



AGENDA

General Committee Meeting

Date: Monday, 14 August 2023

Time: 5pm

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

**Paul Devery
General Manager**

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I INTRODUCTION

I.1 Recording & publishing

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

I.2 Acknowledgement of Country

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

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

List of apologies for the meeting.

I.4 Disclosures of Interest

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

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

I.5 Presentations

I.6 Public Forum

I invite any member of the public wishing to speak on an item in the agenda to please come to the lectern, introduce yourself, state the item you wish to speak on and allow time for any councillor or member of staff if they have declared an interest in the item to manage that conflict which may include them leaving the chamber during your presentation.

2 CONFIRMATION OF MINUTES

Confirmation of Minutes of General Committee Meeting held on 10 July 2023



MINUTES

General Committee Meeting Monday, 10 July 2023

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**MINUTES OF COWRA COUNCIL
GENERAL COMMITTEE MEETING
HELD AT THE COWRA COUNCIL CHAMBERS, 116 KENDAL STREET, COWRA
ON MONDAY, 10 JULY 2023 AT 5PM**

PRESENT: Cr Bill West (Mayor), Cr Judi Smith (Deputy Mayor), Cr Sharon D'Elboux, Cr Cheryl Downing, Cr Ruth Fagan, Cr Nikki Kiss, Cr Paul Smith, Cr Erin Watt, Cr Peter Wright

IN ATTENDANCE: Mr Paul Devery (General Manager), Mrs Larissa Hackett (Director-Environmental Services), Mr Ken Apps Acting (Director - Corporate Services), Mr Dirk Wymer (Director - Infrastructure & Operations)

I INTRODUCTION

I.1 Recording & Publishing

The Mayor advised that the meeting was being recorded.

I.2 Acknowledgement of Country

The Mayor delivered the Acknowledgment of Country.

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

COMMITTEE RESOLUTION

Moved: Cr Cheryl Downing

Seconded: Cr Ruth Fagan

That the apology received from Mr Michael Jones, Director – Corporate Services be accepted and leave of absence granted.

CARRIED

I.4 Disclosures of Interest

Nil

I.5 Presentations

Nil

I.6 Public Forum

Nil

2 CONFIRMATION OF MINUTES**COMMITTEE RESOLUTION**

Moved: Cr Erin Watt

Seconded: Cr Ruth Fagan

That the minutes of General Committee Meeting held on 13 June 2023 be confirmed.

CARRIED

3 DIRECTOR-CORPORATE SERVICES REPORT**3.1 Investments****COMMITTEE RESOLUTION**

Moved: Cr Judi Smith

Seconded: Cr Sharon D'Elboux

That Council note the Investments and Financial Report for June 2023.

CARRIED

4 DIRECTOR-ENVIRONMENTAL SERVICES REPORT**4.1 Review of Draft Access Incentive Scheme Grant Funding Policy**

Moved: Cr Erin Watt

Seconded: Cr C Downing

That consideration of the Draft Access Incentive Scheme Grant Funding Policy be deferred to the July Council Meeting.

LOST

COMMITTEE RESOLUTION

Moved: Cr Ruth Fagan

Seconded: Cr Nikki Kiss

- 1. That Council endorses the Draft Access Incentive Scheme Grant Funding Policy for the purpose of public exhibition for a minimum of 28 days in accordance with the Community Engagement Strategy.**
- 2. That following the public exhibition the Director – Environmental Services provide a further report to Council for the formal adoption of the draft Access Incentive Scheme Grant Funding Policy considering any submissions made.**

CARRIED

4.2 Review of Draft Naming and Renaming Bridges, Roads, Streets and Places Policy**COMMITTEE RESOLUTION**

Moved: Cr Judi Smith

Seconded: Cr Ruth Fagan

- 1. That Council endorses the Draft Naming and Renaming Bridges, Roads, Streets and Places Policy for the purpose of public exhibition for a minimum of 28 days in accordance with the Community Engagement Strategy.**
- 2. That following the public exhibition the Director – Environmental Services provide a further report to Council for the formal adoption of the Draft Naming and Renaming Bridges, Roads, Streets and Places Policy considering any submissions made.**

CARRIED

5 LATE REPORTS

Nil

6 NOTICES OF MOTIONS

Nil

The Meeting closed at 5.43 pm.

The Minutes of this meeting are confirmed at the General Committee Meeting held on 14 August 2023.

.....
CHAIRPERSON

3 DIRECTOR-INFRASTRUCTURE & OPERATIONS REPORT

3.1 Section 355 Committee Minutes - Tidy Towns Committee

File Number: D23/I075

Author: Dirk Wymer, Director-Infrastructure & Operations

RECOMMENDATION

That the minutes of the Tidy Towns & Urban Landcare Committee meeting held on 28 June 2023 be noted.

INTRODUCTION

The Minutes of Cowra Shire Council Section 355 Committee are presented to Council for noting.

BACKGROUND

Attached for the information of Councillors are the Minutes from the recent Section 355 Committee meeting.

BUDGETARY IMPLICATIONS

N/A

ATTACHMENTS

- I. Minutes of the Tidy Towns Committee meeting held on 28 June 2023 [↓](#)



MINUTES

Tidy Towns & Urban Landcare Committee Meeting Wednesday, 28 June 2023

**TIDY TOWNS & URBAN LANDCARE COMMITTEE
MEETING MINUTES****28 JUNE 2023****Order Of Business**

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**TIDY TOWNS & URBAN LANDCARE COMMITTEE
MEETING MINUTES****28 JUNE 2023**

**MINUTES OF COWRA COUNCIL
TIDY TOWNS & URBAN LANDCARE COMMITTEE MEETING HELD AT THE
PUBLIC MEETING ROOM, COWRA COUNCIL CHAMBERS, 116 KENDAL
STREET, COWRA
ON WEDNESDAY, 28 JUNE 2023 AT 10.30AM**

PRESENT: Cr Judi Smith (Chairperson), Ms Carolyn Waldon, Mr Michael Waldon, Ms Lynne Donley, Ms Jan Saurine, Cr Ruth Fagan

IN ATTENDANCE: Ms Philippa Childs (Manager – Cowra Services)

1 APOLOGIES

Nil

2 CONFIRMATION OF MINUTES**COMMITTEE RESOLUTION**

Moved: Ms Lynne Donley

Seconded: Ms Jan Saurine

That the minutes of Tidy Towns & Urban Landcare Committee Meeting held on 24 May 2023 be confirmed.

CARRIED

3 RAFCA

- Cr Smith has finalised the letter for raffle donors and will provide to the Committee to take to sponsors and donors.
- Cr Smith circulated a list of previous donors and sponsors and the Committee wrote names next to those donors and sponsors that they will be responsible to approach.
- Cr Smith has lined up Cowra Ballet School, Cowra Dance Factory and potentially a jumping castle.
- Manager – Cowra Services will contact the Cowra Town Band.
- Lynne has reached out to the Rugby Club to do the BBQ.
- Ability Network last year made contact and were disappointed that they couldn't enter as there was no category. The message to Ability Network this year will be that they can enter and we will determine the correct section.
- A coffee van needs to be arranged. Cr Fagan and Carolyn will look into this.
- Cr Fagan will ask if the Civic Centre can be used for a recycled art workshop on the day

**TIDY TOWNS & URBAN LANDCARE COMMITTEE
MEETING MINUTES****28 JUNE 2023****4 JULY SCHOOL HOLIDAY WORKSHOPS**

- Tuesday 11 July has 12 students booked, Wednesday 12 July is full. Each day will run from 10am to 3pm.
- On Tuesday Carolyn, Michael and Lynne are available to help.
- On Wednesday Jan will be available to help and there will be OOSH teachers present.
- The MRF staff are working to retrieve recycled goods for the workshops.

5 KEEP NSW BEAUTIFUL AWARDS

Suggested entries:

- Cowra Murals in the Heritage and Culture Category
- MRF app
- The walking garbage bin

6 GENERAL BUSINESS**6.1 Garbage Truck Artworks**

- The artworks are currently with Signs R Us.
- The suggestion was made to use the trucks to close the street for RAFA.

7 NEXT MEETING DATE

The next meeting will be held on Wednesday, 26 July 2023 at 10.30am in the Public Meeting Room, 116 Kendal Street, Cowra.

8 MEETING CLOSE

The Meeting closed at 11.20am.

.....
CHAIRPERSON

3.2 Committee Minutes - Traffic Committee

File Number: D23/1114

Author: Dirk Wymer, Director-Infrastructure & Operations

RECOMMENDATION

1. That the minutes of the Traffic Committee meeting held on 24 July 2023 be noted.
 2. That a “No Parking” zone be installed for the full length of Liverpool Lane.
 3. That speed humps be placed:
 - 40m southwest of the intersection of Sixth & First Avenues, Wyangala and
 - 20m south of the Wyangala Country Club Clubhouse, and
 - That early warning signage (W3-4A) be erected 40m before each speed hump.
 4. That Council approves the Class 3 special event to be held as ‘The Central West Charity Tractor Trek – 2023’, subject to compliance with the requirements of Transport for New South Wales (TfNSW) and NSW Police, subject to submission of a Traffic Guidance Scheme (TGS) for escort vehicle use.
 5. That:
 - Traffic Classifiers be placed in Comerford Street at Carinya Day Care and a Speed Analysis Report be prepared for the October Meeting of the Local Traffic Committee.
 - The unrestricted parking zone between Newcombe Street and the Comerford Street access to 131 Lachlan Street remain unchanged.
 - The request for the change in parking conditions in Comerford Street be noted.
 6. That Council receives and notes the report and information regarding:
 - Design of the Mulyan Primary School Stage 2 “Kiss & Drop” zone, and
 - The potential funding from Transport for New South Wales (TfNSW) for Stage 2 as part of their Minor Works Program.
-

INTRODUCTION

The Minutes and recommendations of the Traffic Committee meeting are presented for Council’s consideration.

BACKGROUND

Attached for the information of Councillors and consideration of the above recommendations are the Minutes and recommendations from the recent Traffic Committee meeting.

BUDGETARY IMPLICATIONS

N/A

ATTACHMENTS

- I. Minutes of the Traffic Committee meeting held on 24 July 2023 [↓](#)



MINUTES

Traffic Committee Meeting Monday, 24 July 2023

TRAFFIC COMMITTEE MEETING MINUTES**24 JULY 2023****Order Of Business**

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TRAFFIC COMMITTEE MEETING MINUTES24 JULY 2023

**MINUTES OF COWRA COUNCIL
TRAFFIC COMMITTEE MEETING HELD AT THE COMMITTEE ROOM 1, COWRA
COUNCIL, 116 KENDAL STREET, COWRA
ON MONDAY, 24 JULY 2023 AT 9.30AM**

PRESENT: Cr Paul Smith (Chairperson), Ms Anne Jeffery, Mr Jason Nicholson, Mr Jason Marks

IN ATTENDANCE: Rodney Stammers (Development & Traffic Engineer), Kazi Mahmud (Manager - Assets & Technical Services)

1 APOLOGIES

Mr Dirk Wymer (Director - Infrastructure & Operations)

2 CONFIRMATION OF MINUTES**COMMITTEE RESOLUTION**

Moved: Ms Anne Jeffery

Seconded: Mr Jason Nicholson

That the minutes of Traffic Committee Meeting held on 11 April 2023 be confirmed.

CARRIED

3 BUSINESS ARISING FROM PREVIOUS MINUTES**3.1 Traffic Committee Meeting Action Sheet****COMMITTEE RESOLUTION**

Moved: Mr Jason Marks

Seconded: Ms Anne Jeffery

That the Action List as presented be received and noted by the Committee.

CARRIED

4 REPORTS OF COUNCIL OFFICERS**4.1 Liverpool Lane - Request to become a "No Parking" Zone****COMMITTEE RESOLUTION**

Moved: Mr Jason Marks

Seconded: Mr Jason Nicholson

That a "No Parking" zone be installed for the full length of Liverpool Lane.

CARRIED

TRAFFIC COMMITTEE MEETING MINUTES24 JULY 2023

4.2 Sixth Avenue, Wyangala - Traffic Classifier Report**COMMITTEE RESOLUTION**

Moved: Ms Anne Jeffery

Seconded: Mr Jason Nicholson

That speed humps be placed:

- 40m southwest of the intersection of Sixth & First Avenues, and
- 20m south of the Wyangala Country Club Clubhouse, and
- That early warning signage (W3-4A) be erected 40m before each speed hump.

CARRIED

4.3 Central West Charity Tractor Trek 2023

It was noted that the approved TGS was tabled at the meeting.

COMMITTEE RESOLUTION

Moved: Mr Jason Nicholson

Seconded: Ms Anne Jeffery

That Council approves the Class 3 special event to be held as 'The Central West Charity Tractor Trek – 2023', subject to compliance with the requirements of Transport for New South Wales (TfNSW) and NSW Police, subject to submission of a Traffic Guidance Scheme (TGS) for escort vehicle use.

CARRIED

4.4 Change in Parking Conditions - Comerford Street**COMMITTEE RESOLUTION**

Moved: Mr Jason Nicholson

Seconded: Ms Anne Jeffery

That:

1. **Traffic Classifiers be placed in Comerford Street at Carinya Day Care and a Speed Analysis Report be prepared for the October Meeting of the Local Traffic Committee.**
2. **The unrestricted parking zone between Newcombe Street and the Comerford Street access to 131 Lachlan Street remain unchanged.**
3. **The request for the change in parking conditions in Comerford Street be noted.**

CARRIED

TRAFFIC COMMITTEE MEETING MINUTES24 JULY 2023

5 GENERAL BUSINESS**5.1 Mulyan Primary School "Kiss N Drop" Zone - Stage 2****COMMITTEE RESOLUTION**

Moved: Mr Jason Nicholson

Seconded: Ms Anne Jeffery

That Council receives and notes the report and information regarding:

- 1. Design of the Mulyan Primary School Stage 2 "Kiss & Drop" zone, and**
- 2. The potential funding from Transport for New South Wales (TfNSW) for Stage 2 as part of their Minor Works Program.**

CARRIED

5.2 Request for Changes to Parking - Corner of Macquarie and Liverpool Streets

A request was received to change parking at the north east corner of the Macquarie/Liverpool Streets intersection from 45 degrees rear in, to parallel parking for a nominated distance. The request has come about as a result of damage to the pedestrian refuge. Further investigations to be undertaken.

5.3 Speed Zone on Boorowa Road - Cowra Junior Soccer

Cowra Junior Soccer have requested that the 50km/h speed zone on Boorowa Road be changed to a 40km/h zone while junior soccer is in progress. Further information to be obtained from TfNSW.

6 NEXT MEETING DATE

The next meeting will be held on Tuesday 3 October 2023 at 9.30am in the Cowra Council Chambers, 116 Kendal Street, Cowra.

7 MEETING CLOSE

The Meeting closed at 10.30am.

.....
CHAIRPERSON

4 DIRECTOR-ENVIRONMENTAL SERVICES REPORT

4.1 Access Committee meeting minutes - 24 April 2023 and 26 June 2023

File Number: D23/1117

Author: Larissa Hackett, Director - Environmental Services

RECOMMENDATION

1. That the minutes of the Cowra Access Committee meeting held 24 April 2023 be noted.
2. That the minutes of the Cowra Access Committee meeting held 26 June 2023 be noted.

Council's Access Committee held meetings on Monday 24 April 2023 and Monday 26 June 2023.

A copy of the minutes held 24 April 2023 is included in Attachment '1'.

A copy of the minutes held 26 June 2023 is included in Attachment '2'.

ATTACHMENTS

1. Access Committee minutes - 24 April 2023 [↓](#)
2. Access Committee Minutes - 26 June 2023 [↓](#)

COWRA ACCESS COMMITTEE MEETING MINUTES**MONDAY 24 APRIL 2023**

PRESENT: Danny Jackett, Cr Nicole Kiss, Emma Roberts, Julie Stephenson, Jayne Hook

OFFICERS PRESENT: Cass Gailey, Larissa Hackett

APOLOGIES: Dirk Wymer, Katy Oliver, Nikki Kurtz, Paul McCaffrey, Tamsin Triance, Michael Aston-Brien, Kazi Mahmud, Narelle Russell

GUEST: Emily (OT Student), Tyler (support/carer)

The meeting commenced at 10.05am

I. CONFIRMATION OF MINUTES:

RESOLVED That the Minutes of the previous meeting held on 27 February 2023 be accepted.

Moved: D Jackett

Second: N Kiss

CARRIED.

2. BUSINESS ARISING FROM THE MINUTES:

2.1 Disabled Toilets – Signage at Rose Gardens

- Signage with I&O who are following up with suppliers for an ETA
- 3 new Disabled parking spaces have been provided.
- New layback at intersection of Grenfell Road / Boorowa Road is a huge improvement and easier to access
- The committee wish to Thank Council for amending the Rose Gardens carparking

2.2 Footpaths

- Continued talks on the requirement for a safe footpath and footbridge to Europa Park from Lynch Street – people are walking and riding across the existing bridge over Waugoola Creek which does not have a pedestrian footpath - add to PAMP.
- Brougham Park - Footpaths do not match up and end with no continuity. Picnic tables are not wheelchair friendly. The same situation exists at the Adventure Playground. Needs to be added to the PAMP and DIAP.

Actions:

- I. Kazi to advise when the PAMP is on Public Exhibition.

Page 1 of 5

COWRA ACCESS COMMITTEE MEETING MINUTES

MONDAY 24 APRIL 2023

2.3 Neighbourhood Centre Parking

- I&O have advised that bollards will be installed to clearly identify no parking zones. Tree and sign to both be removed with signage being relocated.

2.4 Disability Inclusion Action Plan

- Currently with consultant to review
- Survey to be distributed in about a month
- Can the survey include information relevant to the PAMP?
- Committee members to distribute survey to community groups when available.

Actions:

1. Larissa Hackett to finalise survey and distribute to all parties.

2.5 Access Incentive Fund

- Draft AIF Policy and application form still being reviewed and developed to the current Council format.
- Advertising for applications to be organised once policy is completed.
- Launch as part of revised DIAP.

Actions:

1. Cass to develop new form and draft policy and provide to committee for review when completed.

2.6 PAMP

- The review of the PAMP is currently being completed by Kazi for distribution and comment once the draft is completed.

2.7 Cowra Hospital – Disability Parking

- Not Council, this is NSW Health – works have commenced on new hospital and no new spaces will be considered till the new carpark is completed.
- There are more issue around the parking spaces other than just the railing.
- Jayne to raise the issue at next WHS NSW Health meeting

2.8 Visit NSW accessibility options

- Requires updating to show all facilities/locations that are accessible.

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COWRA ACCESS COMMITTEE MEETING MINUTESMONDAY 24 APRIL 2023

2.9 West Cowra Recreation Ground Canteen

- Canteen was inspected - not in good shape and only has steps with no ramp.

2.10 Inclusive Playground

- Nikki met with a rep from Creative Recreation Solutions to provide ideas and costs for inclusive equipment to existing playgrounds.
- I&O are currently undergoing a playground review – a playground report and adding this to the DIAP will assist when applying for grant funding
- Need to keep an eye out for any funding opportunities

2.11 Footpath Issues

- Photos provided of footpaths not accessible, some have no ramp access from the road.
- Map also provided indicating areas with step gutters and no ramps at intersections of Waugoola, Kooralla Walk and Comerford Streets.

Actions:

1. Areas of issue to be raised with I&O to investigate may need to be included in PAMP.
2. Tamsin to confirm where areas of concern are

2.12 Adaptive Mountain Bike Track

- The committee support the idea for a new Mountain Bike Track and would like it to be more inclusive and be an Adaptive MTB track
- Need to consider accessibility to any sites considered
- To be included in the DIAP and PAMP

2.13 S355 Committee Review

- Comments have been submitted to the GM.

Actions:

1. Copy of comments to be distributed to the committee.

COWRA ACCESS COMMITTEE MEETING MINUTES

MONDAY 24 APRIL 2023

2.14 River Park Toilets

- More discussions around no accessible toilets near the playground at River Park, have to walk over to toilets on Vaux Street which do not have a footpath to access from the park.
- Can any upgrades of the toilets be included in any inclusive upgrades to the playground?

Actions:

1. I&O to advise if this can be considered in Playground Review to enable access to any funding opportunities for upgrade to the facilities.

