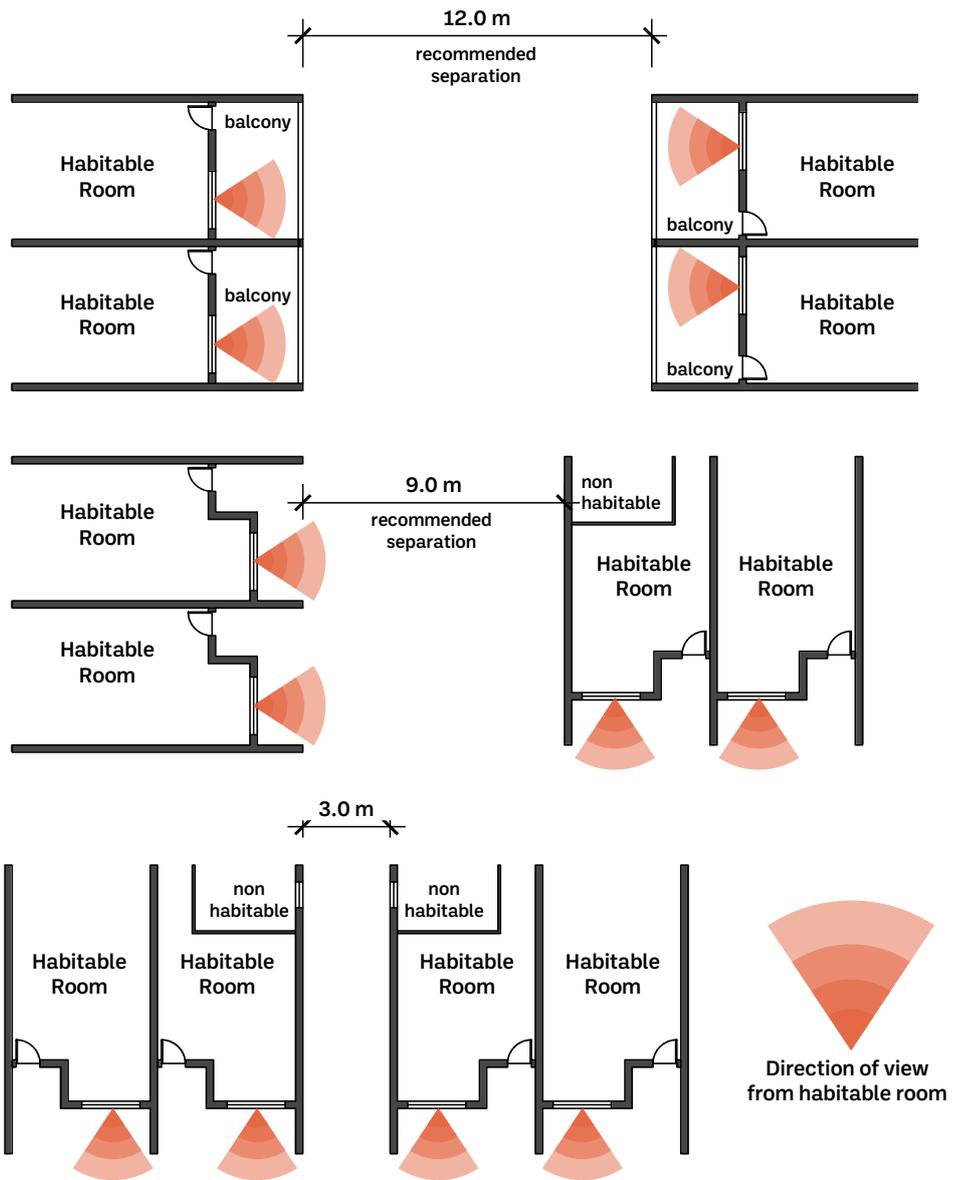
E.2.14. Visual & Acoustic Privacy Controls

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 to new medium density housing:

- 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 of 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).

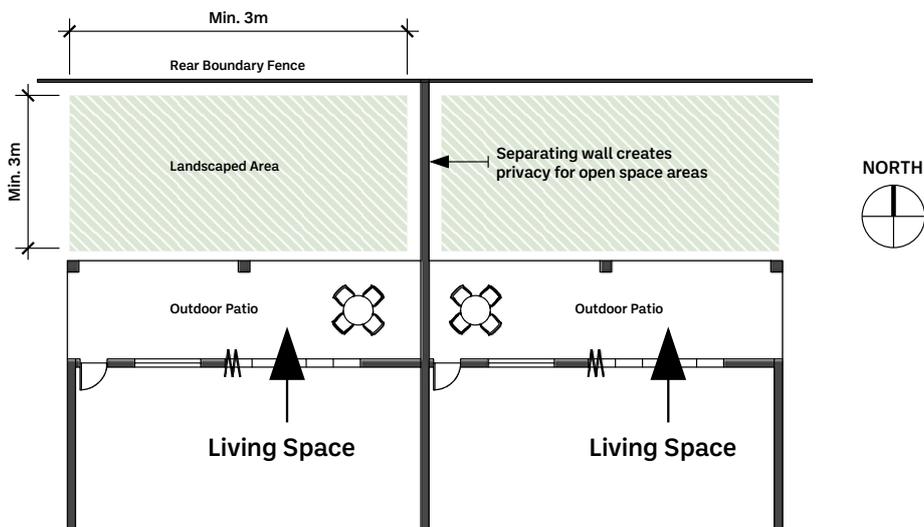


E.2.15. Private Open Space Controls

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 to new medium density housing:

- a. Private open space should be oriented to have a north easterly aspect where possible.
- 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
 - ii. 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.
 - iii. 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.
- d. The recommended amount of private open space, to be located behind the building line, for medium density housing, is as follows:
 - i. 40m² per dwelling, minimum width 3m in
 - 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 to new medium density housing:

- 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).

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.

E.2.17. Livable Housing Design

In 2012 Liveable Housing Australia produced the Livable Housing Design Guidelines (the Guidelines), which encourages homes to be designed and built to meet the changing needs of occupants across their lifetime.

Livable design recommends the inclusion of key easy living features that aim to make homes easier and safer for all occupants including: people with disability, ageing Australians, people with temporary injuries, and families with young children.

Livable Housing Design is largely based on the notion that it is more cost-effective to make simple design choices when building a new home than it is to try and retrofit a building when life's events require the occupants of a dwelling to change. A liveable home is designed and built to meet the changing needs of occupants across their lifetime.

The Cowra LGA has an ageing population and therefore it will become increasingly important to ensure that housing stock in the LGA will be able to meet the needs of the local housing market in years to come.

The Guidelines identify seven core design features that should be incorporated, as a minimum, into new dwelling design. These include:

- a. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
- b. At least one, level (step-free) entrance into the dwelling.
- c. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
- d. A toilet on the ground (or entry) level that provides easy access.
- e. A bathroom that contains a hobless (step-free) shower recess.
- f. Reinforced walls around the toilet, shower and bath to support the safe installation of grab-rails at a later date.
- g. A continuous handrail on one side of any stairway where there is a rise of more than 1 metre.

If a dwelling design incorporates the seven core design features, then it achieves a silver performance level under the Guidelines.

Gold level performance can be achieved by adopting the seven core design features, plus additional features recommended by the Guidelines.

Platinum level performance can be achieved by adopting all 16 design features recommended by the Guidelines.