3. **GENERAL BUSINESS:**3.1 Disabled Toilets

- An MLAK Adult change room is required in Cowra – possible location would be at the Rose Gardens as it would have easier access and parking and within the vicinity of other facilities.
- All disabled Toilets require auditing and upgrading to consider access, parking and compliance – many facilities are non-complying (understandable as built under previous legislations) and are not easy to access or inclusive for everyone.
- Committee to check disabled toilets map to confirm all facilities with correct information are noted. <https://toiletmap.gov.au/#>

3.2 Riverpark Disabled Parking

- Disabled parking spaces are not functional and require auditing.
- Also, the disabled toilets are a fair distance from the playground and parking area and there is no footpath to the facility.

Actions:

1. I&O to inspect disabled parking spaces at Riverpark.

3.3 Disabled Toilets – Neighbourhood Centre

- The Disabled toilets at the neighbourhood Centre are not accessible by a wheelchair, is CINC able to apply for funding through the Access Incentive Fund to enable works to be conducted?

COWRA ACCESS COMMITTEE MEETING MINUTES**MONDAY 24 APRIL 2023**

Actions:

- I. Larissa to investigate who/what is responsible for upgrades and funding.

3.4 Membership

- The committee noted Louise Johnsons retirement and acknowledged her contribution to the committee.
- Advertising for new members to be conducted during DIAP review.

Actions:

- I. Cass to arrange Thankyou letter.

4. NEXT MEETING:

The next Access Committee meeting will be held Monday 26 June 2023.

5. MEETING CLOSE:

The meeting closed at 11:19am

Nikki Kiss
Chair

COWRA ACCESS COMMITTEE MEETING MINUTES**MONDAY 26 JUNE 2023**

PRESENT: Danny Jackett, Cr Nicole Kiss, Emma Roberts, Julie Stephenson, Jayne Hook, Michael Aston-Brien, Paul McCaffrey, Narelle Russell

OFFICERS PRESENT: Cass Gailey, Larissa Hackett, Kazi Mahmud

APOLOGIES: Dirk Wymer,

ABSENT: Katy Oliver, Nikki Kurtz, Tamsin Triance,

GUEST: Tyler (Support/Carer)

The meeting commenced at 10.10am

I. CONFIRMATION OF MINUTES:

RESOLVED That the Minutes of the previous meeting held on 24 April 2023 be accepted.

Moved: D Jackett

Second: J Stephenson

CARRIED.

2. BUSINESS ARISING FROM THE MINUTES:

2.1 Disabled Toilets – Signage at Rose Gardens

- Signage at Rose Gardens have been installed and new disabled car spaces provided.

Actions:

1. Nikki to thank Council on behalf of the committee for amending the Rose Gardens carpark.

2.2 Footpaths

- Continued talks on footpath requirements
- PAMP is changing to the Pedestrian Access & Cycleway Plan (PACP)
- Map currently being prepared then plan will be ready for Councils review and public exhibition

Actions:

2. Kazi to advise when the PACP is on Public Exhibition.

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COWRA ACCESS COMMITTEE MEETING MINUTESMONDAY 26 JUNE 2023

2.3 Neighbourhood Centre Parking

- Bollards have arrived and are being scheduled for installation

2.4 Disability Inclusion Action Plan

- Currently with consultant to review
- Survey to be distributed in about a month
- Can the survey include information relevant to the PAMP?
- Committee members to distribute survey to community groups when available.
- Plan requires updating to reflect new standards

Actions:

1. Larissa Hackett to finalise survey and distribute to all parties.

2.5 Access Incentive Fund

- Draft AIF Policy tabled to July Council meeting to go on public exhibition

2.6 PAMP (PACP)

- The review of the PACP is currently being completed.

Actions:

2. Pass forward copy of current policy to committee.

2.7 Cowra Hospital – Disability Parking

- Jayne to raise the issue at next WHS NSW Health meeting – meetings TBA

2.8 Visit NSW accessibility options

- Requires updating to show all facilities/locations that are accessible – only shows the Peace Bell.
- Access committee happy to provide advice of publicising accessible facilities/locations.

Actions:

3. Nikki to raise at the next Council meeting to request VIC to update site with all accessibility options/locations.

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COWRA ACCESS COMMITTEE MEETING MINUTESMONDAY 26 JUNE 2023

2.9 West Cowra Recreation Ground Canteen

- Building has been inspected and is being identified in the Building Asset Management Plan as requiring updating.
- Building currently has a temporary ramp – requires permanent safer ramp

2.10 Inclusive Playground

- Nikki met with a rep from Creative Recreation Solutions to provide ideas and costs for inclusive equipment to existing playgrounds.
- Need to keep an eye out for any funding opportunities
- To be included in DIAP

2.11 Footpath Issues

- Committee advised to report areas of concern requiring repairs or are safety issues directly to I&O rather than wait for the committee meeting.
- More information required on photos submitted.

Actions:

1. Kazi to investigate areas of concern raised at the April meeting.
2. Tamsin to confirm where areas of concern are

2.12 Adaptive Mountain Bike Track

- Need to keep an eye out for any funding opportunities for an inclusive track
- Holman Place looking for more inclusive activities and locations for the students

2.13 S355 Committee Review

- All S355 committees have been reviewed and will continue unchanged.

Actions:

1. Copy of comments to be distributed to the committee.

2.14 River Park Toilets

- The Building Asset Plan is currently being updated and will include upgrading and providing accessible toilets and facilities.

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COWRA ACCESS COMMITTEE MEETING MINUTESMONDAY 26 JUNE 2023

Actions:

- I. I&O to advise if this can be considered in Playground Review to enable access to any funding opportunities for upgrade to the facilities.†

2.15 Coles carpark footpath access ramp

- Design has been completed and works being scheduled for implementation.

2.16 Riverpark Disabled Parking

- Design has been completed and works being scheduled for implementation.

2.17 Neighbourhood Centre Disabled Toilets

- Disabled toilet doorway needs to be widened to enable wheelchair access.

Actions:

- I. Danny to forward quote and request to Jenny.

3. GENERAL BUSINESS:3.1 Caravan Park

- Cabins currently being repaired after damage from floods and some will need to be replaced and relocated to alternate positions within the park.
- 1 x new cabin to be a fully accessible cabin

Actions:

- I. Kazi to provide update on progress.

3.2 Pedestrian Access & Cycleway Plan

- The committee would like to provide comments for the plan.
- A sub-committee to be formed to review the plan.

Actions:

- I. Nikki to arrange review of plan when available for exhibition.

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COWRA ACCESS COMMITTEE MEETING MINUTES**MONDAY 26 JUNE 2023****3.3 Cowra Bus Service**

- Committee noted that the bus has no designated bus stops – travellers can check the bus route online and then go to the route and hail the bus when approaching.

4. NEXT MEETING:

The next Access Committee meeting will be held Monday 28 August 2023.

5. MEETING CLOSE:

The meeting closed at 10:57am

Nikki Kiss
Chair

4.2 Cowra Natural Resource Management Advisory Committee minutes - Wednesday 21 June 2023.

File Number: D23/1129

Author: Larissa Hackett, Director - Environmental Services

RECOMMENDATION

- I. That the minutes of the Cowra Natural Resource Management Advisory meeting held 21 June 2023 be noted.**

INTRODUCTION

Council's Natural Resource Management Advisory Committee held a meeting on Wednesday 21 June 2023, a copy of the minutes is included in Attachment 'I'.

ATTACHMENTS

- I. Cowra Natural Resource Management Advisory Committee minutes - 21 June 2023 [↓](#)

MINUTES OF THE NATURAL RESOURCE MANAGEMENT ADVISORY COMMITTEE HELD WEDNESDAY 21 JUNE 2023.

Present: Cr Peter Wright, Rob Davidson, Dylan Gower, John Rankin, Casey Proctor

Apologies: Tracee Burke, Ian Packer, Mayor Bill West, Jayden Gunn, Ian McColl, Katie McPherson

Council staff: Cass Gailey, Larissa Hackett, Phillipa Childs, Elizabeth Bryce, Tina Smart

Meeting commenced 1.05pm.

2. CONFIRMATION OF MINUTES:

RESOLVED That the minutes of the meeting held on Wednesday 19 April 2023 be accepted.

Moved: R Davidson

Seconded: P Wright

CARRIED

3. BUSINESS ARISING FROM THE MINUTES**3.1 Citizen Science Events (previously Science in the Pub) –**

- NSW Farmers Conference 18-20 July at Luna Park
- ideas updated from previous minutes;
 - o Drone workshops – possibly end of July at Morongla
 - o Carbon Forum

Actions:

1. Peter to contact David Langfield to discuss a potential Drone workshop.

3.2 Bird Week / Archibird –

- Possible funding from LLS for a Glossy Black Cockatoo Prize or a Waterbird category to coincide with the Commonwealth Environmental Water Office Waterbird exhibition
- Need to investigate setting up a dedicated Archibird website/platform to enable easier lodgement of photos and loading to Facebook – possibly chat with CEWO to assist with loading photos
- Categories to remain as per 2021 comp
- Archibird sub-committee to meet prior to next NRM meeting to commence organisation of the comp
- Coincide with MDBA Waterbird Exhibition
- Exhibition at Civic Centre or Library
 - o Present digitally & printed

MINUTES OF THE NATURAL RESOURCE MANAGEMENT ADVISORY COMMITTEE HELD WEDNESDAY 21 JUNE 2023.

Actions:

2. Casey & Cass to speak with CEWO to start organising exhibition and possible assistance with the Archibird

3.3 National Tree Day (NTD) –

- No update at this stage

3.4 Lachlan River –

- Appear to be erosion issues near caravan park
- Still some rubbish in Waugoola Creek from the floods; sheets of iron, oil drums, timber, etc
- EWAG will be organising an inspection of the river in August

Actions:

3. Peter to follow-up on what remediation works are being undertaken.

3.5 Weeds –

Councils Biosecurity Officers presented to the committee on Councils current Weeds Compliance and Strategic plan

Councils main focus weeds are those identified as priority weeds at a Regional level as these have a higher feasibility of control. These weeds are identified in the Central Tablelands Strategic Weed Management Plan.

The areas of most focus are within Asset Management that fall under Protecting Priority sites such as; riparian areas, high risk pathways, areas of high social, cultural or environmental value.

Actions:

4. Casey to provide a copy of the current Central Tablelands Strategic Weed Management Plan to the committee.
5. Copy of POW Management Plan to be forwarded to committee.

3.6 Carbon Farming –

- Potential for local case studies.
- Current funding available?

4. GENERAL BUSINESS4.1 Waterbird Exhibition

Murray Darling Basin has seen a significant boom in waterbird breeding in the past 3 years and the Commonwealth Environment Water Office (CEWO) are

MINUTES OF THE NATURAL RESOURCE MANAGEMENT ADVISORY COMMITTEE HELD WEDNESDAY 21 JUNE 2023.

organising a Waterbirds Photographic Exhibition tour and would like to exhibit in Cowra during last week of October.

- Possibly coincide with Archibird and have a Waterbird section judged by the CEWO
- Display Archibird winners and runners up at Exhibition
- Possibly run Peoples Choice at Exhibition rather than on Facebook

Actions:

1. Casey & Cass to speak with CEWO to finalise details of exhibition and possible assistance with the Archibird

4.2 S355 Committee Reviews

The reviews have been completed and all committees will continue as is.

4.3 Solar

- ARENA funding available for community batteries – round 1 closed, possibly look at for Round 2
- Council may benefit by having own battery and utilising existing solar panels

Actions:

2. Dylan to organise meeting with Council to present information.

1. **NEXT WORKSHOP**

Wednesday 19 July 2023 – Topics: TBA

2. **NEXT MEETING**

The next NRM Committee meeting Wednesday 16 August 2023.

3. **MEETING CLOSED**

There being no further business the meeting concluded at 3.10pm.

P Wright
Chair

4.3 Development Application No. 56/2023, Lot B DP 937264, 7 Waugoola Street Cowra, 2 lot subdivision and construction of 2 dwellings, lodged by Currajong Pty Ltd

File Number: D23/1140

Author: Larissa Hackett, Director - Environmental Services

RECOMMENDATION

1. That Council notes that the reason for the decision is that the proposal largely complies with Section 4.15 of the *Environmental Planning and Assessment Act 1979*. The variations to E.2.7 and E.2.15 of Part E of Council's Development Control Plan 2021 are sufficiently justified and the application was publicly notified and no submissions were received; and
2. That Council approves a variation to E.2.7 of Part E of Council's Development Control Plan 2021 for this development to allow a site frontage of 15.35 metres; and
3. That Council approves a variation to E.2.15 of Part E of Council's Development Control Plan 2021 for this development to allow a private open space area of 32.7m² with a minimum width of 3.32 metres; and
4. That Development Application No. 56/2023, for the construction of a 2 lot subdivision and construction of 2 dwellings on Lot: B DP: 937264, 7 Waugoola Street Cowra be approved subject to the following conditions:

GENERAL CONDITIONS

1. Development is to be in accordance with approved plans.

The development is to be implemented in accordance with the plans and supporting documents stamped and approved and set out in the following table except where modified by any conditions of this consent.

Plan No./ Supporting Document	Prepared by/Reference Details	Cowra Shire Council Reference
Site Survey	Karl Lupis 04/04/2023 Ref 23-038	Received 9 June 2023 Stamped No. DA 56/2023
Proposed Subdivision Plan Sheet S.01 of 1	Currajong 23/05/23 Rev B	Received 9 June 2023 Stamped No. DA 56/2023
Site Plan Sheet 01	K. Ostini-Donnelly 25/07/2023	Received 26 July 2023 Stamped No. DA 2023.56 (A)
Dwelling 1 Proposed	K. Ostini-Donnelly	Received 26 July

Floor Plan Sheet 02	25/07/2023	2023 Stamped No. DA 2023.56 (A)
Dwelling 1 Elevations Sheet 03	K. Ostini-Donnelly 25/07/2023	Received 26 July 2023 Stamped No. DA 2023.56 (A)
Dwelling 2 Proposed Floor Plan Sheet 05	K. Ostini-Donnelly 25/07/2023	Received 26 July 2023 Stamped No. DA 2023.56 (A)
Dwelling 2 Elevations Sheet 06	K. Ostini-Donnelly 25/07/2023	Received 26 July 2023 Stamped No. DA 2023.56 (A)
Proposed Landscape Plan Sheet L.01 of 1	Currajong 23/05/23 Rev A	Received 9 June 2023 Stamped No. DA 56/2023
Sewer Design	Calare Civil 27/04/23 Job No. 2023.0485 Issue B	Received 9 June 2023 Stamped No. DA 56/2023
Statement of Environmental Effects	Currajong 25.07.2023 Rev B	Received 26 July 2023 Stamped No. DA 2023.56 (A)
BASIX Certificate No. 1393177S	Kellie Ostini 19 May 2023	Received 9 June 2023 Stamped No. DA 56/2023
BASIX Certificate No. 1393199S	Kellie Ostini 19 May 2023	Received 9 June 2023 Stamped No. DA 56/2023
Private Open Space Plan Sheet P.01 of 1	Currajong 25.07.2023 Rev A	Received 26 July 2023 Stamped No. DA 2023.56

In the event of any inconsistency between conditions of this development consent and the plans/supporting documents referred to above, the conditions of this development consent prevail.

- The applicant shall comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the Environmental Planning and Assessment Regulation 2021 (see attached Advisory Note).

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

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

4. Prior to the issue of a Construction Certificate, a separate application is to be made to Council, with the appropriate fee being paid, for the provision of suitably sized metered water services to the development.
5. Pursuant to Section 7.12 (formerly Section 94A) of the Environmental Planning & Assessment Act 1979, the monetary contribution set out in the following table is to be paid to Council prior to the issue of a Construction Certificate. The contribution is current as at the date of this consent and is levied in accordance with the Cowra Section 94A Contributions Plan 2016 adopted on 26 April 2016. The contribution payable will be calculated in accordance with the contributions plan current at the time of payment, and will be adjusted at the time of payment in accordance with the Consumer Price Index (CPI) (All Groups Index for Sydney) published by the Australian Bureau of Statistic (ABS). Contribution amounts will be adjusted by Council each financial year.

Contribution Type	Proposed Cost of Development¹	Levy Percentage	Total Contribution	Contribution Rate Remains Current Until
Section 94A Contribution²	\$750,000.00	1%	\$7,500.00	30 June 2024

Notes

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

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

6. Prior to the issue of the Construction Certificate, the Applicant must obtain consent from Council pursuant to Section 138 of the Roads Act 1993 for the construction of driveway crossings to the development site from Waugoola Street & Martins Lane in accordance with Cowra Shire Council's Engineering Standards.

7. Prior to the issue of the Construction Certificate, the Applicant is to obtain all relevant approvals pursuant to Section 68 of the *Local Government Act 1993* to carry out sewerage work, to carry out stormwater drainage work, and to carry out water supply work from Cowra Shire Council.
8. The Applicant is required to obtain a Certificate of Compliance pursuant to Section 64 of the *Local Government Act 1993* certifying that all works, fees and charges required in connection with the provision of sewerage to the development have been undertaken and complied with in full. The certificate shall include all relevant works verified by appropriate inspections, fees and charges that are currently being applied at the time of the issue of the Subdivision Certificate.

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

9. The Applicant is required to obtain a Certificate of Compliance pursuant to Section 64 of the *Local Government Act 1993* certifying that all works, fees and charges required in connection with the provision of water supply to the development have been undertaken and complied with in full. The certificate shall include all relevant works verified by appropriate inspections, fees and charges that are currently being applied at the time of the issue of the Subdivision Certificate.

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

CONDITIONS TO BE COMPLIED WITH PRIOR TO THE COMMENCEMENT OF WORKS

10. The Applicant is to obtain a Construction Certificate from either Council or an Accredited Certifier, certifying that the proposed works are in accordance with the Building Code of Australia and applicable Council Engineering Standards prior to any building and or subdivision works commencing. No building, engineering or excavation work is to be carried out in relation to this development until the necessary construction certificates have been obtained. It is the responsibility of the Applicant to ensure that the development complies with the Building Code of Australia and applicable engineering standards in the

case of building work and the applicable Council Engineering Standards in the case of subdivision works. This may entail alterations to the proposal so that it complies with these standards.

- 11. It is the responsibility of the Applicant to ensure that the development complies with the Building Code of Australia and applicable engineering standards in the case of building work.**
- 12. The Applicant is to submit to Cowra Shire Council, at least two days prior to the commencement of any works, a 'Notice of Commencement of Building or Subdivision Works' and 'Appointment of Principal Certifier'.**
- 13. Prior to the commencement of work on the site, all erosion and sediment control measures shall be implemented and maintained prior to, during and after the construction phase of the development. The erosion and sediment control measures are to comply with Part B of Cowra Shire Council Development Control Plan 2021 at all times.**

CONDITIONS TO BE COMPLIED WITH DURING CONSTRUCTION

- 14. While building work is being carried out, any such work must not continue after each critical stage inspection unless the principal certifier is satisfied the work may proceed in accordance with this consent and the relevant construction certificate.**
- 15. Any damage caused to footpaths, roadways, utility installations and the like by reason of construction operations shall be made good and repaired to a standard equivalent to that existing prior to commencement of construction. The full cost of restoration/repairs of property or services damaged during the works shall be met by the Applicant.**
- 16. All storage of goods and building materials and the carrying out of building operations related to the development proposal shall be carried out within the confines of the property. All vehicles must be parked legally and no vehicles are permitted to be parked over the public footpath. The unloading of building materials over any part of a public road by means of a lift, hoist or tackle projecting over the footway will require separate approval under Section 68 of the Local Government Act 1993.**
- 17. Building activities and excavation work involving the use of electric or pneumatic tools or other noisy operations shall be carried out only between 7.00 am and 6.00 pm on weekdays and 8.00 am and 1.00 pm on Saturdays. No work on Sundays or Public Holidays is permitted.**
- 18. All building rubbish and debris, including that which can be windblown, shall be contained on site in a suitable container for disposal at an approved Waste Landfill Depot. The container shall be erected on the building site prior to work commencing and shall be maintained for the term of the construction to the completion of the project. No building rubbish or debris shall be placed or permitted to be placed on any adjoining public reserve, footway or road. The waste container shall be regularly cleaned to ensure proper containment of the building wastes generated on the construction site.**

19. All roofed and paved areas are to be properly drained in accordance with the Plumbing Code of Australia and discharged to Council's stormwater management system on Waugoola Street.
20. As soon as is practical, and within a maximum of 7 days following the placement of any roofing material, all guttering and downpipes must be installed and connected to Council's drainage system. If no Council drainage system is available, the guttering and downpipes must be discharged away from the building site onto a stable vegetated area in a manner that does not discharge concentrated storm water flow and cause nuisance or erosion to adjoining properties.
21. The Applicant is to obtain all relevant approvals to carry out sewerage work, to carry out stormwater drainage work and to carry out water supply work from Cowra Shire Council prior to commencing works to and comply with any conditions of that permit. All work shall be carried out by a licensed plumber and drainer and to the requirements of the Plumbing Code of Australia. The licensed plumber or drainer must submit a Notice of Works form to Council prior to the commencement of any plumbing and drainage works and a Certificate of Compliance at the completion of the works. The plumbing and drainage works must be inspected by Council at the time specified below:
 - (a) Internal Drainage: When all internal drainage work is installed and prior to concealment. Pipes should be under water test.
 - (b) External Drainage: When all external drainage work is installed and prior to concealment. Pipes should be under water test.
 - (c) Water Supply: Hot and cold water supply pipework, when the pipework is installed and prior to concealment. Pipes should be under pressure test.
 - (d) Stormwater: When the stormwater and roof water drainage system has been completed.