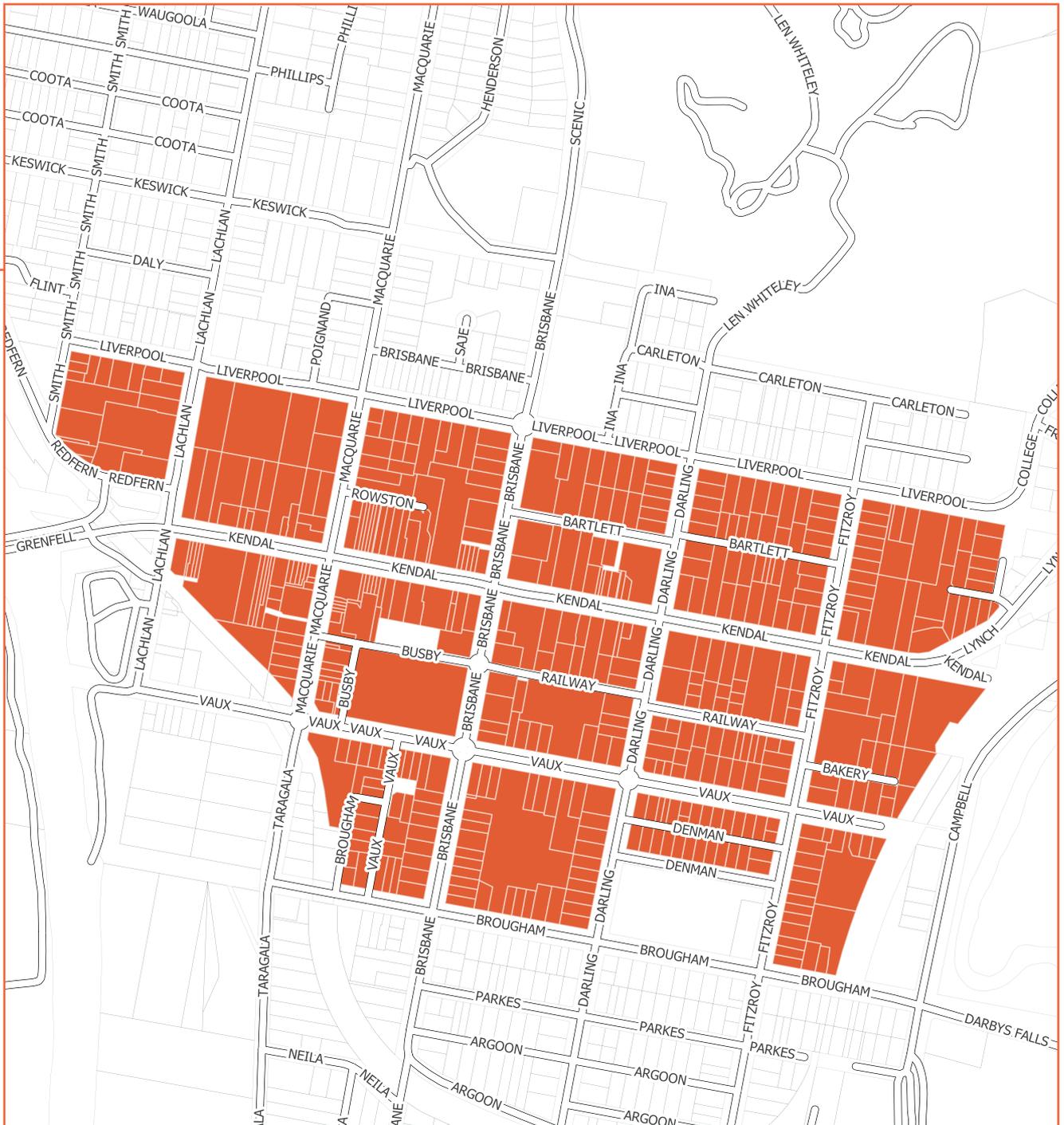
Controls - Generally

- a. As a minimum, the design of all new medium density housing should achieve a silver performance level in accordance with the Livable Housing Guidelines.

Controls - Cowra CBD

The following control applies to any new medium density housing development located in the area shown in Map No. 1 over page.

- b. As a minimum, the design of all new medium density housing should achieve a gold performance level in accordance with the Livable Housing Guidelines.



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.

E.3.1.	Vaux St Character Area	51
E.3.2.	Keswick St Character Area	55
E.3.3.	Liverpool St Character Area	59
E.3.4.	Darling St Character Area	63
E.3.5.	Bartlett Ave Character Area	67
E.3.6.	Railway St Character Area	71
E.3.7.	Fitzroy St Character Area	75
E.3.8.	Parkes St Character Area	79

E.3.1. Vaux St Character Area

E.3.1.1. Application of this Section

Section 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.