CONDITIONS TO BE COMPLIED WITH PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

22. The Applicant must not commence occupation or use of the dwellings until a Whole or Partial Occupation Certificate has been issued from the Principal Certifier appointed for the subject development.
23. Prior to the issue of a Whole Occupation Certificate, the Applicant shall construct an access crossing to the development site from Waugoola Street & Martins Lane in accordance with consent from the road's authority pursuant to Section 138 of the Roads Act 1993 for the carrying out of works in a road reserve. The driveway is to be constructed in accordance with the Section 138 Permit. All costs associated with the construction of the access driveway(s) shall be borne by the Applicant.

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

24. The Applicant is to lodge with Cowra Shire Council a Subdivision Certificate

Application. All necessary information to support the certificate release and the necessary fee is required to be included with the Subdivision Certificate Application.

25. Prior to the issue of a Subdivision Certificate, the applicant must provide to Council a Notification of Arrangement from Essential Energy confirming that satisfactory arrangements have been made for the provision of power with respect to all lots in the subdivision.
26. Prior to the issue of the Subdivision Certificate, the applicant is to provide evidence to Council that arrangements have been made for:
 - (a) The installation of fibre-ready facilities (or equivalent) to all individual lots and/or premises in a real estate development project so as to enable fibre to be readily connected to any premises that is being or may be constructed on those lots. Demonstrate that the carrier has confirmed in writing that they are satisfied that the fibre ready facilities are fit for purpose, and
 - (b) The provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.
27. Prior to issue of the Subdivision Certificate, the applicant shall connect all new lots in the plan of subdivision to Council's Reticulated Water Supply System and to the satisfaction of the relevant service provider, being Cowra Shire Council
28. Prior to issue of the Subdivision Certificate, the applicant shall connect all new lots in the plan of subdivision to Council's Reticulated Sewer Supply System and to the satisfaction of the relevant service provider, being Cowra Shire Council
29. Prior to issue of the Subdivision Certificate, the Applicant shall include on the final plan of subdivision all necessary easements required for water, sewer, stormwater, and access.
30. Prior to issue of the Subdivision Certificate, the Applicant shall detail an easement centrally located over all sewerage connections for purposes of providing access to the mains system and for maintenance purposes.

ADVICE

If, during work, an Aboriginal object is uncovered then **WORK IS TO CEASE IMMEDIATELY** and the Office of Environment & Heritage is to be contacted urgently on (02) 6883 5300. Under the National Parks and Wildlife Act 1974 it is an offence to harm an Aboriginal object or place without an 'Aboriginal heritage impact permit' (AHIP). Before making an application for an AHIP, the applicant must undertake Aboriginal community consultation in accordance with clause 80C of the NPW Regulation.

INTRODUCTION

Development Application No. 56/2023 proposes 2 lot subdivision and construction of 2 dwellings on Lot B DP 937264, 7 Waugoola Street Cowra. The application was lodged by Currajong Pty Ltd on 9 June 2023.

The application is being reported to Council because it proposes to vary the minimum lot width and Private Open Space requirements under section E.2.7 and E.2.15 of Part E of the Cowra Development Control Plan 2021.

A copy of the site and elevation plans of the proposed construction of 2 dwellings and 2 lot subdivision are included in Attachment '1' to this report and a copy of the Statement of Environmental Effects is included in Attachment '2'.

Description of Site

Lot B DP 937264, 7 Waugoola Street Cowra is a rectangular allotment of approximately 689.2m². The lot is located in the R1 General Residential zone under Cowra Local Environmental Plan (LEP) 2012. The site is currently vacant.

A location map is included in Attachment '3' and an aerial photograph is included in Attachment '4' to this report.

Description of Proposal

The applicant proposes to construct 2 dwellings and subdivide Lot B DP 937264 under Torrens title.

Environmental Impact Assessment

In determining a development application, a consent authority is to take into consideration such of the matters as are of relevance to the development in accordance with Section 4.15(1) of the Environmental Planning and Assessment Act 1979. The following section provides an evaluation of the relevant Section 4.15 Matters for consideration for DA 56/2023:

S4.15(1)(a)(i) Any Environmental Planning Instrument

Cowra Local Environmental Plan 2012

The subject land is zoned R1 under the provisions of the Cowra Local Environmental Plan (LEP) 2012. The construction of 2 dwellings and 2 lot subdivision is permitted in the zone with development consent.

Other relevant clauses:

1.2 Aims of Plan

The development is not inconsistent the aims of the LEP.

1.4 Definitions

dwelling house means a building containing only one dwelling.

As the end result of the proposed development would be two dwelling houses, each on a separate lot, it is considered assessing the development as a subdivision and two dwellings is appropriate.

1.6 Consent authority

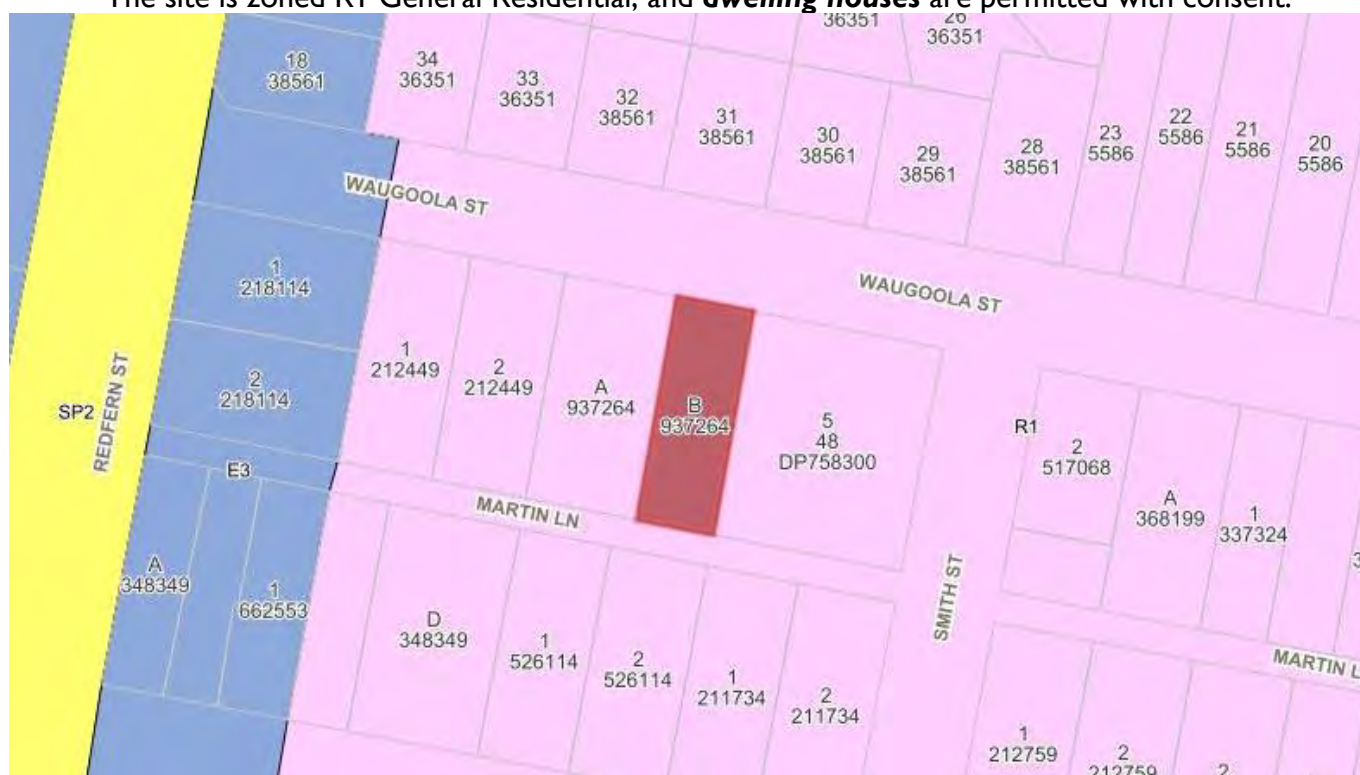
The consent authority for the purposes of this Plan is (subject to the Act) the Council.

1.9A Suspension of covenants, agreements and instruments

The subject lot is not burdened by easements and there are no covenants or agreements known to affect the property.

2.1 Land use zones

The site is zoned R1 General Residential, and **dwelling houses** are permitted with consent.



2.3 Zone objectives and Land Use Table

I Objectives of the Zone

Objective	Comment
• To provide for the housing needs of the community.	Consistent
• To provide for a variety of housing types and densities.	Consistent
• To enable other land uses that provide facilities or services to meet the day to day needs of residents.	Not inconsistent
• To provide attractive, affordable, well located and market-responsive residential land.	Not inconsistent
• To ensure that any non-residential land uses permitted within the zone are compatible with the amenity of the area.	Not applicable

• To ensure that housing densities are broadly concentrated in locations accessible to public transport, employment, services and facilities.	Consistent
• To maximise public transport patronage and encourage walking and cycling.	Not inconsistent

2 Permitted without consent

Environmental protection works; Home occupations

3 Permitted with consent

Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; **Dwelling houses**; Food and drink premises; Group homes; Home industries; Hostels; Kiosks; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Roads; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Car parks; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Depots; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industrial training facilities; Industries; Jetties; Local distribution premises; Marinas; Mooring pens; Moorings; Mortuaries; Open cut mining; Public administration buildings; Recreation facilities (major); Research stations; Restricted premises; Rural industries; Rural workers' dwellings; Service stations; Sewage treatment plants; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Warehouse or distribution centres; Waste or resource management facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies

Comment:

The proposed the development is permitted with consent.

2.6 Subdivision requirements

The proposed development requires consent and would not result in a secondary dwelling being located of a separate lot.

2.7 Demolition requires development consent

Demolition works do not form part of this application.

2.8 Temporary Use of land

The proposal does not involve the temporary use of the land.

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

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

5.10 Heritage conservation

There are no heritage items located on the site (identified on either the SHR or in the LEP), and the site is not located in a HCA.

5.11 Bushfire

The site is not located within an area mapped as prone to bushfire; accordingly this clause is not applicable.

5.21 Flood planning

The land is not in the flood planning area.

Part 6 Urban release areas

The site is not identified as being within an urban release area.

7.1 Earthworks

The site is generally flat and minimal earthworks are required. It is considered that there will be no adverse impact or environmental risk from the minimal earthworks required.

7.3 Terrestrial biodiversity

This clause applies to land that is identified as biodiversity land on the *Terrestrial Biodiversity Map*; the site is not mapped as being affected.

7.4 Riparian land and watercourses

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

7.5 Wetlands

This clause applies to land identifies on the wetlands map; the site is not identified as being affected; accordingly this clause is not applicable.

7.6 Groundwater vulnerability

This clause applies to land that is identified as groundwater vulnerable on the *Groundwater Vulnerability Map*, and the site is mapped as being affected. The proposed development is not considered to have an adverse impact on groundwater or groundwater dependent ecosystems.

7.7 Airspace operations

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

7.8 Essential Services

Water	The proposed development would connect to Council's reticulated water service.
Electricity	The proposed development will be connected to electricity supply to the requirements of the relevant energy provider.
Sewage	The proposed development will connect to Council's reticulated sewer service.
Stormwater	Rainwater will be directed to a rainwater tank and to the street. A standard condition will be imposed to direct stormwater overflow to the street.
Access	It is proposed that dwelling 1 would include a new driveway and crossover to Waugoola Street, and dwelling 2 would include a new driveway and crossover to Martin Lane. A condition for S138 application has been imposed.

7.11 Development on land in karst areas

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

State Environmental Planning Policies

SEPP	COMMENTS
SEPP (Biodiversity and Conservation) 2021	Not applicable
SEPP (Building Sustainability Index: BASIX) 2004	BASIX certificates have been submitted that demonstrate compliance for both new dwellings.
SEPP (Exempt and Complying Development Codes) 2008	Not applicable
SEPP (Housing) 2021	Not applicable
SEPP (Industry and Employment) 2021	Not applicable
SEPP 65—Design Quality of Residential Apartment Development	Not applicable
SEPP (Planning Systems) 2021	Not applicable
SEPP (Precincts – Central River City) 2021	Not applicable
SEPP (Precincts – Eastern Harbour City) 2021	Not applicable
SEPP (Precincts - Regional) 2021	Not applicable
SEPP (Precincts – Western Parkland City) 2021	Not applicable
SEPP (Primary Production) 2021	Not applicable
SEPP (Resilience and Hazards) 2021	Includes the former SEPP 55

	– Remediation of Land. See comment below.
SEPP (Resources and Energy) 2021	Not applicable
SEPP (Transport and Infrastructure) 2021	Not applicable

SEPP (RESILIENCE AND HAZARDS) 2021

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

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

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

S4.15(1)(a)(ii) Any draft Environmental Planning Instrument

There are no draft Environmental Planning Instruments that apply to the development.

S4.15(1)(a)(iii) Any Development Control Plan (DCP)

Cowra Council Development Control Plan 2021

The proposed development would be a dual occupancy if it were not for the subdivision, therefore it has been assessed as medium density development under E.2 of the DCP.

There are no identified AHIMS or signs observed of an Aboriginal Heritage item within 100 metres of the development site or on the subject land.

PART A – PLAN INTRODUCTION

Consent is required for the proposed dwellings.

PART B – LAND MANAGEMENT

Appropriate erosion and sediment controls to be implemented prior to the commencement of works. The soil disturbance area is relatively minor.

PART C – BIODIVERSITY MANAGEMENT

The subject land is cleared of vegetation and no tree removal is proposed – no further assessment required relating to Biodiversity.

PART D – SUBDIVISION DEVELOPMENT

Section	Comments
D.3.1 Application of this part	The proposed development includes infill subdivision on land zoned R1 General Residential
D.3.2 Objectives	The proposed development meets these objectives.
D.3.3 Lot size, layout and dimensions	The proposed development allows for usable dwelling, private open space, carparking and access areas. The development is consistent with this section
D.3.4. Street Design	N/A as no new street proposed
D.3.5. Access provision	Access provisions are considered suitable
D.3.6. Utility provision	The proposed dwellings would be connected to sewer, water, stormwater in accordance with Councils engineering standards.
D.3.7. Stormwater, drainage and waterways	Stormwater to be drained to Councils stormwater system on Waugoola street.

PART E – URBAN AND VILLAGE DEVELOPMENT

Part E.2 Medium Density Housing

Section	Comments
E.2.1. Application of Section	The subject land is zoned R1 General Residential and 2 new dwellings are proposed despite the subdivision, therefore part E.2 applies.
E.2.2. Objectives	The proposed development meets these objectives.
E.2.3. Site Analysis	A site analysis has been provided on the submitted plans.
E.2.4. Soil Erosion and Sedimentation Control	Appropriate controls to be put in place.
E.2.5. Landscaping	Part N has been considered below.
E.2.6. Cut and Fill Controls	The subject lot is generally flat. Minimal cut and fill required for the proposed dwellings.
E.2.7. Site Area and Frontage Controls	<p>The minimum site area is calculated by dividing the total area of the development site by the number of proposed dwelling units.</p> <p>The original lot is 687.67sqm, with 2 dwellings to be situated on it, giving a minimum site area per dwelling of 343.84sqm, consistent with E.2.7.</p> <p>A variation is required in regard to the minimum site frontage. The site frontages is 15.35m to both Waugoola Street and Martin lane contrary to the required 18 metres under Clause E.2.7.(b) of the DCP. The variation is considered at the end of this section.</p>
E.2.8. Streetscape Controls	The proposed dwellings are consistent with the scale and character of adjoining dwellings and the surrounding environment. Each dwelling would address a different frontage. Each dwelling would include a

	habitable room window overlooking the street. The proposed development would provide passive surveillance to each street frontage. The proposed development would present as a single storey dwelling consistent with the streetscape.
E.2.9. Height Controls	The proposed dwellings are single storey.
E.2.10. Solar Access Controls	Each dwelling would receive 3 hours of solar access. The proposed development would not adversely impact the solar access of neighbouring dwellings.
E.2.11. Front setback controls	Proposed dwelling 1 would have a front setback to Waugoola street (primary frontage) of 4.6 metres, consistent with 11 Waugoola Street to the west. Proposed dwelling 2 would have a front setback to Waugoola street (primary frontage) of 25.925 metres.
E.2.12. Side Setbacks	Minimum side setback of 900mm consistent with the DCP
E.2.13. Rear Setbacks	Proposed dwelling 2 would have a rear setback to Martin lane of 3 metres, consistent with E.2.13
E.2.14. Visual & Acoustic Privacy Controls	Visual and acoustic privacy impacts on adjoining properties are considered minor. Views between all existing and proposed dwellings would be screened by existing and proposed 1.8m colourbond fences. The proposed dwelling houses are single storey and will not create any significant privacy impacts to neighbouring properties.
E.2.15. Private Open Space	Proposed dwelling 1 would be provided with 40.83sqm private open space with a minimum width of 3 metres consistent with E.2.15. A variation is required in regard to the Private Open Space of dwelling 2. Proposed dwelling 2 would be provided with 32.7sqm with a minimum width of 3.32m, contrary to E.2.15. The variation is considered at the end of this section.
E.2.16. Sustainable Building Design Controls	BASIX Certificates provided for each dwelling.
E.2.17. Liveable Housing Design	The dwellings would have step-free access from the parking areas to the entrance. Internal doors and corridors have been designed to facilitate comfortable and unimpeded movement between spaces. The proposed bathroom can provide a hobless shower. The proposed dwellings are able to meet the requirements of Part E.2.17.

PART K – LAND USE BUFFERS

Cowra Airport Obstacle Limitation Surface

The subject land is located outside of the OLS.

PART M – PARKING, ACCESS AND MOBILITY

The proposed development would include one parking space per dwelling. Visitor parking is not required.

The proposal includes 2 new driveways and crossovers, and an S138 has been conditioned accordingly.

PART N – LANDSCAPING

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

PART O – ENVIRONMENTAL HAZARD MANAGEMENT

The subject land is not mapped as flood prone.

The subject land is not mapped as bushfire prone.

There is no identified contamination on the subject land.

PART P – CPTED PRINCIPLES

CPTED Assessment is not considered necessary for dwelling houses.

The proposed development complies with the relevant requirements of the DCP with the exception of the following clauses:

Variation 1

Section E.2.7.(b) of Part E of the Cowra Council DCP 2021 requires a minimum site frontage of 18 metres for medium density development. The subject lot has a frontage of 15.35 metres which is 2.65m less than the DCP requirement and therefore represents a variation to this development control.

Comment

The proposed variation is considered acceptable as the proposed dwelling 2 would include vehicle access from Martin Lane to the south, eliminating the requirement for a second driveway accessing Waugoola Street to the north. The proposed development is consistent with similar existing medium density development, in particular 25 Macassar Street which has a 12.58m frontage. The proposed development provides sufficient space for landscaping and a consistent streetscape appearance to Waugoola Street.

It is assessed that the variation to the site frontage control is minimal in its extent and does not impact adversely on the achievement of the control objective. The proposal achieves a practical site layout and it is recommended that the variation request be supported by Council.

Variation 2

Section E.2.15(d) of the Cowra Council DCP 2021 recommends 40m² of private open space located behind the building line with a minimum width of 3 metres. Proposed dwelling 1 has 40.83m² of private open space with a minimum width of 3 metres which complies with the DCP. Proposed dwelling 2 includes 32.7m² of private open space with a minimum width of 3.32 metres which is 7.3m² less than the DCP recommendation and therefore represents a variation to this development control.

Comment

The applicant states that:

“...The floor plan has been purposefully designed with sufficiently sized rooms and circulation spaces consistent with the principles of ‘ageing in place’ and consistent with the requirements of the Liveable Housing Design Guidelines (as is also required by Control E.2.17 of the DCP). A reduction of internal floor space in order to accommodate greater widths in private open space areas does not achieve the owners objectives for this proposal. By design, the housing product to be created by this development targets an ageing demographic looking to downsize, stay in the home for longer and have less maintenance in rear yard spaces.”

Additionally, the applicant states that:

“The proposed development is generally well-designed and provides for an efficient use of existing residential zoned and serviceable land in an established area of Cowra. The potential impacts of creating a development with a (slightly) non-conforming private open space area is out-weighed by the positive benefits that are likely to result from the construction of new housing stock in Cowra.”

It is noted that an additional 7.3m² of Private open space is available with a width of 2.13 metres adjacent to the proposed patio area. It is assessed that the variation to the private open space control is minimal in its extent and does not impact adversely on the achievement of the control objectives. The proposal achieves a practical site layout and would provide additional affordable housing stock to Cowra. It is recommended that the variation request be supported by Council.

S4.15(1)(a)(iiia) Any Planning Agreement

There is no planning agreement that has been entered into under Section 7.4 of the *Environmental Planning and Assessment Act 1979* by the applicant in relation to the development proposal. Similarly, the applicant has not volunteered to enter into a draft planning agreement for the development proposal.

S4.15(1)(a)(iv) The EP & A Regulations

Section 4.15(1)(a)(iv) requires the Council to also consider Clauses 61, 62, 63 and 64 of the *Environmental Planning and Assessment Regulation 2021*. The following provides an assessment of the relevant Clauses of the Regulation:

- Clause 61 – The proposal does not involve demolition of a building and therefore the requirements of AS 2601-2001 are not required to be considered in accordance with Clause 61(1).
- Clause 62 – The proposal does not involve the change of a building use for an existing building, or the use of an existing building as a place of public entertainment and therefore the requirement to consider fire safety and structural adequacy of buildings in accordance with Clause 62 is unnecessary.
- Clause 63 – The proposal does not involve the erection of a temporary structure and therefore the requirements to consider fire safety and structural adequacy is unnecessary.
- Clause 64 – The proposal does not involve the rebuilding, alteration, enlargement or extension of an existing building or place of public entertainment and therefore the requirement to consider the upgrading of buildings into total or partial conformity with the Building Code of Australia is not required to be undertaken.

S4.15(1)(b) The Likely Impacts of the Development

Section 4.15(1)(b) requires the Council to consider the likely impacts of the development, including environmental impacts on both the natural and built environments as well as the social and economic impacts in the locality. The following provides an assessment of the likely impacts of the development:

Context and Setting

The area is characterised by single storey residential developments. The proposed development would appear as a single dwelling from Waugoola Street. This proposal is consistent with the existing character of the locality.

Access, Parking, traffic

Proposed dwelling No. 1 would be accessed from Waugoola Street which is a sealed local road with kerb and guttering. A S138 approval under the *Roads Act 1993* is required for the proposed crossover. No other road works are proposed or required. No other traffic or parking concerns are identified.

Proposed dwelling No. 2 would have vehicular access from Martin Lane to the south, with an easement for access proposed on Lot 1 allowing pedestrian, visitor, and domestic waste collection from Waugoola Street. Martin Lane is a sealed laneway with no kerb and guttering. A S138 approval under the *Roads Act 1993* is required for the proposed crossover. No other road works are proposed or required. No other traffic or parking concerns are identified.

Public Domain

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

Utilities

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

Heritage

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

Other Land Resources

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

Water, Sewerage and Stormwater

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

An easement for sewer is proposed burdening Lot 2 and benefitting Lot 1 to allow for a private sewer line to dwelling No. 1. A sewer plan has been provided as part of the application.

An easement for services is proposed burdening Lot 1 and benefitting Lot 2 to allow for water and stormwater connection to dwelling 2.

Stormwater from both proposed dwellings will be directed to Waugoola Street as conditioned.

Soils

Cut and fill is minimal. The development will not have a negative impact on soils. A recommended condition will apply to require compliance with Council's DCP 2021 with regard to sedimentation and erosion controls.

Air and Microclimate

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

Flora and Fauna

The development does not require removal of any vegetation. There will be no significant impact on native flora & fauna.

Waste

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

Energy

A BASIX Certificate has been provided for each new dwelling.

Noise and Vibration

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

Natural Hazards

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

Technological Hazards

Council's records and inspection of the site did not reveal any technological hazards affecting the site.

Safety, Security and Crime Prevention

It is considered this development will not generate any activity likely to promote any safety or security problems to the subject land or surrounding area.

Social and Economic Impacts on the locality

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

Site Design and Internal Design

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

Construction

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

Cumulative impacts

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

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

The development is consistent with the zone objectives and consideration has been given to the impacts the development will have within the locality. It is considered that the proposed development will not create adverse impacts within its local setting. It is assessed that the development will not impact upon any existing services. The development site is not identified as bushfire or flood prone or otherwise unsatisfactorily constrained by natural features. The site is considered suitable for the development subject to the imposition of appropriate conditions of consent.

S4.15(1)(d) Any Submissions Received

Public Consultation

The subject Development Application was notified to adjoining owners in writing from 20 June 2023 to 4 July 2023, in accordance with Cowra Community Participation Plan 2020. No submissions were received in relation to the proposed development.

Public Authority Consultation:

There are no public authority consultation requirements with this development application.

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

Community Interest

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

S7.12 Fixed development consent levies

The proposed development is not within a growth area identified under the Cowra Council s94 Contributions Plan 2016. No evidence of any prior 7.11 Development Contributions being levied has been identified. Therefore, the recommended conditions include S7.12 (formerly S94A) development contributions to be levied in accordance with Cowra Council S94A Contributions Plan 2016.

Conclusion

Development Application No. 56/2023 proposes the construction of 2 dwellings and 2 lot subdivision on Lot B DP 937264, 7 Waugoola Street Cowra. The application was lodged by Currajong Pty Ltd on 9 June 2023.

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

The proposed development has been assessed to be consistent with the requirements of Cowra Local Environmental Plan 2012, relating to development in the R1 zone and is consistent with existing land-use activities of the locality. The variations to E.2.7 and E.2.15 of Part E of Council's Development Control Plan 2014 are sufficiently justified.

The development application was notified in accordance with Cowra Community Participation Plan 2020. No submissions were received following the consultation process.

Having considered the documentation supplied by the applicant, the findings of site inspection, it is assessed that the impacts of the proposal and the likely environmental interactions between the proposed development and the environment are such that Council should not refuse the development application. Accordingly, a recommendation of conditional approval is listed in the recommendation.

ATTACHMENTS

1. DA 56/2023 - Development Plans [↓](#)
2. DA 56/2023 - Statement of Environmental Effects [↓](#)
3. DA 56/2023 - Location map [↓](#)
4. DA 56/2023 - site view [↓](#)



1. These drawings shall be read with the specifications, other working drawings as may be issued during the course of construction and Engineering drawings, reports and/or computations.
2. Dimensions shown in metres unless indicated otherwise. All dimensions and levels shall be verified on site by the Contractor prior to commencing work.
3. Do not scale from drawings. Work to figured dimensions only. Site dimensions are subject to final survey and should not be relied upon for accuracy

B	AMEND SEWER DESIGN	DS	23/05/2023
A	FIRST ISSUE	DS	21/04/2023
REV	DESCRIPTION	BY	DATE

SHEET NAME:
PROPOSED SUBDIVISION PLAN

DRAWING STATUS
ISSUED FOR APPROVAL

CLIENT NAME
K & A Anning Pty Ltd

SITE DESCRIPTION
Lot B DP 937264
7 Waugoola Street
Cowra NSW 2794

PROJECT NAME
2 Lot Subdivision and Construction of 2
Dwellings

DRAWN:
23/05/23

SCALE
1:250 @ A3



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[illegible]

NOTE:

1. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO WORK COMMENCING.
FINAL ROOM SIZES ARE SUBJECT TO CHANGES ONCE MEASUREMENTS OF EXISTING STRUCTURES ARE CONFIRMED.

2. ALL GROUND LEVELS, FINISHED FLOOR LEVELS, CEILING HEIGHTS AND JOINERY HEIGHTS ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE PRIOR TO WORK COMMENCING.

3. ROOF PITCH & EAVE OVERHANG ARE APPROXIMATE ONLY. ADJOINING ROOF IS TO BE CONFIRMED WITH EXISTING ROOF PRIOR TO WORK COMMENCING.

RECEIVED
Cowra Shire Council
Date: 26 June 2023
Plan: DA 2023.56 (A)

DWELLING 2 ELEVATIONS

NORTH ELEVATION
SCALE :1:100

NOTE:
APPROX. PAD HT - 308.0
APPROX. SLAB HT - 308.3

WEST ELEVATION
SCALE :1:100

NOTE:
APPROX. PAD HT - 308.0
APPROX. SLAB HT - 308.3

EAST ELEVATION
SCALE :1:100

NOTE:
APPROX. PAD HT - 308.0
APPROX. SLAB HT - 308.3

SOUTH ELEVATION
SCALE :1:100

NOTE:
APPROX. PAD HT - 308.0
APPROX. SLAB HT - 308.3

NOTES:

FOR OPENING DIRECTIONS OF SLIDING GLASS DOORS AND WINDOWS PLEASE SEE ELEVATIONS.

NOTES:

1. Written dimensions take precedence over scale.
2. Builder to verify all dimensions and levels prior to commencement of construction.
3. All internal dimensions stated are to frame size - excluding linings.
4. This building has been designed in accordance with AS 1684.2-2006 (Residential timber framed construction) and AS 3650-PT 1 2001. Provide treatment: Supplier may substitute lintels for those of equal strength to span ratio.

6. All structural sizes to be read-in-conjunction with structural engineers drawings and details.
7. Articulation joints to comply with 3.3.1.9 BCA Vol. 2.
8. Mechanical Ventilation to comply with 3.8.5 BCA Vol. 2.
9. Smoke alarms to comply with 3.7.2 BCA Vol. 2 (wired in).
10. Protection against subterranean termites shall be in accordance with AS 3650-PT 1 2001. Provide treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.

11. Lift off hinge to all WC doors to comply with Australian Standards.
12. Stair construction to comply with Pt 3.9.1 and balustrading to comply with Pt 3.9.2 BCA Vol. 2.
13. DCP and flashing to comply with Pt. 3.3.4 BCA Vol. 2.

14. These plans are copyright. MUST NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION & REMAIN THE SOLE PROPERTY OF KELLIE OSTINI-DONNELLY.
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CLIENT : K & A ANNING PTY LTD	PROJECT : PROPOSED DUAL OCCUPANCY & 2 LOT SUBDIVISION			ISSUE : PRELIMINARY 02	
ADDRESS : 7 WAUGOOLA STREET, COWRA NSW 2794	DESIGNED BY : OWNER	WIND CLASS : TBA	DATE : 25/07/2023		
	DRAWN BY : K. OSTINI-DONNELLY	SCALE : 1:100, 1:1	SHEET : 06		

G:\PARKES JOBS\2023\ANNING\7 WAUGOOLA - PRELIM 02.dwg

Item 4.3 - Attachment I

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RECEIVED
Cowra Shire Council
Date: 26 June 2023
Plan: DA 2023.56

DETAIL BASED ON PLAN OF DETAIL & CONTOURS
PREPARED BY KARP LUPIS REGISTERED SURVEYOR.
REF 23-038. DATED 04/04/2023.

- Private Open Space (POS) Key
- POS - Consistent with Council DCP minimum width requirements
 - POS - Surplus to Council DCP minimum area requirements
 - POS - Subject to Council DCP Variation



CURRAJONG
PLANNING, PROPERTY + PROJECT MANAGEMENT
250A Clarinda Street
PARKES NSW 2870
Project Contact
Dean Steward
0429 217 243
dsteward@currajong.com.au

- GENERAL NOTES:**
- These drawings shall be read with the specifications, other working drawings as may be issued during the course of construction and Engineering drawings, reports and/or computations.
 - Dimensions shown in metres unless indicated otherwise. All dimensions and levels shall be verified on site by the Contractor prior to commencing work.
 - Do not scale from drawings. Work to figured dimensions only. Site dimensions are subject to final survey and should not be relied upon for accuracy

A	FIRST ISSUE	DS	25.07.2023
REV	DESCRIPTION	BY	DATE

SHEET NO:
P.01 OF 1

SHEET NAME:
PRIVATE OPEN SPACE PLAN

DRAWING STATUS
ISSUED FOR APPROVAL

CLIENT NAME
K & A Anning Pty Ltd

SITE DESCRIPTION
Lot B DP 937264
7 Waugoola Street
Cowra NSW 2794

PROJECT NAME
2 Lot Subdivision and Construction of 2 Dwellings

DRAWN:
25/07/23

SCALE
1:250 @ A3



Prepared By:
Currajong Pty Ltd
205A Clarinda Street
PARKES NSW 2870

25.07.2023 - Rev B

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Date: 26 June 2023
Plan: DA 2023.56 (A)

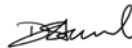
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PLANNING, PROPERTY + PROJECT MANAGEMENT

CLIENT
K & A Anning Pty Ltd

PROJECT
**2 Lot Subdivision & construction of 2 dwellings
7 Waugoola Street
Cowra NSW 2794**

DOCUMENT TITLE
**Statement of
Environmental Effects**

DOCUMENT CONTROL

PROJECT REPORT DETAILS		
Document Title	Statement of Environmental Effects	
Principal Author	Dean Steward, Senior Planner	
Client	K & A Anning Pty Ltd	
Project Reference	APC230125	
DOCUMENT STATUS		
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Date	25.07.2023	
Authorised for Issue		
DISTRIBUTION RECORD		
Recipient	Distribution Method	Date
Client	Email - Final (Rev A)	23.05.2023
Client	Email - Final (Rev B)	25.07.2023

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DISCLAIMER

This Statement of Environmental Effects has been prepared by Currajong Pty Ltd with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with the Client. Information reported herein is based on the information provided by the client and has been accepted in good faith as being accurate and valid. This report is for the exclusive use of the client named above. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from Currajong Pty Ltd. Currajong Pty Ltd disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

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EXECUTIVE SUMMARY

This Statement of Environmental Effects (SEE) has been prepared by Currajong Pty Ltd (Currajong) on behalf of K & A Anning Pty Ltd for the proposed development of the land at Lot B DP 937264, being 7 Waugoola Street Cowra.

The proposed development is described as 2 lot residential subdivision (torrens title) and construction of a new dwelling on each resulting lot. The proposed development has been purposefully designed to maximise the opportunities created by a dual frontage to the public road system, with the land enjoying frontage to Waugoola Street on the northern boundary and Martins Lane on the southern boundary.

The land at 7 Waugoola Street is currently vacant and is zoned for residential development. A site survey has been completed and this has discovered the locations of Council's water and sewer infrastructure and existing electricity supply infrastructure. These services do not pose a constraint to the positioning of the proposed dwellings on the land.

Cowra Local Environmental Plan 2012 (LEP) is the primary environmental planning instrument apply to the proposed development. The proposed development has been assessed against the relevant provisions of the LEP and is consistent with all requirements, without variation.

The Cowra Comprehensive Development Control Plan 2021 applies to all land in the Cowra LGA and contains standards and controls which must be considered. The proposal is also consistent with all requirements, except that:

- + a variation is proposed to the 18m minimum site frontage requirement in accordance with Control E.2.7.b of the DCP. The width of the existing land is 15.35m, representing a variation of 2.65m.

- + a variation is proposed to the minimum requirements for private open space areas in accordance with Control E.2.15 of the DCP. In particular, a small proportion of the private open space for Proposed Dwelling No. 2 does not meet the minimum width requirement of 3m.

The above variations have been fully detailed and justified in the relevant sections of this Statement of Environmental Effects.

An environmental impact assessment has also been completed under Section 4.15 of the Environmental Planning and Assessment Act 1979. The proposed development is assessed to be of acceptable impact as evidenced in this Statement of Environmental Effects.



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01

**PROJECT
INTRODUCTION**

PAGE 5

1.1 Scope

This Statement of Environmental Effects (SEE) has been prepared by Currajong Pty Ltd (Currajong) on behalf of K & A Anning Pty Ltd for the proposed development of the land at Lot B DP 937264, being 7 Waugoola Street Cowra for the purpose of a 2 lot residential subdivision (torrens title) and construction of a single dwelling on each of the resulting lots. The document has been prepared to accompany a Development Application to Cowra Shire Council.

1.2 Overview

The land at 7 Waugoola Street is currently vacant. The area of the land is calculated to be approximately 690m². The site does not contain any existing vegetation.

The subject land is located within the R1 General Residential zone. Figure 1 of this Statement of Environmental Effects shows the location of the site.

A high level overview of the proposed development is included as follows:

- + Proposed subdivision of the land to create two new allotments under Torrens Title.
- + Proposed construction of a single storey dwelling on each of the the resulting subdivision allotments.
- + Proposed lot 1 in the subdivision would be created for the purposes of accommodating Proposed Dwelling No. 1 and would have an area of approximately 345m² (subject to survey).
- + Proposed lot 2 in the subdivision would be created for the purposes of accommodating Proposed Dwelling No. 2 and would have an area of approximately 345m² (subject to survey).
- + Practical and legal access to the development is to be provided directly from Waugoola Street and Martins Lane, which are existing public roads that are owned and maintained by Cowra Shire Council. Waugoola Street is a sealed road constructed with kerb and gutter infrastructure. Martins Lane is a sealed road with no formal kerb or gutter.
- + The proposed development will be connected to all available urban services and utilities including reticulated water, sewer, gas, electricity and NBN telecommunications.

- + Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the public drainage system in Waugoola Street and Martins Lane.

Further details relating to the proposed development have been included in the following sections of this Statement of Environmental Effects.

The proposal is not lodged with Cowra Shire Council as a staged development.

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01 | INTRODUCTION

PAGE 6

1.3 Approvals required

The proposal requires development consent under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and a Development Application is to be lodged with Cowra Shire Council via the NSW Planning Portal, along with a Statement of Environmental Effects (this report) and various plans in support of the proposal.

The proposal is local development, as it does not trigger any of the provisions listed below:

- + The proposal is not 'designated development' pursuant to Part 1 of Schedule 3 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and an Environmental Impact Statement is not required.
- + The proposal does not trigger 'regionally significant development' because it is not designated development and is and is general development less than \$30 million, pursuant to State Environmental Planning Policy (Planning Systems) 2021.
- + The proposal does not trigger 'integrated development' because it does not require any other approval listed under Section 4.46 of the EP&A Act.

The proposal does not trigger the Biodiversity Offsets Scheme (BOS) threshold, because it does not involve the removal of native vegetation within the meaning of the Biodiversity Conservation Act 2016.

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1.4 Application particulars

Table 1 includes the various details and particulars relating to the Development Application:

Table 1 - Application particulars

Detail	Description
Applicant	Currajong Pty Ltd
Landowner	K & A Anning Pty Ltd
Site Description - Title	Lot B DP 937264
Site Description - Address	7 Waugoola Street, Cowra
Description of Proposal	Proposed 2 Lot Torrens Title Subdivision and construction of a single dwelling on each of the resulting lots.
Zoning	R1 General Residential
Consent Authority	Cowra Shire Council

1.5 Format of this document

The information presented in this SEE covers all aspects of the proposal as specified under the EP&A Regulation. The SEE has been prepared as a single document of several sections as described in Table 2.

Table 2 - Format of the document

Detail	Description
Section 1	Introduces the proposal and the main project drivers
Section 2	Describes the main features of the site and surrounds.
Section 3	Provides a description of the proposal, including a description of proposed staging arrangements.
Section 4	Reviews the proposal against the relevant legislative requirements
Section 5	Assesses the potential environmental impacts of the proposal and documents the proposed mitigation and management strategies proposed to minimise impacts
Section 6	Provides the evaluation and justification of the proposed development against relevant environmental planning considerations.
Section 7	Provides the conclusion for the SEE

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1.6 Schedule of plans and drawings

The information presented in this SEE is supported by a number of additional plans and drawings which are described in Table 3.