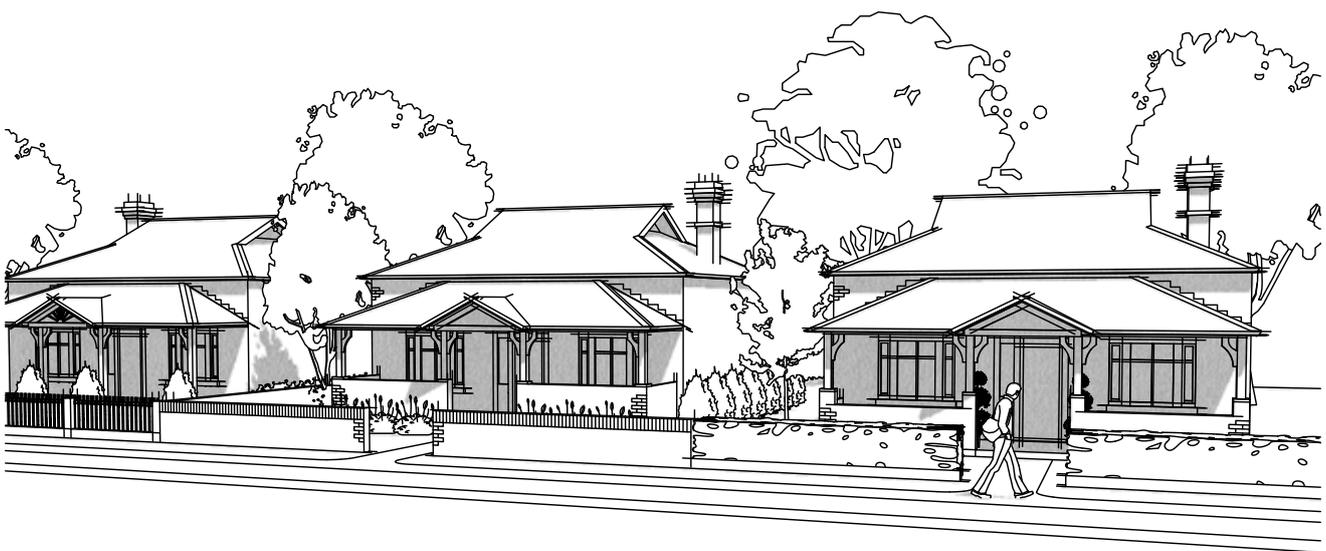
The Vaux Street character area features a strong pattern of single detached brick and galvanised iron roofed dwellings. It is regarded as having heritage streetscape qualities given the substantial number of early intact houses, largely from the Edwardian period 1900-1915. Currently, dwellings are exclusively 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 roofscape 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.11 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.

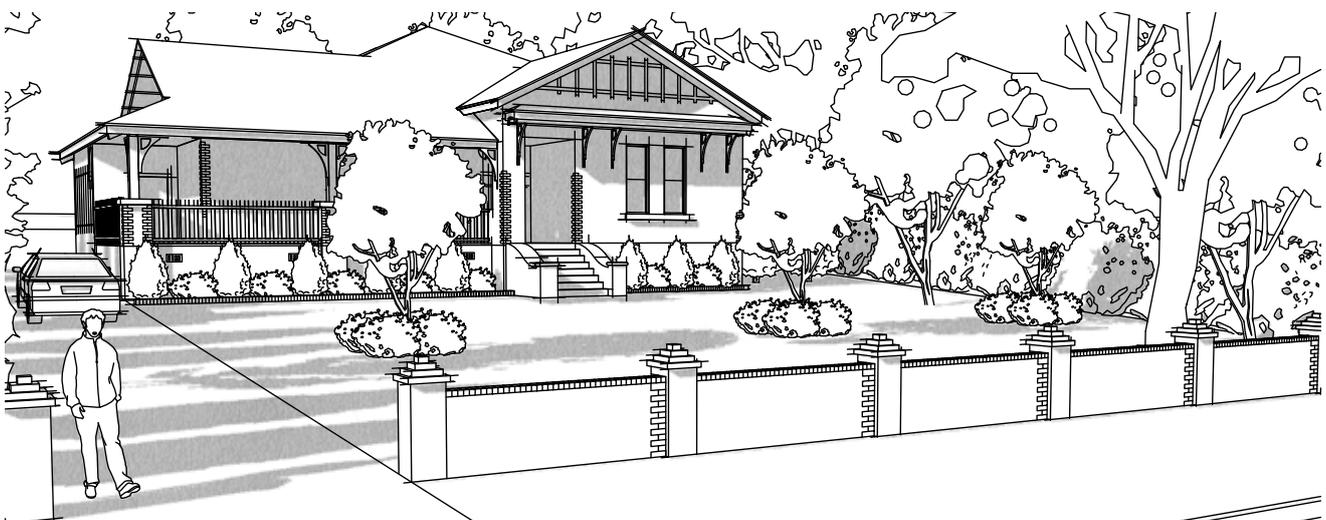
This section of Keswick Street features a mix of housing styles ranging from Late Victorian houses through to inter-war housing in the Californian bungalow & Functionalist styles to 1960's housing, all of which are exclusively single storey. The unique streetscape qualities of Keswick Street include 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 terra-cotta 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.11 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

Section 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

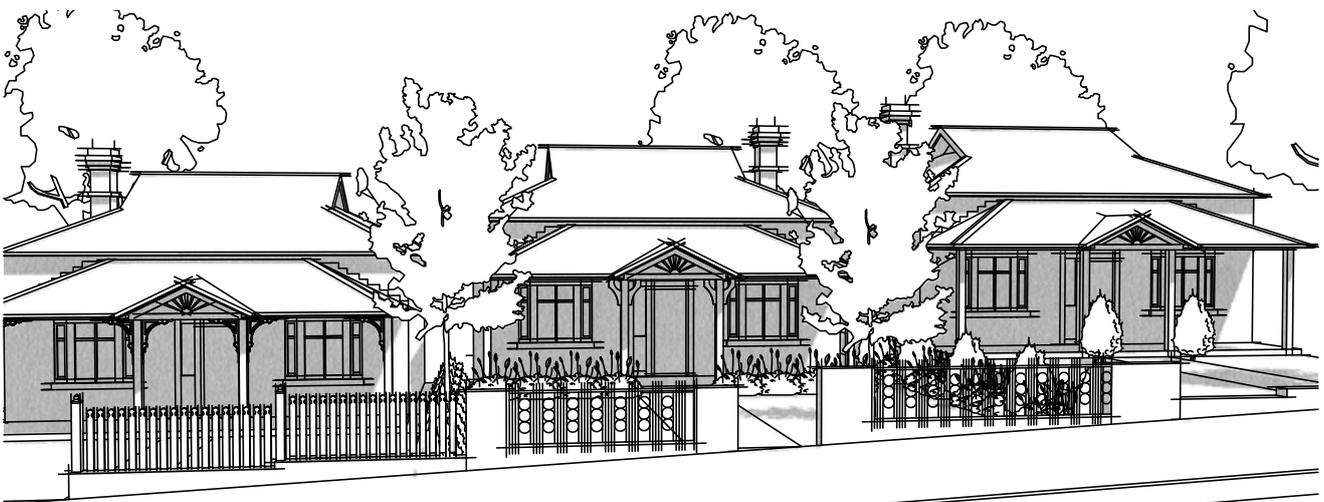
Liverpool Street is located on the northern periphery of the Central Business District. Over recent years, residential areas abutting the Central Business District have proven to be popular locations for redevelopment and dwelling restoration projects.

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 led 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.11 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

Section 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.11 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. Zinalum 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. Zinalum 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

Section 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 roofs. 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.