Table 3 - Schedule of Plans, Drawings and Reports

Ref	Prepared By	Description	Date
Rev B	Currajong Pty Ltd	Statement of Environmental Effects	25.07.2023
01	K. Ostini-Donnelly	Site Plan	25.07.2023
02	K. Ostini-Donnelly	Dwelling No. 1 - Floor Plan	25.07.2023
03	K. Ostini-Donnelly	Dwelling No. 1 - Elevations	25.07.2023
04	K. Ostini-Donnelly	Dwelling No. 1 - Section	25.07.2023
05	K. Ostini-Donnelly	Dwelling No. 2 - Floor Plan	25.07.2023
06	K. Ostini-Donnelly	Dwelling No. 2 - Elevations	25.07.2023
07	K. Ostini-Donnelly	Dwelling No. 2 - Section	25.07.2023
1393177S	K. Ostini-Donnelly	BASIX Certificate - Dwelling 1	19.05.2023
1393199S	K. Ostini-Donnelly	BASIX Certificate - Dwelling 2	19.05.2023
S.01	Currajong Pty Ltd	Proposed Subdivision Plan	23.05.2023
L.01	Currajong Pty Ltd	Landscape Plan	23.05.2023
C01	Calare Civil	Sewer Layout Plan	27.04.2023
P.01	Currajong Pty Ltd	Private Open Space Plan	25.07.2023

DESCRIPTION OF THE SITE

2.1 Site Description

The site is located at 7 Waugoola Street, Cowra. The total area of the site is calculated to be approximately 690m2. The land is currently vacant of any structures or site vegetation.

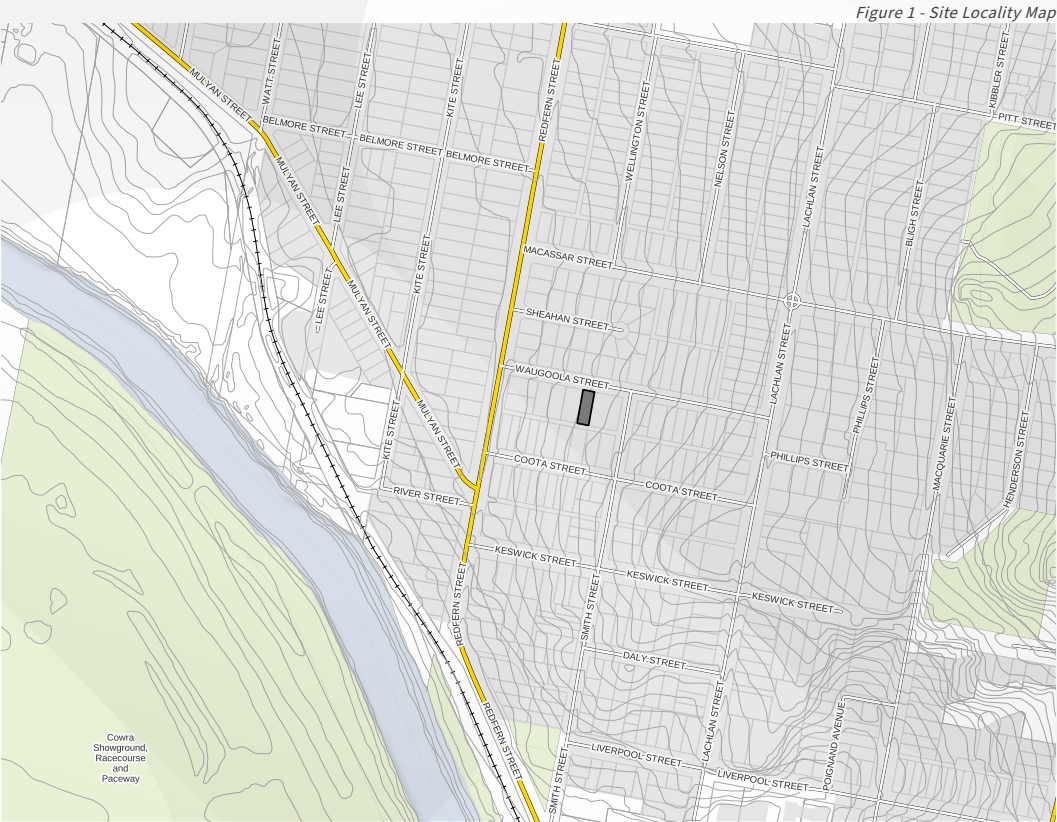
There are no existing street trees located within the road reserve, adjacent to the allotment.

The southern, eastern and western boundaries of the land are fenced to a reasonable standard with typical colourbond style fencing. The northern boundary is fenced to a poor standard with wire netting style fencing.

The land slopes slightly from east to west. A detailed contour survey has been completed, which shows that the land has a total fall of approximately 800mm across the sight. The survey has also discovered the locations of existing services and utilities, all of which located within the road reservation to either Waugoola Street or Martins Lane. These services do not pose a constraint to the positioning of the proposed dwellings on the land.

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

Photographs 1 – 6 shows the existing site conditions and key features of the existing natural and built environment relating to the subject land.



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Photograph No. 1 - View south from Waugoola Street



Photograph No. 2 - View SW from Waugoola Street



Photograph No. 3 - Waugoola Street frontage



Photograph No. 4 - View east along Martins Lane



Photograph No. 5 - View east along Waugoola Street



Photograph No. 6 - Typical built form in Waugoola Street



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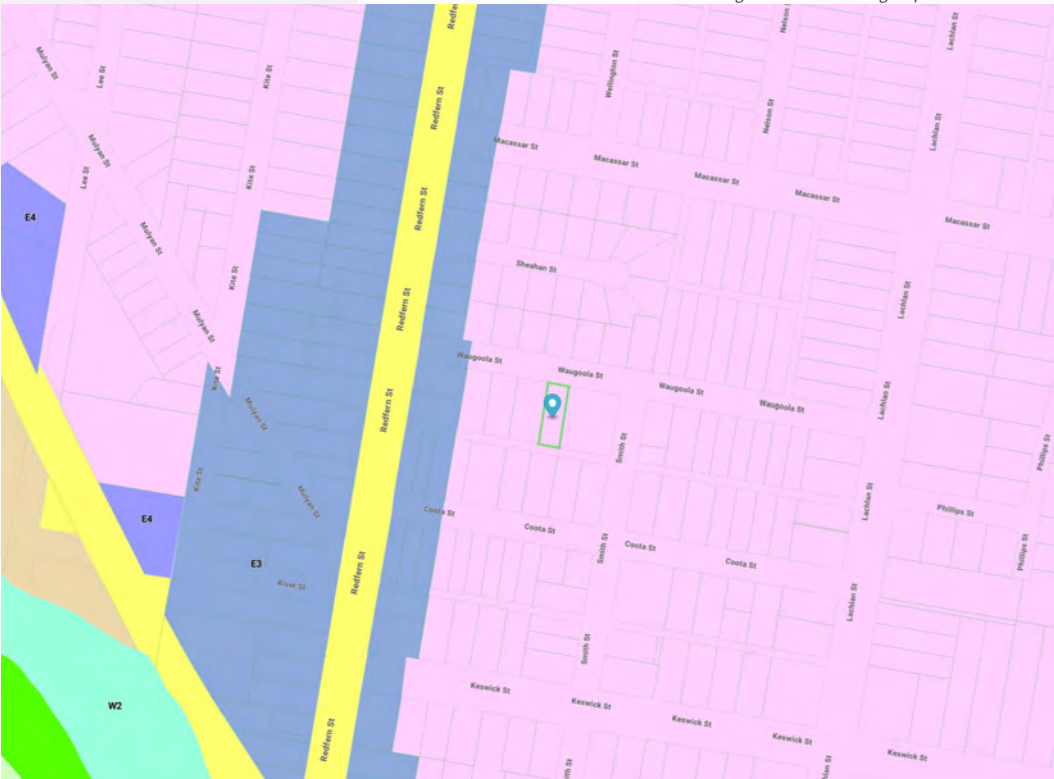
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2.2 Land Zoning

The site is zoned R1 General Residential under the Cowra Local Environmental Plan 2012. Figure 2 includes a map that shows the zoning framework for the site and surrounding areas.

The development is permissible in the R1 zone with the consent of council. Special provisions are included in the LEP which have applicability to the proposed development and these are assessed in a further section of this SEE.

Figure 2 - Land Zoning Map - Cowra LEP 2012



02 | DESCRIPTION OF THE SITE

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2.3 Surrounding Land-use

The site is surrounded by residential development types. A description of adjoining and nearby uses is provided as follows

- + Adjoining and Adjacent properties on Waugoola Street are zoned and used for residential purposes. The site immediately adjoining to the west is used for medium density housing purposes.
- + Adjacent properties on Martins Lane are zoned and used for residential purposes.
- + Properties on the corner of Waugoola Street and Redfern Street are zoned for business development purposes and contain various small scale retail premises.

The typical details of the surrounding area, as described above, are shown in Photographs 7 to 9.

Subject to further assessment in this SEE, it is suggested that the site is suitable for the proposed development having regard to the use of land within the immediate and wider locality.

Photograph No. 7 - Typical housing in Waugoola Street



Photograph No. 9 - Adjoining site to the east.



Photograph No. 8 - Adjacent sites to the north



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DESCRIPTION OF
THE PROPOSAL

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3.1 Objectives

The principal objective of the proposal is to obtain development consent to subdivide the land into two new residential lots and construct a single storey dwelling on each of the resulting lots.

The objectives for the proposal are to:

- + Provide a high-quality development that integrates with the existing residential neighbourhood and complements streetscape amenity.
- + Provide new dwellings that are highly accessible and has quality indoor and outdoor living spaces for the enjoyment of residents.
- + Provide a dwelling design with interior and exterior spaces that are generous in proportions and align with aging-in-place principles.
- + Minimise to the greatest extent possible, impact to the local environment and community stakeholders.

3.2 The Proposal**3.2.1 Building Works**

A description of the proposed buildings works associated with the development is included as follows:

- + The proposed dwellings are to be constructed as detached single storey brick veneer buildings and have purposefully been designed to have a street presence to both Waugoola Street and Martin Lane. The buildings have been designed to maximise site opportunities related to northern aspect and solar access, private open space provision and general site amenity.
- + Perimeter fencing installations / upgrades to owners specification and subject to terms of the Dividing Fences Act.
- + All building works are to comply with the Building Code of Australia and engineering specifications as detailed on plans.

3.2.2 Subdivision Works

A description of the proposed subdivision works is included as follows:

- + Proposed subdivision of the land to create 2 new allotments under Torrens Title.
- + Proposed lot 1 in the subdivision would be created for the purposes of accommodating Proposed Dwelling No. 1 and would have an area of approximately 365m² (subject to survey).
- + Proposed lot 2 in the subdivision would be created for the purposes of accommodating Proposed Dwelling No. 2 and would have an area of approximately (but not less than) 327m² (subject to survey).

3.2.3 Practical and legal access

A description of the proposed access arrangements to the development is included as follows:

- + Practical and legal access to the Proposed Dwelling No. 1 would be provided from Waugoola Street via a new access in accordance with Council requirements.
- + Practical and legal access to the Proposed Dwelling No. 2 would be provided from Martin Lane via a new access in accordance with Council requirements.

3.2.4 On-site car parking

A description of the proposed on-site car parking arrangements to the development is included as follows:

- + Each of the two new dwellings will be provided with a single covered garage space, with internal access.
- + On-site car parking is not proposed (or required) to be provided.

3.2.5 Landscaping

A description of the proposed landscaping works to the development is included as follows:

- + Site landscaping to be provided for proposed Dwellings 1 and 2 in accordance with BASIX Commitments, and Council's DCP requirements.

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03 | DESCRIPTION OF THE PROPOSAL

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3.2.6 Utilities and services

A description of the proposed servicing arrangements to the development is included as follows:

- + The proposed dwellings are to be provided with separate and distinct connections to Council's gravity sewer supply system which is currently located within Martins Lane. A Sewer Plan has been prepared for the development showing how each of the dwellings / subdivision lots are proposed to be connected to Council's sewer main in accordance with Council's requirements.
- + The proposed dwellings are to be provided with separate and distinct connections to Council's water supply system which is located within Waugoola Street.
- + The proposed dwellings are to be provided with separate and distinct connections to grid electricity.
- + The proposed dwellings are to be provided with separate and distinct connections to NBN telecommunications.
- + Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the street gutters in Waugoola Street and Martin Lane.

3.2.7 Staging

The Development Application is not lodged with Cowra Shire Council as a staged development.

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4.1 Commonwealth Legislation

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

4.1.1 Environment Protection and Biodiversity Conservation Act 1999

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

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

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

4.2 New South Wales Legislation

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

4.2.1 Environmental Planning and Assessment Act 1979

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

- + To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- + To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- + To promote the orderly and economic use and development of land,
- + To promote the delivery and maintenance of affordable housing,
- + To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
- + To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- + To promote good design and amenity of the built environment,
- + To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,

- + To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- + To provide increased opportunity for community participation in environmental planning and assessment.

Under the EP&A Act, local councils prepare Local Environment Plan (LEPs) that specify planning controls for specific parcels of land. The EP&A Act also provides for State Environmental Planning Policies (SEPPs) and Regional Environmental Plans (REPs). Applicable environmental planning instruments are discussed in later parts of this SEE.

In general, development consent is required for the proposed development, pursuant to the Cowra Local Environmental Plan 2012. The proposal is assessed to be consistent with relevant environmental planning instruments, as evidence in this Statement of Environmental Effects.

4.2.2 Local Government Act 1993

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

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

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The proposed development will require approval under the Local Government Act 1993 for water and sewerage connections and for stormwater drainage work.

4.2.3 National Parks and Wildlife Act 1974

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

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

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

The site largely comprises 'disturbed land', as defined under The National Parks and Wildlife Regulation 2019 (NPW Regulation) and an Aboriginal due diligence assessment is not considered necessary. A search of the Aboriginal Heritage Information Management System (AHIMS) has been completed and there are no Aboriginal Sites or Places identified to be located within 50 metres of the subject land. No heritage issues / impacts have been identified and approvals under the Heritage Act 1977 or NPW Act is not required to be obtained for the proposed development.

4.2.4 Biodiversity Conservation Act 2016

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

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

There is no existing native vegetation on the land. The potential for the proposed development to impact on matters that are of biodiversity significance is assessed to be nil.

4.2.5 Water Management Act 2000

The objectives of this Act are to provide for the sustainable and integrated management of the water sources of the NSW for the benefit of both present and future generations through orderly, efficient and equitable sharing of water resources. The Act deals with the management of overland flows (including floodwater, rainfall run-off and urban stormwater) that is flowing over or lying on the ground as a result of rain or rising to the surface from underground. Importantly, the Act does not control water collected from a roof.

No specific approvals are required under the WM Act. Riparian land and vulnerable groundwater issues are not identified as key issues for the development.

4.2.6 Heritage Act 1977

The Heritage Act 1977 provides for the conservation of environmental heritage defined as places, buildings, works, relics, moveable objects, and precincts, of State or local heritage significance which are at least 50 years old. The Act applies to non-Aboriginal relics only, as Aboriginal relics are protected under the National Parks and Wildlife Act 1974. The subject site is not listed on the State Heritage Register and an approval from Heritage NSW is not required under the Heritage Act 1977.

Heritage issues are assessed under Section 5 of this SEE. In general, no built heritage issues / impacts have been assessed to apply, and no separate approvals are required under the Heritage Act.

4.2.7 Protection of the Environment Operations Act 1997

The Protection of the Environment Operations Act 1997 (PEEO Act) regulates air, noise, land and water pollution.

The proposal will not be required to operate under an Environment Protection Licence (EPL).

4.2.8 Roads Act 1993

Under Section 138 of the Roads Act 1993 a person must not erect a structure or carry out a work in, on or over a public road, or dig up or disturb the surface of a public road, otherwise than with the consent of the appropriate road authority.

Works will be required to provide compliant access crossings to Waugoola Street and Martins Lane and therefore a permit under Section 138 of the Roads Act 1993 will be required from Cowra Shire Council prior to the commencement of any works.

4.2.9 Contaminated Land Management Act 1997

Cowra Shire Council is required to notify the EPA if contamination is discovered that presents a significant risk of harm. Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997 are available on the EPA website.

The land is currently vacant. An assessment is required to determine whether this event has resulted in the possible contamination of the land.

4.2.10 Rural Fires Act 1997

The Rural Fires Act (RF Act) 1997 requires approval of development on bushfire prone land as identified by a bushfire prone land map prepared under Section 146 of the EP&A Act.

According to the mapping prepared by the NSW Rural Fire Service, the subject land is not identified as being bushfire prone.

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4.3 State Environmental Planning Policies

4.3.1 SEPP Overview

A high level assessment of the applicability of each SEPP to the proposed development is included in Table 3, with further assessment work completed in Section 4.3.2 as necessary.

Table 4 - Preliminary SEPP Assessment

Name of SEPP	Applicability	Further Assessment Warranted?
SEPP (Biodiversity and Conservation) 2021	Not applicable	No
SEPP (BASIX) 2004	Applicable	Yes. See Section 4.3.2
SEPP (Exempt and Complying Development Codes) 2008	Not applicable	No
SEPP (Housing) 2021	Potentially	Yes. See Section 4.3.2
SEPP (Industry and Employment) 2021	Not applicable	No
SEPP 65 (Design Quality of Residential Apartment Development)	Not applicable	No
SEPP (Planning Systems) 2021	Not applicable	No
SEPP (Primary Production) 2021	Not applicable	No
SEPP (Precincts - Central River City) 2021	Not applicable	No
SEPP (Precincts - Eastern Harbour City) 2021	Not applicable	No
SEPP (Precincts - Western Parkland City) 2021	Not applicable	No
SEPP (Precincts - Regional) 2021	Not applicable	No
SEPP (Resilience and Hazards) 2021	Potentially	Yes. See Section 4.3.2
SEPP (Resources and Energy) 2021	Not applicable	No
SEPP (Transport and Infrastructure) 2021	Potentially	Yes. See Section 4.3.2

4.3.2 SEPP Assessment

SEPP – Resilience and Hazards 2021

This SEPP requires that a consent authority must consider the contamination potential of the land, and if the land is contaminated, it is satisfied that the land is suitable for the development in its contaminated state, or that appropriate arrangements have been made to remediate the site prior to the development being carried out.

The land is currently vacant. There are no known historical uses of the land which are known to have occurred which could be the cause of potential land contamination issues.

SEPP – Transport and Infrastructure 2021

There are provisions contained within this SEPP which are triggers for the referral of the Development Application to certain authorities prior to Cowra Council being able to grant consent. With particular regard to the nature of the development proposed by this DA, the potential triggers for referral are summarised as follows.

Development Likely to affect an electricity transmission or distribution network

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

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

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- + Development involving or requiring the placement of power lines underground.

Based on a review of the plans and documents submitted with the DA, the proposed DA is unlikely to trigger referral to the electrical supply authority, as the nearest overhead pole location is further than 5 metres of the proposed construction site.

Development in or adjacent to road corridors and road reservations

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

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

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4.4 Local Environmental Plans**4.4.1 Relevant Local Environmental Plan**

Cowra Local Environmental Plan 2012 (LEP) applies to the land. The site of the proposed development is zoned R1 General Residential.

An assessment has been completed to determine the potential applicability of key clauses in the LEP to the proposed development. This work is presented in Table 5 as follows.