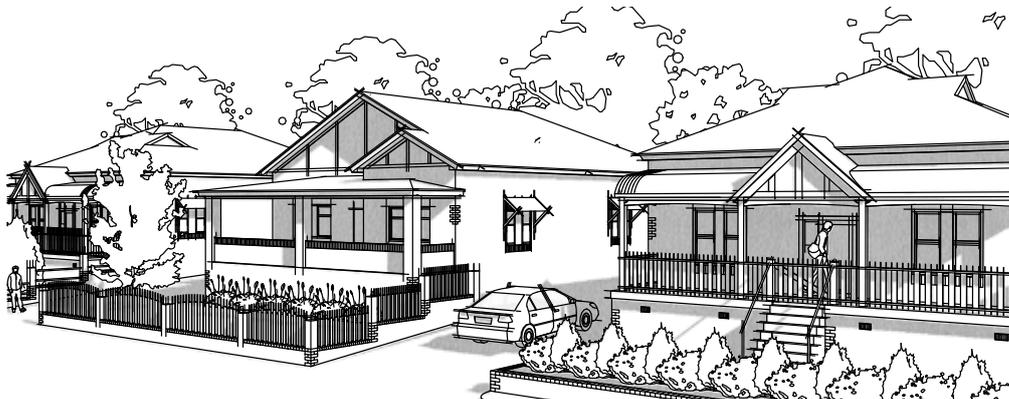
The diagram shows the typical architectural form of housing in the area:

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.11 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

m. 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

Section 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.11 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. Zinalum 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. Zinalum is an acceptable alternative.

Colour Schedules

- g. 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

Section 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.11 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

- g. 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

Section 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.11 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. 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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ancillary development

PART E.4

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.

E.4.1.	Application of this Section	85
E.4.2.	Objectives	85
E.4.3.	Ancillary buildings - attached	86
E.4.4.	Ancillary buildings - detached	87
E.4.5.	Private Swimming Pool Controls	88
E.4.6.	Fencing Controls	89
E.4.7.	Waste Management Controls	90
E.4.8.	Rainwater Tanks	91
E.4.9.	Site Facility Controls	92
E.4.10.	Servicing Controls	93

E.4.1. Application of this Section

Section E.4 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.4.2. 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.4.3. 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.4.3.1. 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. 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 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.

E.4.3.2. 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.
- a. The scale of new ancillary buildings should be consistent with the dwelling to which it is attached.

E.4.4. 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.4.3.3. 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.
- 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 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.

E.4.3.4. 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 4.5 metres high, measured from natural ground level to the peak of the structure.

E.4.5. 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 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.

E.4.6. 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.4.6.1. 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.4.6.2. Side and Rear Fences

- a. Side and rear fences (behind the building line) are to 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 must not be higher than 2.1 metres above existing ground level at each step.
- b. Powder coated metal (colour bond) fences are not permitted on street frontages of corner allotments, forward of the building line.
- c. All fencing is to be constructed of new materials of the same colour, especially those fences that are visible from a public road.

E.4.7. 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.4.7.1. Single Dwellings

- a. Each dwelling must be provided with sufficient on-site space to store Council's garbage and recycling bins.
- 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.4.7.2. 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, a suitable bin storage area is to be provided to accommodate 2 x 240 litre mobile garbage bins per dwelling. Special consideration must be given to:
 - i. The areas 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. The need for a waste collection vehicle to access private roads, and design road geometry and strength accordingly.

E.4.8. 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 not 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.4.9. 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.4.9.1. 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.4.9.2. 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.4.10. 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 impacted by new residential buildings and associated activities.

E.4.10.1. Energy and 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.4.10.2. 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. Applications for medium density housing developments shall be accompanied by detailed engineering design plans of the proposed stormwater drainage system, including locations of grade inlet pits, size of pipes and modelling results for certain stormwater events. The stormwater drainage design must 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.4.10.3. 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 Construction Certificate.
- b. All dwellings (including those in medium density housing) in the R1, B1, B2 and B5 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 Construction 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 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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