Where it is identified that a clause of Cowra Local Environmental Plan 2012 applies to the proposed development, this assessment work is presented in Section 4.4.2

Table 5 - Preliminary LEP Assessment

Clause	Clause Name / Summary	Statement of applicability
1.9A	Suspension of covenants, agreements & instruments	Not applicable to proposal
2.3	Zone objectives	Assessment Required. See Section 4.4.2
2.5	Additional permitted uses for particular land	Not applicable to proposal
2.6	Subdivision - consent requirements	Assessment Required. See Section 4.4.2
2.7	Demolition requires development consent	Not applicable to proposal
2.8	Temporary use of land	Not applicable to proposal
	Land-use Table	Assessment Required. See Section 4.4.2
4.1-4.1C	Minimum Lot Size Standards	Assessment Required. See Section 4.4.2
4.1D	Boundary changes between lots in certain rural, residential and enviro zones	Not applicable to proposal
4.2	Rural Subdivision	Not applicable to proposal
4.2A	Subdivision for the purposes of intensive livestock agriculture	Not applicable to proposal
4.2B	Erection of dwelling houses on land in certain rural zones	Not applicable to proposal
4.2C	Erection of rural workers dwellings	Not applicable to proposal
4.6	Exceptions to development standards	Not applicable to proposal
5.1	Relevant acquisition authority	Not applicable to proposal
5.2	Classification and reclassification of public land	Not applicable to proposal
5.3	Development near zone boundaries	Not applicable to proposal
5.4	Controls relating to miscellaneous uses	Not applicable to proposal
5.5	Controls relating to secondary dwellings on land in a rural zone	Not applicable to proposal
5.8	Conversion of fire alarms	Not applicable to proposal

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Table 5 - Preliminary LEP Assessment - Continued

Clause	Clause Name / Summary	Statement of applicability
5.10	Heritage Conservation	Not applicable to proposal
5.11	Bushfire Hazard Reduction	Not applicable to proposal
5.12	Infrastructure development and use of existing buildings of the Crown	Not applicable to proposal
5.13	Eco-tourist facilities	Not applicable to proposal
5.16	Subdivision of, or dwellings on, land in certain rural, residential and cons. zones	Not applicable to proposal
5.18	Intensive livestock agriculture	Not applicable to proposal
5.19	Pond-based, tank based and oyster aquaculture	Not applicable to proposal
5.20	Standards that cannot be used to refuse consent - playing music	Not applicable to proposal
5.21	Flood planning	Not applicable to proposal
5.22	Special flood considerations	Not applicable to proposal
7.1	Earthworks	Assessment Required. See Section 4.4.2
7.3	Terrestrial Biodiversity	Not applicable to proposal
7.4	Riparian land and watercourses	Not applicable to proposal
7.5	Wetlands	Not applicable to proposal
7.6	Groundwater vulnerability	Not applicable to proposal
7.7	Airspace operations	Not applicable to proposal
7.8	Essential Services	Assessment Required. See Section 4.4.2
7.9	Local of sex services premises	Not applicable to proposal
7.10	Industrial development on land in Zone RU1	Not applicable to proposal
7.11	Development on land in karst areas	Not applicable to proposal

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4.4.2 LEP Assessment**Clause 2.3 - Zone Objectives**

Clause 2.3 of Cowra Local Environmental Plan 2012 states that Cowra Shire Council must have regard to the objectives for development in a zone when determining a development application in respect of land within the zone. The objectives of the R1 General Residential are to:

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

The proposed development is assessed to be consistent with the objectives for the R1 General Residential zone. The project involves the redevelopment of an existing residential zoned allotment for future housing purposes. It will positively contribute to housing supply and variety within the Cowra community, which is identified to be in short supply at the moment. The site is located within an established residential neighbourhood.

Clause 2.6 - Subdivision Consent Requirements

Clause 2.6 of Cowra Local Environmental Plan 2012 states that land may be subdivided, but only with development consent from Cowra Shire Council.

This Statement of Environmental Effects has been prepared to support the lodgement of a Development Application with Cowra Shire Council. Subject to consent being granted by Council, a Subdivision Works Certificate and Subdivision Certificate Application will be prepared and submitted to Council.

Land-use Table - R1 General Residential zone

The proposed development relates to the proposed subdivision of the land to create 2 new allotments and construction of single dwellings on each of the resulting lots. The development is permissible in the R1 General Residential zone with the consent of Council.

Clause 4.1 - Minimum Lot Size

The objective of the Clause is to ensure land use and development are undertaken on appropriately sized parcels of land.

Clause 4.1 requires that the size of any lot resulting from a subdivision is not to be less than the minimum size shown on the Lot Size Map relating to Cowra Local Environmental Plan 2012.

A review of Cowra Local Environmental Plan 2012 has been completed to determine the relevant lot size applying to the subdivision of the land. The site is shown on Map Tile 002C. The minimum lot size is 700m². The proposed subdivision creates lots that are less than 700m² however, the provisions of Clause 4.1C allow an exception to the minimum lot size where the development is for certain residential purposes. The provisions of Clause 4.1C are assessed in a following section of this report.

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

The objective of the Clause is to encourage housing diversity without adversely impacting on residential amenity.

Clause 4.1C(3) provides that Council may grant development consent to a single Development Application for development that is both of the following:

- + the subdivision of land into 2 or more lots.
- + the erection of a dwelling house, an attached dwelling or a semi-detached dwelling on each lot resulting from the subdivision, if the size of each lot is equal to or greater than 300m².

This Development Application proposes a scenario that is consistent with

the provisions of Clause 4.1C and specifically:

- + Proposed lot 1 in the subdivision would be created for the purposes of accommodating Proposed Dwelling No. 1 and would have an area of approximately 365m² (subject to survey).
- + Proposed lot 2 in the subdivision would be created for the purposes of accommodating Proposed Dwelling No. 2 and would have an area of approximately 327m² (subject to survey).

The proposed development is assessed to be consistent with the provisions of Clause 4.1C of Cowra Local Environmental Plan 2012.

Clause 7.1 - Earthworks

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

Before granting development consent for earthworks, the following issues must be considered:

- a. The likely disruption of, or any detrimental effect on, drainage patterns and soil stability in the locality of the development,
- b. The effect of the development on the likely future use or redevelopment of the land,
- c. The quality of the fill or the soil to be excavated, or both,
- d. The effect of the development on the existing and likely amenity of adjoining properties,
- e. The source of any fill material and the destination of any excavated material,
- f. The likelihood of disturbing relics,
- g. The proximity to, and potential for adverse impacts on, any waterway, drinking water catchment or environmentally sensitive area,

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- h. Any appropriate measures proposed to avoid, minimise or mitigate the impacts of the development.

The plans submitted in support of the DA show that minimum changes are required to existing natural ground level as part of construction process. Small retaining walls may be required along the eastern and western boundaries to achieve required finished floor levels. No significant impacts on environmental functions, stormwater drainage, neighbouring uses, cultural or heritage items or features of the surrounding land have been identified that can't be addressed through appropriate soil and erosion control techniques where required.

Clause 7.8 - Essential Services

Clause 7.8 of Cowra Local Environmental Plan 2012 requires that development consent must not be granted to development unless the consent authority is satisfied that any of the following services that are essential for the development or available or that adequate arrangements have been made to make them available when required:

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

The site survey shows there is an existing water service in Waugoola Street. New connections will be required to service the development. Any upgrades to the water service necessary to provide for the proposed development will be completed at no cost to Council.

The site survey shows there is an existing gravity sewer main located in Martin Lane. The proposed dwellings are to be provided with separate and distinct connections to this main. A Sewer Plan has been prepared for the development showing how each of the dwellings / subdivision lots are proposed to be connected to Council's sewer main in accordance with Council's requirements. The architectural plans show a finished pad level for the proposed dwellings which will enable connection to sewer with minimum grades for mains and internal drainage.

Electricity supply infrastructure is available for connection, however upgrades to existing infrastructure in the vicinity of the development site are expected as a result of preliminary consultation with the suitably qualified electrical designers and the service authority. The upgrades will be completed at full cost to the developer and a Notice of Arrangement provided to Council prior to the issue of the Subdivision Certificate.

Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the public drainage systems in Waugoola Street and Martin Lane.

Access to the development is proposed from Waugoola Street and Martin Lane. New access crossings will be required to be constructed in accordance with Council requirements. Proposed dwelling is setback a sufficient distance from the southern boundary of the site to enable adequate vehicle turning movement from the laneway environment into the garage provided for Dwelling No. 2. It is assessed that adequate arrangements have been made for the provision of access to the proposed development.

The proposed subdivision is capable of being connected to essential services in accordance with the requirements of Clause 7.8. Council is asked to grant consent subject to normal conditions relating to the servicing of the development to the requirements of the relevant service providers.

4.5 Development Control Plans

4.5.1 Relevant Development Control Plan

The Cowra Shire Development Control Plan 2021 (the DCP) applies to all land within the Cowra Local Environmental Plan Area.

The DCP is comprised of 16 separate Parts, with each part applying standards and controls depending on the type of development being proposed.

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

Where it is identified that a clause of Cowra Local Environmental Plan 2012 applies to the proposed development, this assessment work is presented in Section 4.5.2

Table 6 - Preliminary DCP Assessment

Part	Name	Statement of applicability
A	Plan Introduction	Considered. Detailed assessment not necessary.
B	Land Management	Applicable. Assessment required.
C	Biodiversity Management	Applicable. Assessment required.
D	Subdivision Development	Applicable. Assessment required.
E	Urban and Village Development	Applicable. Assessment required.
F	Rural Development	Not applicable to proposal
G	Large Lot Development	Not applicable to proposal
H	Commercial Development	Not applicable to proposal
I	Industrial Development	Not applicable to proposal
J	Cowra Regional Airport	Not applicable to proposal
K	Land-use Buffers	Not applicable to proposal
L	Advertising and Signage	Not applicable to proposal
M	Parking, Access and Mobility	Applicable. Assessment required.
N	Landscaping	Applicable. Assessment required.
O	Environmental Hazard Management	Not applicable to proposal
P	CPTED principles	Applicable. Assessment required.

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4.5.2 DCP Assessment

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

Table 7 - DCP Assessment

Part	Clause	Requirement (Summarised)	Statement of Consistency
Part B - Land Management Part B outlines the Council's requirements for soil erosion and sediment control on construction sites in the Cowra Local Government Area. A review of Part B has been completed and an assessment of consistency against key standards and controls included in this section of the Table.	B.1.4	Submission of an Erosion and Sediment Control Plan	Soil erosion and sediment control measures will be detailed on the final plans for construction of the proposed development and submitted with the application for Construction Certificate.
	B.1.7	Guiding principles for preparing an Erosion and Sediment Control Plan	As above.
	B.1.8	Guidelines for erosion and sediment control techniques	As above.
Part C - Biodiversity Management Part C applies to all development in the Cowra Shire that proposes to directly remove or indirectly impact native vegetation or is in the proximity of an area that contains native vegetation. A review of Part C has been completed and an assessment of consistency against key standards and controls included in this section of the Table.	C.1.4	Provides guidance on relevant assessment pathways which determine the level of biodiversity assessment and information required to support a development application.	The proposed development does not trigger entry into the Biodiversity Offset Scheme according to the Biodiversity Conservation Act 2016. The following information is provided in support of this statement: <ul style="list-style-type: none"> + The minimum lot size applying to the development site is 700m², and the proposed development does not require the clearing of native vegetation that has an area exceeding the nominated threshold of 0.25ha. + The proposed development does not involve the clearing of native vegetation (or other action prescribed by Clause 6.1 of the BC Regulation) on land identified on the Biodiversity Values Map. + A Test of Significance is not deemed to be necessary for this proposal as there is to be no clearing of native vegetation. The development is unlikely to affect threatened species or ecological communities. Assessment pathway No. 1 is considered to apply (assessment under Part 4 of the EP&A Act)

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Part D - Subdivision Development Part D applies to any subdivision development in the Cowra Local Government Area. Part D.3 in particular provides the relevant standards and controls for infill residential subdivision. A review of Part D.3 has been completed and an assessment of consistency against key standards and controls is included in this section of the Table.	Objectives		
	D.3.2	Objectives for infill residential subdivision	The project will positively contribute to housing supply and variety within the Cowra community, which is identified to be in short supply at the moment. The site is located within an established residential neighbourhood and all essential services are readily available for connection. The proposal is capable of integrating with existing road and transport networks. This Statement of Environmental Effects seeks to demonstrate that the nature and scale of the proposed development is acceptable in terms of environmental impact and amenity.
	Lot Size, layout and dimensions		
	D.3.3	Allotments should have minimum frontage and square width that is consistent with the dominant lot size and configuration along the street, or within the immediate vicinity of the site.	The existing dimensions and configurations of the land at 7 Waugoola Street satisfies the minimum criteria for medium density housing development (and therefore subdivision). The proposal is not inconsistent.
		Allotments should be of sufficient size and shape to enable efficient siting of a dwelling and provision for outbuildings, acceptable private outdoor space, vehicle access and parking.	The plans submitted with the DA demonstrate that the proposed lot sizes are sufficient for their intended purposes. The dwelling sizes are modest and adequate area has been provided for ancillary purposes including private open space, vehicle access and undercover resident parking. The proposal complies.
		Higher densities, where provided, should be located in areas closer to shops, parks, community facilities and public transport routes.	The proposal is not considered to be a higher density development, although the site has established connections to nearby shops, parks and community facilities. The proposal complies.
		Allotments should be orientated and configured, where possible, to maximise opportunities for solar access.	The plans submitted with the DA demonstrate that adequate solar access into the living rooms and private open space areas of the two new dwellings can be achieved. The proposal complies.
		Corner allotments should be designed to enable the construction of a dwelling that can comply with the prevailing setback requirements along both street frontages.	The land is not a corner allotment.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
		Battle-axe shaped allotments should be avoided in the subdivision where possible, but where these are proposed and Council is satisfied that there is no other means of gaining access to the public road system, they should meet prescribed requirements.	The proposed development does not create a battle-axe shaped lot.
Street Design			
	D.3.4	This Section of the DCP provides the standards for street design where new public roads are created by infill subdivision proposals.	The proposed development does not involve the creation of new public streets.
Access Provision			
	D.3.5	Site frontages of new allotments should be sufficient to permit practical and legal access to the site	Practical and legal access to the proposed lots will be provided from Waugoola Street and Martin Lane. The submitted plans show adequate setbacks to enable access and maneuvering. The proposal complies.
		The subdivision design should provide a safe and convenient access to each proposed allotment in accordance with Cowra Shire Council Engineering Standards. Access locations must have adequate sight distance in both directions.	Practical and legal access to the proposed lots will be provided from Waugoola Street and Martin Lane in accordance with Council's engineering requirements. Sight distance is not assessed to be an issue for the development - Waugoola Street and Martin Lane are low speed road environments. The proposal complies.
		Vehicle access to proposed allotments should be gained onto the Council's public local road network, and not directly onto a classified road or highway.	The proposal complies.
		The subdivision design should limit the number of vehicle accesses provided to the proposed allotments	Practical and legal access to the proposed lots will be provided from Waugoola Street and Martin Lane. A single access will be provided per dwelling. The proposal complies. The proposal complies.
		Vehicle access points should be grouped at existing or limited access points whenever feasible to minimise the traffic impact and risk on additional access points to the public road system.	As above. The proposed complies.
		Existing access abutting the subdivision, including roads, driveways and concrete footpaths, should be upgraded / replaced where they are assessed to be in poor condition.	The site does not have existing access. New crossings will be required to Council requirements.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
		Access required to be constructed and / or upgraded to service the subdivision must be in accordance with Cowra Shire Council Engineering Standards, with all costs associated with the work borne by the developer.	As above. The proposed complies.
Utility provision			
D.3.6		The design and installation of sewerage, water and stormwater should be in accordance with Cowra Shire Council Engineering Standards.	The proposed development is intended to be connected to Council's reticulated water and sewerage supply system. Connections will be provided in accordance with the relevant engineering requirements of Council. The proposal is capable of complying. Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the infrastructure in Waugoola Street and Martin Lane.
		The design and installation of electricity, street lighting, telephone and gas services should be in accordance with the requirements of the relevant servicing authorities.	Electricity will be connected to the new dwellings in accordance with the requirements of Essential Energy. NBN infrastructure will be connected to the dwellings in accordance with the requirements of the NBN Co. Street lighting is not proposed or required. The proposal is capable of complying.
		Electricity and telecommunications infrastructure should be provided as underground services.	As above. The proposal is capable of compliance.
		Compatible public utility services should be coordinated in common trenching to minimise construction costs for underground services and reduce restrictions on landscaping within road reservations.	Detailed designs for service and utility installations will be commissioned as part of the Construction Certificate and / or Subdivision Works Certificates process. Common trenching of services will be completed where practical and as permitted by relevant servicing authorities. The proposal is capable of complying.
		All new residential allotments (including Torrens Title, Strata Title and Community Title) should be provided with a separate and distinct connection to the Council's reticulated water and sewerage supply system.	Separate connections will be provided in accordance with the relevant engineering requirements of Cowra Shire Council. The proposal is capable of complying.
Stormwater, Drainage and Waterways			
D.3.7		Post-development runoff rates should be equal to or less than pre-development runoff rates for the full range of design storm events. Drainage from the proposed lots should not significantly alter predeveloped stormwater patterns and flow regime.	Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the street gutters in Waugoola Street and Martin Lane. Due to simplicity of the proposed development, an engineered stormwater design is not considered to be necessary.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
		Stormwater drainage systems should be designed using the major and minor event philosophy, where the major event is the 100 year Average Recurrence Interval (ARI) design storm and the minor event is the 5 year ARI design storm.	As above. The proposal complies.
		The adopted method of stormwater control should not result in unacceptable environmental damage within existing water courses and receiving waters	The proposed method of stormwater is unlikely to result in unacceptable environmental damage. There are no water courses of receiving waters within close proximity to the subject land. The proposal complies.
		Stormwater from the proposed allotments in the subdivision should discharge to the street gutter or inter-allotment drainage system.	Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the street gutters in Waugoola Street and Martin Lane. Interallotment drainage easements are not deemed to be necessary. The proposal complies.
		Easements to drain stormwater should provided over all pipelines, inter-allotment drainage, channels and overland flow paths (except natural water courses).	As above.
		Easements for drainage over downstream properties should be secured for any proposed allotment that does not discharge stormwater flows directly to the street or inter-allotment drainage system.	The stormwater design for the proposed development does not require the procurement of an inter-allotment drainage easement over adjoining properties.
		Water Sensitive Urban Design principles should be designed and implemented where applicable throughout the development to promote sustainable and integrated land and water resource management. Best practice stormwater, water conservation and environmental protection measures should be incorporated into the subdivision design.	Due to the nature and scale of the proposed subdivision, there are limited opportunities to incorporate WSUD principles into the stormwater design.
		Subdivisions of land adjacent to or within the catchment of waterways, water bodies and riparian vegetation should be designed appropriately.	Not relevant to the proposed development.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Part E - Urban and Village Development Part E provides the standards and controls for residential development types in urban and village areas within the Cowra Shire Local Government Area. Part E.2 in particular applies to medium density development and is relevant for consideration as the proposal represents medium density housing if were not for the subdivision component. A review of Part E.2 has been completed and an assessment of consistency against key standards and controls in this section of the Table.	Objectives - Medium Density Housing		
	E.2.2	Objectives for medium density housing	The proposal relates to the construction of a new housing development. The proposal is generally consistent with the objectives for medium density housing, as described below: <ul style="list-style-type: none"> + The project will increase housing choice in Cowra. + The design of the project responds to identified site constraints and conditions. + The dwellings are well designed and will present acceptably to both street frontages and from nearby private land. + Appropriate areas are provided for private outdoor recreation and relaxation. + The dwellings will be capable of achieving adequate visual and acoustic privacy from each other and from existing dwellings on adjoining properties. + Solar access is available to internal living spaces and proposed private open space and outdoor dining areas. + Practical and legal access can be achieved and connections to all available urban utilities and services will be provided for.
	Site Analysis		
	E.2.3	Site Analysis	The proposed site design has been developed in response to existing site conditions, opportunities and constraints. A detailed site survey has been used to inform key aspects of the design. The proposal complies.
	Soil Erosion and Sedimentation Control		
	E.2.4	This section provides controls relating to the proper management of soil erosion during construction phases of the proposed development.	Soil erosion and sediment control measures will be detailed on the final plans for construction of the proposed development and submitted with the application for Construction Certificate. The proposal is capable of complying.
	Landscaping		
	E.2.5	This section requires the preparation of a landscape plan for new medium density housing proposals that complies with the requirements of Part N.	A Landscape Plan has been prepared and submitted with the DA. The proposal complies.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Cut and Fill			
	E.2.6.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.	The site plan submitted with the Development Applications shows the extent of cut and fill proposed on the land. The proposal complies.
	E.2.6.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.	Split level design is not necessary for this project.
	E.2.6.c	Cut areas should be setback from boundaries a minimum of 0.9m metres, and fill areas are to be setback from boundaries a minimum of 1.5m metres.	The plans submitted with the DA show that minimal changes to existing landform are required to achieve the proposed finished pad levels for the two dwellings. Due to the narrow lot frontage of the site and proposed positioning of the dwellings on the site, minimal site cut (<400mm) will be required within 0.9m of the boundary however this is not expected to result in any significant impacts on the functioning or amenity of the site or adjoining site.
	E.2.6.d	Cut and fill batters should not exceed a slope of 1:2	Any cut and fill is proposed to be retained. Batters are not proposed.
	E.2.6.e	Stormwater runoff should not be redirected or concentrated onto adjoining properties so as to cause a nuisance.	Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the street gutters in Waugoola Street and Martin Lane.
	E.2.6.f	Cut and fill should not exceed 1m.	The proposal complies.
Site Area and Frontage Controls			
	E.2.7a	A minimum site area of 300m ² per dwelling is required.	The proposal complies.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
	E.2.7.b	A minimum site frontage of 18 metres is required for medium density housing proposals.	<p>The Waugoola Street frontage of the land is shown by site survey to be 15.35m, in lieu of the required 18m. A DCP variation is therefore required. The DCP variation is capable of being supported by Council for the following reasons:</p> <ul style="list-style-type: none"> Medium density housing proposals typically require a larger site frontage to allow for an internal vehicle access on the street frontage in addition to any dwelling width. The subject land has dual road frontages (Waugoola St on the north and Martins Lane on the south) which allows for each dwelling to gain direct access to the public road network and removes the need for internal vehicle access arrangements. The plans submitted with the DA show that the site's frontage, albeit at 15.35m instead of 18m, remains capable of accommodating the two dwellings with attractive street elevations, access and landscaped areas. A 15.35m street is not inconsistent with other existing properties in Waugoola Street. The properties at 19 to 27 Waugoola Street all have existing frontages of 13.4m. The properties at 20-28 Waugoola Street all have frontages of 14.6m. The proposals is generally consistent with the DCP. The proposal does not represent an over development of the site, with generous areas afforded to internal living space and suitably sized spaces dedicated to other necessary uses including access, private open space and servicing. The proposal remains within the context and setting of the land.
Streetscape Controls			
	E.2.8.a	Developments in existing urban areas must be consistent with the scale and character of adjoining dwellings.	The proposed dwellings are single storey structures consistent with the scale of existing dwellings on adjoining properties. The proposal complies.
	E.2.8.b	Developments on sites with two or more street frontages must address both frontages.	The development has been designed to address both Waugoola Street and Martin Lane. The proposal complies.
	E.2.8.c	Each dwelling to provide a major window to a habitable room directly overlooking the street.	Windows to primary living areas and at least 1 bedroom feature on the front elevation. The proposal complies.
	E.2.8.d	Site and building design should consider the existing topographic setting and characteristics of other buildings along the street.	Waugoola Street and Martin Lane do not contain special characteristics that are identified to be of particular importance to the design of the proposal. The proposal complies.
	E.2.8.e	New development should provide landscaping that enhances the appearance of the development and surrounding area.	A Landscape Plan has been prepared and submitted with the DA. The proposal complies.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
	E.2.8.f	Walls along side and rear boundary setbacks should be broken or staggered to avoid the appearance of unduly massive of long walls.	The scale and location of the proposed dwellings does not necessitate a special design response. The proposal complies.
	E.2.8.g	Carports visible from the public domain should be compatible with the design of the residential building.	There are no carports proposed.
	E.2.8.h	Removal of street trees is not permitted without prior approval of Council.	The proposal does not involve the removal of existing street trees.
Height controls			
	E.2.9	This section contains controls which aim to limit the height of dwellings, particularly on sloping sites.	The dwellings are less than the required height limited (9.0m). The proposal complies.
Solar Access Controls			
	E.2.10.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).	The proposed dwellings will not reduce the solar access of living areas / private open spaces to neighbouring dwellings given the dwellings are proposed as single storey structures and are setback sufficiently from existing / proposed boundaries. The proposal complies.
	E.2.10.b	Medium density housing should be designed to ensure that the living areas and private open spaces of 75% of the dwellings receive a minimum of 3 hours of sunlight between 9am and 3pm on 21 June.	The proposed dwellings have been designed with floor plans and site positions which allow penetration of sunlight into the primary living areas, private open space areas and outdoor dining areas where possible. The proposal complies.
	E.2.10.c	Council may request shadow diagrams where there is a reasonable likelihood of the development causing overshadowing impacts on adjoining properties.	Shadow diagrams are not assessed to be necessary unless specifically requested by Council.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Front setback controls			
	E.2.11.1	This section describes the front setback requirements for new residential dwellings.	<p>Waugoola Street</p> <p>Waugoola Street is nominated to be the primary street frontage for the development. An analysis of the streetscape shows that the majority of dwellings in the immediate area are oriented towards Waugoola Street.</p> <p>The dwellings on either side of the subject land have front setbacks that are calculated to be 4.6m and 4.8m respectively. Given the setbacks are less than 2m in difference, the proposed front setback for Dwelling No. 1 matches the lesser setback at 4.6m. The proposal complies.</p>
	E.2.11.2	This section describes the setback requirements for articulation features on new dwellings.	The dwellings have not been designed with articulation features that encroach into the required front setback areas.
Side setback controls			
	E.2.12	Single storey buildings should be setback a minimum 0.9m from the boundary.	The proposal complies.
Rear setback controls			
	E.2.13	Single storey buildings should be setback a minimum 3m from the boundary	There are no setback controls for developments fronting laneways. Proposed Dwelling No. 2 is setback a minimum distance of 3m from the rear (southern) boundary. The proposal complies
Visual and Acoustic Privacy			
	E.2.14.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	The dwellings are designed with front porches and rear outdoor dining areas. These areas do not directly overlook neighbouring properties. The proposal complies.
	E.2.14.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	The proposed dwellings are adequately separated from existing dwellings on adjoining properties. The use of existing and proposed fencing will assist in achieving acceptable levels of acoustic and visual privacy for residents. The proposal complies.
	E.2.14.c	A minimum separation of 12 metres should be provided between buildings where habitable rooms / balconies face habitable rooms/ balconies	The outdoor dining spaces belonging to Dwellings 1 and 2 face each other and whilst they are not separated by a physical distance of 12m, they are separated by a 1.8m dividing fence which will assist in achieving an acceptable level of acoustic and visual amenity for occupants of each dwelling. The 12m separation distance is a recommendation only and is not a mandatory DCP provision.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
	E.2.14.d	A minimum separation of 9 metres should be provided between buildings where non habitable rooms / balconies face habitable rooms/ balconies	The outdoor dining spaces belonging to Dwellings 1 and 2 face non-habitable rooms (laundry / toilets) in the opposite dwelling. A separation distance of 9m is not achieved however these spaces are separated by a 1.8m dividing fence which will assist in achieving an acceptable level of acoustic and visual amenity for occupants of each dwelling. The 9m separation distance is a recommendation only and is not a mandatory DCP provision.
	E.2.14.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	The proposal complies.
	E.2.14.f	Separation distance may be reduced by up to 25% where privacy issues can be addressed by other means to the satisfaction of Council.	The dwellings are appropriately separated from each other and boundary fencing will be erected to formalise the separation.
	E.2.14.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.	The proposal complies.
Private Open Space Controls			
	E.2.15.a	Private open space should be oriented to have a north easterly aspect where possible.	The private open space areas will have access to northern sunlight. The proposal complies.
	E.2.15.b	Living areas should open out into the private open space area.	The dwellings are designed with living areas that have direct access to the private open space. The proposal complies.
	E.2.15.c	Private open space is to be clearly defined by walls, fencing and landscaping so as to provide a self contained space, but	Private open space areas will be delineated by existing and proposed fencing. The proposal complies.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
	E.2.15.d	The recommended amount of private open space is 40m ² per dwelling, minimum width 3m in any direction.	<p>The plans submitted with the DA show that Dwelling No. 1 will be provided with a total of 59m² of private open space. Approximately 41m² of this area will be located behind the rear building line and will have a minimum width of 3m, consistent with the requirements of Control E.2.15.d.</p> <p>The plans submitted with the DA show that Dwelling No. 2 will be provided with a total of 58m² of private open space. Approximately 32m² of this area is provided with a minimum dimension of 3m in any direction. A further 21m² of area is provided towards private open space, but has a width of only 2.13m representing a variation of 0.87m from the minimum requirements of Control E.2.15.d. This variation is capable of being supported for the following reasons:</p> <ul style="list-style-type: none"> ✦ The variation is of minor significance. ✦ A total of 58m² of private open space is required, representing a surplus of 18m². ✦ Approximately 32m² (or 80% of the minimum 40m² required by the DCP) achieves the minimum 3m width requirement. The remaining 25m² of area exists as practical, useable space surrounding the covered outdoor patio area despite being slightly less than the required 3m in total width. ✦ Proposed Dwellings 1 and 2 have a mirrored floor plan. The floor plan has been purposefully designed with sufficiently sized rooms and circulation spaces consistent with the principles of 'ageing in place' and consistent with the requirements of the Liveable Housing Design Guidelines (as is also required by Control E.2.17 of the DCP). A reduction of internal floor space in order to accommodate greater widths in private open space areas does not achieve the owners objectives for this proposal. By design, the housing product to be created by this development targets an ageing demographic looking to downsize, stay in the home for longer and have less maintenance in rear yard spaces. ✦ The proposed development is generally well-designed and provides for an efficient use of existing residential zoned and serviceable land in an established area of Cowra. The potential impacts of creating a development with a (slightly) non-conforming private open space area is out-weighted by the positive benefits that are likely to result from the construction of new housing stock in Cowra. ✦ The consultation processes completed as part of the assessment of the DA have not resulted in any objections received from adjoining property owners. ✦ The proposed variation to the minimum requirements of the DCP is unlikely to result in any significant amenity impacts for adjoining property owners or occupants of the dwelling. <p>A plan has been prepared by Currajong to aid Council's assessment of the proposed variation to Control E.2.15.d of the DCP. This is submitted with the DA as Sheet P.01, Rev A, 25/07/2023.</p>

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Sustainable Building Design Controls			
	E.2.16.	Development Applications for new medium density housing proposals and specified alterations and additions must be accompanied by a BASIX Certificate, issued by the NSW Government.	Separate BASIX certificates have been prepared for the proposed dwellings and submitted in support of the DA. The proposal complies.
		The design of new dwellings should adopt the nominated principles which promote sustainable building practices.	The proposed dwellings have been designed with floor plans that allow sunlight penetration into primary living spaces, outdoor dining areas and private open space areas where possible. Awnings, verandahs and eaves are used appropriately. The proposal complies.
Livable Housing Design			
	E.2.17	This section requires the proposed dwellings to achieve a silver performance level in accordance with the Livable Housing Guidelines.	<p>The proposal is assessed to comply. The following design features are capable of being installed to achieve the required silver performance level:</p> <ul style="list-style-type: none"> ✦ A step free path of travel from Waugoola Street / Martin Lane to the dwelling entries. ✦ Step free entrance provided to main entry. ✦ Internal doors and corridors that facilitate comfortable and unimpeded movement between space. The floor plan is based around open plan living principles. ✦ A bathroom that is capable of accommodating a hobless shower. ✦ A toilet that is located on the ground (and only) floor of the dwellings. ✦ A bathroom design that allows for the installation of grab-rails at a later date.
Ancillary buildings - attached			
	E.4.3.1	This section includes setback controls relating to new ancillary buildings (such as garages) which are attached to an existing or proposed dwelling.	The dwellings include an attached garage under a common roofline. These components are not forward of the front building line and do not exceed 50% of the total width of the dwelling. BCA setbacks comply. The proposal complies with all requirements.
Fencing Controls			
	E.4.6.1	This section includes controls relating to the height, design and material choices for front fences.	Front fences are not proposed.
	E.4.6.2	This section includes controls relating to the height, design and material choices for side and rear fences.	Side and rear fencing will not exceed 1.8m height requirement. Colourbond style fencing is proposed. The proposal complies.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Waste Management Controls			
	E.4.7.2	This section includes controls relating to the on-site management of household waste for medium density housing proposals.	Each dwelling will have sufficient space within the garage, rear yard space or side setback areas for the storage of 2 x 240 litre mobile garbage bins. A common bin storage area is not required. An easement for access has been created along the eastern boundary of Proposed Lot 1. This will allow the future occupants of Proposed Dwelling 2 to take their bins to Waugoola Street for roadside collection by Council.
Rainwater Tanks			
	E.4.8	This section includes controls on rainwater tanks including the need for gutter flush bypass, dealing with overflow, and back-flow prevention devices.	Water tanks are proposed for each dwelling. Tanks to capture roof water and overflow diverted to the public drainage system in either Waugoola Street or Martins Lane. Tanks sized according to minimum basix requirements. The proposal complies.
Site facility controls			
	E.4.9.1	This section includes controls relating to the provision of a suitable letterbox facility for each dwelling	A common letterbox facility is proposed on Waugoola Street. A walkway along the eastern side of Proposed Lot 1 will give the occupants of Dwelling No. 2 access to Waugoola Street for mail collection. The proposal complies.
	E.4.9.2	This section includes controls relating to the provision of suitable clothes drying facilities.	Suitable outdoor clothes drying facilities are to be provided. Details shown on plans submitted with the DA. The proposal complies.
Servicing controls			
	E.4.10.1	This section includes controls relating to the provision of energy and telecommunication services	The development will be connected to grid electricity and NBN. The proposal complies.
	E.4.10.2	This section includes controls relating to the management of stormwater generated from the development.	Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the public drainage system in Waugoola Street and Martin Lane. Due to the simplicity of the site design, a detailed stormwater management plan is not proposed. The proposal complies.
	E.4.10.3	This section includes controls relating to the connection of new development to water and sewer services.	The proposed dwellings are to be provided with separate and distinct connections to Council's gravity sewer supply system which is currently located within Martins Lane. The proposed dwellings are to be provided with separate and distinct connections to Council's water supply system which is located within Waugoola Street. An easement for services has been proposed over Lot 1 to enable a new connection for Lot 2.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Part M - Parking, Access and Mobility Part M applies to all new development in the Cowra Shire Local Government Area. Parts M. 1 and M.2 have particular relevance to the proposed development as the proposal represents medium density housing if were not for the subdivision component. A review of Parts M.1 and M.2 have been completed and an assessment of consistency against key standards and controls included in this section of the Table.	Objectives		
	M.1.2	Objectives for parking	The proposed development is assessed to be consistent with the objectives. On-site car parking is provided for the proposed dwellings on the land in locations that are practical and accessible to residents.
	Application of Standards and Guidelines		
	M.1.3	Section M.1.3 describes the relevant Australian Standards and policies which generally apply to the design of off-street car parking areas.	Considered. The proposal complies.
	Off street parking calculations		
	M.1.5	Car parking will generally be required to be provided on the site of the proposed development at the rate set out in the table.	For new dual occupancies, 1 space per dwelling behind the building line is required. Visitor car parking is not required. The proposal complies.
	Site access design and location		
	M.2.1	This sections provides the standards and controls relating to the provision of new access to a residential development.	Practical and legal access to the proposed lots will be provided from Waugoola Street and Martin Lane. The accesses will cross the footpath at right angles and will be located more than 1.5m from the site boundary. The proposal complies.
	Driveway widths		
	M.2.2	For medium density housing where the number of off-street car parking spaces required to be provided is less than 5 spaces, the minimum width of a new driveway should be 5.5m where the entry and exit are combined.	The proposal complies.
	Car parking design		
	M.2.3	This section sets out the requirements for car parking design where visitor car parking is required for a proposed development.	Visitor car parking is not required for the proposed development.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Internal road design			
	M.2.4	Where internal roads and / or driveways are proposed as part of the design of new residential development, the development should be serviced by vehicle manoeuvring areas that allow all vehicles to safely enter and exit the site in a forwards facing direction.	Internal roads are not proposed.
	M.2.4 (cont.)	For medium density housing where the number of off-street car parking spaces required to be provided is less than 5 spaces, the minimum width of internal roads is required to be 5.5m for two way traffic operation.	Internal roads are not proposed.
		Despite controls (b) and (c) , complex developments (particularly where shared use of roads by cars and service vehicles is anticipated) the design of internal roads is to be determined from a study of the site traffic generation and vehicle characteristics.	Not relevant for consideration.
Car parking surfaces			
	M.2.5	This section describes the acceptable surface finishes for car parking areas and their associated site accesses and vehicle manoeuvring areas.	<p>The DCP requires the following finishes for identified components of the site design:</p> <ul style="list-style-type: none"> + Site access - concrete. + Vehicle manoeuvring areas - not relevant. + Car parking spaces - not relevant. + Accessible path of travel - not relevant.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Part N - Landscaping Part N.1 prescribes that a landscaping plan must be provided for new proposals relating to medium density housing forms. The proposal represents medium density housing if were not for the subdivision component. In this regard, the proposal must be assessed against the requirements of N.3.1 and N.3.2 of the DCP. A review of the relevant controls has been completed and an assessment of consistency against key standards and controls included in this section of the Table.	Landscape Plan Requirements		
	N.2	This section prescribes the minimum requirements for information needing to be presented on a Landscape Plan	A Landscape Plan has been prepared and submitted with the DA. The plan includes the necessary minimum information including property boundary details, existing and proposed trees / plantings, existing and proposed built structures, fencing details, and typical planting details. The proposal complies.
	General Landscape Controls		
	N.3.1.1	This section prescribes general controls relating minimum planting requirements.	A Landscape Plan has been prepared and submitted with the DA. The plan includes typical planting sections and installation instructions that are generally consistent with the prescribed standards. The proposal is capable of complying.
	N.3.1.2	Retention of existing trees	The proposal does not involve the removal of existing street trees.
	N.3.1.3	This section prescribes the street tree requirements for greenfield / infill subdivisions and non-subdivision developments	The proposed development will require street tree contributions. The applicant expects that Council will impose a condition of consent.
	Residential landscape controls		
	N.3.2	This section prescribes the design requirements for landscaping provided as part of new residential developments, including medium density housing.	A Landscape Plan has been prepared and submitted with the DA. The landscape works will soften the impact of new built form on the land. <ul style="list-style-type: none"> + New landscaped areas will be provided with a suitable automatic watering systems. + Selected tree species will be in scale with the size of the proposed development, and are appropriate for site conditions. + Native species have been selected for landscape enhancements in suitable areas where possible. + The landscape design does not include the use of weed species.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
Part P - CPTED Principles Part P applies to all development in the Cowra Shire Local Government Area on both public and private land. Part P.2 in particular, provides design suggestions to ensure that crime risk is minimised in accordance with the principles of 'Crime Prevention Through Environmental Design'. A review of Part P.2 has been completed and an assessment of consistency against key standards and controls included in this section of the Table.	Design suggestions		
	P.2.1	Objectives	The proposed development is assessed to be consistent with the objectives, and in particular: <ul style="list-style-type: none"> ✦ The location, design and orientation of the two new dwellings will allow natural surveillance between the sites. ✦ The building designs have their own private open space and front yard areas, creating a sense of ownership for occupants and users of the site. ✦ Opportunities for unauthorised access will be limited through the use of security fittings to doors and windows, security lighting as appropriate and use of boundary and internal site fencing. ✦ Waugoola Street and Martin Lane are lit by existing street lighting.
	P.2.2	Section 2.2 provides guidance to help new developments achieve appropriate orientation and access to the public street.	Both dwellings achieve an acceptable orientation to Waugoola Street and / or Martin Lane respectively. Windows to habitable rooms will allow occupants to achieve adequate surveillance of the public street environment. An easement for access has been created
	P.2.3	Section 2.3 requires building entrances to be in prominent positions, designed to allow users to see into the building and facing the street where possible.	As above.
	P.2.4	Section 2.4 includes a suite of controls aimed at ensuring communal and public areas are appropriately designed.	The proposed development does not involve the creation of communal or public spaces.
	P.2.5	Section 2.5 requires site and building design to limit the use of blind corners.	The proposed development does not create any new blind corners.
	P.2.6	Section 2.6 encourages appropriate buildings materials which reduce opportunities for vandalism.	The proposed dwellings are typical brick veneer constructions. The chosen building materials are acceptable in terms of the nature and scale of the proposal.
	P.2.7	Section P.2.7 includes a suite of standards and controls which aim to increase the security of new development	The recommended security measures can be incorporated into the building design. As a minimum, all window and roller door openings will be fitted with locking mechanisms. The dwellings have large windows on the eastern elevation to allow residents to see who is visiting the site and / or knocking at the door.
	P.2.8	Section P.2.8 requires the provision of appropriate lighting to new development.	There is existing street lighting in Waugoola Street and Martin Lane.

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Part	Clause	Requirement (Summarised)	Statement of Consistency
	P.2.9	Section P.2.9 requires the provision of appropriate measures to properly identify new buildings.	Appropriate arrangements will be made for the display of an appropriate street number on the front facade of the proposed dwellings, and on a purpose built mailbox at each dwelling frontage. The subject land is addressed to 7 Waugoola Street. Dwelling No. 2 will require a new address to Waugoola Street being the public road to which letterbox access will be provided.
	P.2.10	Section 2.10 includes a suite of controls aimed at improving the safety and security of new shopfronts.	The proposed development is not a shopfront.
	P.2.11	Section 2.10 includes a suite of controls aimed at improving the safety and security of public facilities.	The proposed development does not include public facilities.
	P.2.12	Section 2.12 includes a suite of controls aimed at improving the safety and security of car parking areas.	The proposed development is not required to provide visitor car parking.

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**ASSESSMENT OF
ENVIRONMENTAL ISSUES**

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5.1 Introduction

The main environmental issues that have been raised and investigated as part of the design process for the proposed development have been documented in this section. Each issue is investigated by way of introducing the key issue(s), documenting existing conditions, assessing impacts and proposing management and mitigation measures.

5.2 Visual impacts and amenity**5.2.1 Assessment of existing condition**

The subject land is currently vacant. There are no visual impacts associated with existing site conditions.

5.2.2 Assessment of potential impact

An assessment of the potential impacts of the proposed development on visual amenity has been undertaken, including an assessment of the likely visual impacts of the development on private landowners in the vicinity of the development and key vantage points in the public domain. The visual impacts of the proposal have been assessed against the contrast that will result post new development and operation of the proposed dwellings.

The proposed dwellings are to be constructed as single storey brick veneer structures, with metal roofs, fascias and gutters. The buildings will be of similar bulk and scale to the existing buildings and structures on adjoining properties and those within the vicinity. The building designs will not enable direct overlooking of adjoining private open space areas. The physical changes to the landscape should not be expected to create significant impacts in terms of the context and setting of the immediate area.

The site is not heritage listed and is not part of a heritage streetscape or conservation area.

5.2.3 Management and mitigation

No additional mitigation measures are proposed, other than implementation of the design drawings prepared by Kellie Ostini-Donnelly.

5.3 Building Code Compliance**5.3.1 Assessment of existing condition**

As vacant land, there are no known building code compliance issues associated with existing site conditions.

5.3.2 Assessment of potential impact

The proposed site layout and building design complies with the relevant requirements of the Building Code of Australia.

5.3.3 Management and mitigation

A Construction Certificate is proposed to be obtained prior to any new building work, which provides further opportunity to ensure all aspects of the design meets the requirements of the BCA. Roof water from the new building will be connected to the public drainage system. Plumbing and drainage would be undertaken in accordance with LG approvals.

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5.5 Access and Traffic**5.5.1 Assessment of existing condition**

The subject land is currently accessed from Waugoola Street, which forms part of the local road network owned and maintained by Cowra Shire Council. The site also has frontage to Martin Lane. Waugoola Street is constructed to an 11m wide bitumen sealed standard and has kerb and gutter and public street light infrastructure. Martin Lane has a 6m wide reservation with a 4.7m wide sealed road carriageway and has public street light infrastructure.

As vacant land, there is no traffic load associated with the existing condition of the site.

5.5.2 Assessment of potential impact

A description of the proposed access arrangements to the development is included as follows:

- + Primary vehicle access to Proposed Dwelling No. 1 is intended to be gained directly from Waugoola Street via a concrete layback access that is to be constructed in accordance with Council engineering standards.
- + Primary vehicle access to Proposed Dwelling No. 2 is intended to be gained directly from Martin Lane, via a new concrete access that is to be constructed in accordance with Council engineering standards.
- + On-site car parking is to be provided for residents in a single enclosed garage that has been incorporated into the design of the dwellings.

The proposed development will have the result of increasing the number of daily traffic numbers utilising Waugoola Street and Martin Lane. Based on the 'Guide to Traffic Generating Developments' by NSW Roads, the expected number of daily vehicle trips for low density residential dwellings is estimated to be in the order 7.4 per dwelling. The proposed development therefore has the potential to increase the number of daily vehicle trips using the surrounding road network by 14.8 (two dwellings/lots).

Both Waugoola Street and Martin Lane in their current form and condition, are considered suitable to accommodate the proposal for the following reasons:

- + The design of the development provides a single access to each dwelling-house, separating traffic across the local road network.
- + The access locations are suitably offset from intersections or conflict locations. There is adequate sight distance in both directions and street lighting in the area.
- + Traffic and transport impacts are assessed to be minimal, based on existing local road conditions and the limited additional traffic generation proposed. A traffic management plan is not required for the proposal.

On the basis of the above, it is assessed that adequate arrangements will be made to accommodate the access needs of the proposed development. The road network servicing the development is in good condition and has capacity to accommodate the likely increase in trip movements associated with the proposed development. Road upgrades are not necessary to be necessary. Section 7.12 Contributions will be made towards public infrastructure costs.

5.5.3 Management and mitigation

Upgrades are proposed to the existing access crossing on Waugoola Street and Martin Lane in order to comply with Council requirements. A Section 138 Permit will be obtained from Council prior to the commencement of any works within a road reserve.

No other specific transport or traffic mitigation measures have been identified as being necessary.

5.4 Site Design**5.4.1 Assessment of existing condition**

A detailed site survey of the land has discovered the location of public services and utilities in proximity to the development site, as well as the location of site vegetation where this exists. As vacant land, there are no identified constraints to development.

5.4.2 Assessment of potential impact

The proposed dwellings have been positioned on the land to ensure compliance with the relevant setback requirements of the Building Code of Australia taking into account the locations of existing and planned property boundaries.

The proposal is consistent with the Cowra DCP 2021 except that minor variations are proposed to Controls E.2.7 and E.2.15.d. Section 4.5.2 of this report includes further details of the proposed variations including appropriate planning justifications.

To ensure an acceptable level of impact on the local streetscape and adjoining land-use, the dwelling designs have been kept to single storey structures. Setback distances to existing boundaries comply with local planning policy and are likely to assist in minimising potential impacts related to acoustic and visual privacy.

Individual accesses are proposed, consistent with existing developments in the locality. Practical and legal access is able to be achieved for the development.

5.4.3 Management and mitigation

The site layout will be pegged out by survey prior to the commencement of works to ensure that building and other site features are properly located.

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5.6 Soil and Water Quality**5.6.1 Assessment of existing condition**

The subject land is not mapped in Cowra Local Environmental Plan 2012 as containing vulnerable groundwater. There are no riparian lands, water courses or wetland environments impacting the site. The land is not mapped as being flood prone.

5.6.2 Assessment of potential impact

The proposal involves construction of a new dwellings on land that is zoned for residential purposes. Connection to reticulated water supply and sewerage is proposed via new services. The proposal would involve disturbance of the site during construction phase. Surface water runoff from the site would be well-contained and there are no waterways within close proximity of the site. It is not proposed to extract groundwater.

It is proposed to manage the disturbed construction area by diverting all surface water to sediment fencing and limiting access to the site for deliveries and material storages. The proposal is unlikely to impact on surface water or ground water due to separation from groundwater and nearby waterways, the limited area of disturbance, small scale nature of the construction phase and implementation of management measures.

5.6.3 Management and mitigation

The proposed management measures to reduce impacts on water resources are as follows:

- + Changes to existing landform to be kept to minimum levels.
- + All reasonable and practical measures will be implemented to control / manage sedimentation and erosion during construction phases associated with the proposed development.
- + An Erosion and Sediment Control Plan would be implemented at the site in accordance with Managing Urban Stormwater: Soils and Construction – Volume 1 (Landcom, 2004).

5.8 Air Quality**5.8.1 Assessment of existing condition**

As vacant land, there are no air quality impacts created by existing site conditions. An assessment is required to determine whether the proposed development will create adverse air quality impacts on nearby uses in the area.

5.8.2 Assessment of potential impact

Due to the nature and scale of the proposed development, an air quality assessment by a qualified professional is not considered to be necessary or warranted. Dust pollution is not expected to be an issue with the proposed development as all trafficable surfaces are to be constructed of hardstand materials (concrete). The nature and scale of the proposed development is such that air pollution from excessive motor vehicle impurities is not identified to be a key issue.

5.8.3 Management and mitigation

No additional mitigation measures are proposed.

5.7 Noise and Vibration**5.7.1 Existing conditions assessment**

As vacant land, there are no noise or vibration impacts created by existing site conditions. The site is located within an established residential area. The predominant use of land within the immediately and wider locality is for residential purposes.

5.7.2 Assessment of potential impact

An assessment of the potential impacts of the proposed development on noise and vibration has been undertaken, including an assessment of the likely impacts associated with the future residential use of the land. No impacts are expected to result.

5.7.3 Management and mitigation

No additional mitigation measures are proposed.

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5.9 Heritage**5.9.1 Assessment of existing condition**

A search of the Aboriginal Heritage Information System (AHIMS) has been completed for the subject land. The search was completed to determine whether there are any items of cultural heritage significance either on the subject land or within 50m of the subject land. The search result found that:

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

The site largely comprises 'disturbed land', as defined under The National Parks and Wildlife Regulation 2019 (NPW Regulation).

The subject land is not listed as a heritage item under the Cowra Local Environmental Plan 2012 or State Heritage Register.

5.9.2 Assessment of potential impact

Based on the AHIMS search results, there is a low possibility that the proposed development will impact on a known item of Aboriginal cultural heritage significance. The proposal is considered a "low impact activity" and an Aboriginal Due Diligence is not considered necessary.

No impacts on European heritage are likely to occur.

5.9.3 Management and mitigation

No specific mitigation strategies are proposed, other than general awareness of the legislative protection of Aboriginal objects under the NPW Act in the unlikely event that artefacts are discovered.

5.10 Hazards**5.10.1 Assessment of existing condition**

The subject land is not located within the Flood Planning Area.

According to the mapping prepared by the NSW Rural Fire Service, the subject land is not identified as being within a bushfire prone area.

5.10.2 Assessment of potential impact**Contamination**

The land is currently vacant. There are no known historical uses of the land which are known to have occurred which could be the cause of potential land contamination issues.

Bushfire

The land is located within an urban area. Bushfire has not been identified as a risk for the subject land.

5.10.3 Management and mitigation

No additional mitigation measures are proposed in order to deal with contamination or bushfire.

5.11 Services and Utilities**5.11.1 Assessment of existing condition**

As vacant land, there are no existing connections to services and utilities. Service locations have been identified by site survey and are proximal to the site and available for connection.

5.11.2 Assessment of Impacts**Water**

The proposed development will require connection to the Council's reticulated water supply network. An application to Cowra Shire Council will be required for a single new connection and approval obtained prior to the commencement of any work. As the proposed development increases the demand on the reticulated water supply network, headworks contributions are expected to apply.

As the existing water supply system is located in Waugoola Street, an easement for services 1.5m wide has been proposed over lot 1 to the benefit of lot 2.

Sewer

The proposed dwellings are to be provided with separate and distinct connections to Council's gravity sewer supply system which is currently located within Martins Lane. A Sewer Plan has been prepared for the development showing how each of the dwellings / subdivision lots are proposed to be connected to Council's sewer main in accordance with Council's requirements.

An application to Cowra Shire Council will be required for new connection works and approval obtained prior to the commencement of any work. As the proposed development increases the demand on the reticulated sewer supply network, headworks contributions are expected to apply.

NBN Telecommunications

The proposed development will require connection to the NBN telecommunications network. A check with the NBN confirms that a

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connection to the NBN broadband access network is available as Fibre to the Node (FTTN). An application to NBN co. will be required and approval obtained prior the commencement of work.

Electricity

The proposed development will require connection to grid electricity. Connection of the development to the electricity network is subject to the requirements of Essential Energy as the relevant service provider for the area. If any upgrades to existing infrastructure are required to facilitate the proposed development, such works will be carried out at full cost to the proponent.

Stormwater

Stormwater is proposed to be managed by diverting all roof-water (including rainwater collection tank overflow) directly to the street gutters in Waugoola Street and Martin Lane.

Summary

The location of existing service and utility locations have been identified as part of the site planning process. The proposed development will demand new connections to identified essential services and infrastructure and these will be arranged prior to commencement of use. The servicing requirements for the proposed development are assessed to be within the capacity of the relevant networks, subject to any upgrades being completed by the developer.

5.11.3 Mitigation and Management

The following mitigation measures are proposed:

- + New connections to service and utilities to be completed in accordance with the requirements and specifications of the relevant service providers.
- + No physical works to commence without a Construction Certificate / Subdivision Works Certificate from Cowra Council and any other relevant permits / approvals and / or licenses from relevant servicing authorities.

- + The site layout will be pegged out by survey prior to the commencement of works to ensure that building and other site features are properly located.
- + Stormwater works to be installed in accordance with Council requirements.
- + No physical works to commence without first completing a Dial Before You Dig (DBYD) search.

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5.12 Social and economic**5.12.1 Assessment of existing condition**

The site is located within an established urban area. The predominant use of land within the immediately and wider locality is single storey low density residential development.

5.12.2 Assessment of potential impact

An assessment of potential impacts of the proposed development has been undertaken with regards to scoping methodology outlined in the Social Impact Assessment Guideline 2017 (SIA Guideline), published by the Department of Planning and Environment. Table 8 provides an assessment of the proposed development against the criteria in the SIA Guideline.

Considering the proposal in the context of surrounding land-use as well as the previously addressed issues related to water, soil and air quality, noise, traffic, heritage, hazards, servicing and utilities, the proposal would be unlikely to have an unacceptable impact on the environment within or surrounding the site. The social and economic impacts of the proposal are expected to be positive.

5.12.3 Management and mitigation

Management and mitigation measures for each of the elements comprising a potential social impact (e.g. noise, traffic, visual amenity and air quality) have been addressed in their relevant sections of the SEE.

Table 8 - SIA Guideline - Impact Assessment

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

Table 8 - SIA Guideline - Impact Assessment (continued)

Matters	Key links to social impacts	Risk of impact without mitigation	Nature of Impact	Explanation
Heritage				
Natural	Way of life;	N/A	Nil	Natural heritage of the site is not compromised by the proposed development.
Cultural	Community;	Unlikely	Negative	The proposal will not impact on cultural values in the public domain.
Aboriginal culture	Culture;	Unlikely	Negative	The proposal has considered the likelihood that the land contains items of Aboriginal cultural significance.
Built	Surroundings.	Unlikely	Negative	There are no built heritage items registered on the site.
Community				
Health	Health and wellbeing;	Unlikely	Negative	The proposal does not create any health risks.
Safety	Surroundings	Unlikely	Negative	The proposal has been assessed as not increasing a known safety risk.
Services and facilities	Way of life, Access to infrastructure, services and facilities;	Unlikely	Nil	The proposal does not impact access to public services or facilities.
Cohesion, capital and resilience	Way of life; Community; Culture	Unlikely	Nil	The proposal does is unlikely to generate impacts.
Housing	Way of life, Personal and property rights.	Unlikely	Positive	The proposal creates new housing opportunities.

Table 8 - SIA Guideline - Impact Assessment (continued)

Matters	Key links to social impacts	Risk of impact without mitigation	Nature of Impact	Explanation
Economic				
Natural resource area	Way of life;	Unlikely	Negative	The proposal will utilise available natural resources in a sustainable manner.
Livelihood	Surroundings;	N/A	Nil	The proposal is unlikely to generate impacts.
Opportunity cost	Personal and property rights	N/A	Nil	The proposal is unlikely to generate impacts.
Air				
Air emissions.	Surroundings	Unlikely	Negative	The proposal is unlikely to generate impacts.
Biodiversity				
Native vegetation and fauna	Surroundings	Unlikely	Negative	Vegetation clearing is not proposed on site.
Land				
Stability/structure, land capability, topography	Surroundings	Unlikely	Negative	The proposal will not result in significant disturbance to the receiving environment.
Water				
Quality, availability, hydrological flows	Surroundings	Unlikely	Negative	The proposal is unlikely to generate impacts.

06

EVALUATION AND JUSTIFICATION

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6.1 Objectives of the EP&A Act 1979

Development Consent is being sought under Section 4.16 of the EP&A Act and must therefore satisfy the objectives of the EP&A Act. The objectives of the Act are listed below:

- a. To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,
- b. To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- c. To promote the orderly and economic use and development of land,
- d. To promote the delivery and maintenance of affordable housing,
- e. To protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,
- f. To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),
- g. To promote good design and amenity of the built environment,
- h. To promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,
- i. To promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,
- j. To provide increased opportunity for community participation in environmental planning and assessment.

The proposal is considered to be consistent with the above objectives. An objective of the EP&A Act is for the encouragement of ecologically sustainable development (ESD), which is assessed in the next section.

6.2 Ecological Sustainable Development

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

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

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

- + The precautionary principle - No serious environmental threats have been identified.
- + Inter-generational (social) equity - Social equity provides a notion of preservation of environmental aspects that cannot be replaced for the enjoyment of future generations. Generally, such aspects relate to biodiversity, cultural heritage, land-use and the transformation of the locality as a result of the development. The proposal has considered such aspects and the SEE assessment concludes that environmental impacts will be within acceptable limits.
- + Conservation of biological and ecological integrity - The proposal avoids impacts to flora and fauna.
- + Improved valuation, pricing and incentive mechanisms - Any waste generated from the proposal will be appropriately managed to minimise impacts on common public areas, the appropriate pricing mechanism are used to reflect the user pays approach to environmental management.

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6.3 Other relevant considerations**6.3.1 Safety, security and crime prevention**

The proposed development is unlikely to result in unacceptable outcomes in terms of safety, security or crime risk. An assessment of the proposal against the principles of CPTED (Crime Prevention Through Environmental Design) has been completed and this work is presented in the section of this SEE dealing with Part P of the Cowra Council DCP 2021.

Relevant State Government planning policies and guidelines have been identified and considered as part of the preparation of the project design and assessed in this report. Compliance can be achieved.

There are no covenants, easements or agreements that affect the proposal in the long term.

The proposal is assessed to pose no significant detrimental impacts on the public interest.

6.3.2 Cumulative Impacts

The potential environmental impacts of the proposal have been detailed in the relevant sections of the SEE. The proposal will not generate unacceptable environmental impacts. Overall, the proposal makes a neutral / positive contribution to the environment. The proposal is considered compatible with the site and its surrounds and does not contribute to having a significant cumulative impact.

6.3.3 Suitability of the site for the development

The environmental assessment work completed and detailed in this SEE demonstrates that the subject land is suitable for the proposed development. The proposed site and building design has been proposed in direct response to a detailed analysis of the key constraints and opportunities of the land.

6.3.4 Public interest

Due to the nature and scale of the proposed development, the public interest in the matter is assessed to be low, with the likely impacts concentrated on nearby land-use.

The proposal will require consultation in accordance with the Cowra Community Participation Plan. If specific concerns or issues are raised by relevant stakeholders, the proponent is prepared to work through the relevant detail with Council in order to achieve a quality development outcome for the land.

07

THE CONCLUSION

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This Statement of Environmental Effects (SEE) has been prepared by Currajong Pty Ltd (Currajong) on behalf of K & A Anning Pty Ltd for the proposed development of the land at Lot B DP 937264, being 7 Waugoola Street Cowra.

The proposed development is described as a 2 lot residential subdivision (Torrens Title) and construction of a single dwelling on each lot resulting from the subdivision. The dwellings are to be constructed as single storey brick veneer structures, serviced by separate accesses from their respective road frontages. The proposed dwellings have been designed purposefully to have a street presence to both Waugoola Street and Martin Lane.

The assessment of the proposed development has been documented in this Statement of Environmental Effects to visualise all aspects of the relevant matters for consideration under the Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2021. The assessment concludes the proposed development is permissible in the R1 General Residential zone and is consistent with the Cowra Local Environmental Plan 2012 without variation. The proposal is also consistent with the requirements of the Cowra DCP 2021, except that minor variations are required to minimum site frontage and private open space controls. These variations have been fully justified on planning merit.

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

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5 LATE REPORTS

6 NOTICES OF MOTIONS

Nil

7 CONFIDENTIAL MATTERS

Nil