

Large Lot Development

PART G



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

COWRA COUNCIL
DEVELOPMENT
Control Plan

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Large Lot Dwellings

PART G.I

This Part provides the standards and controls for dwelling development in Large Lot Residential zoned areas within the Cowra Shire Local Government Area.

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G.I.1. Application of this part

Part G.I of this Part applies to new dwellings, or an alteration or addition to an existing dwelling in the R5 Large Lot Residential zone under Cowra Local Environmental Plan 2012.

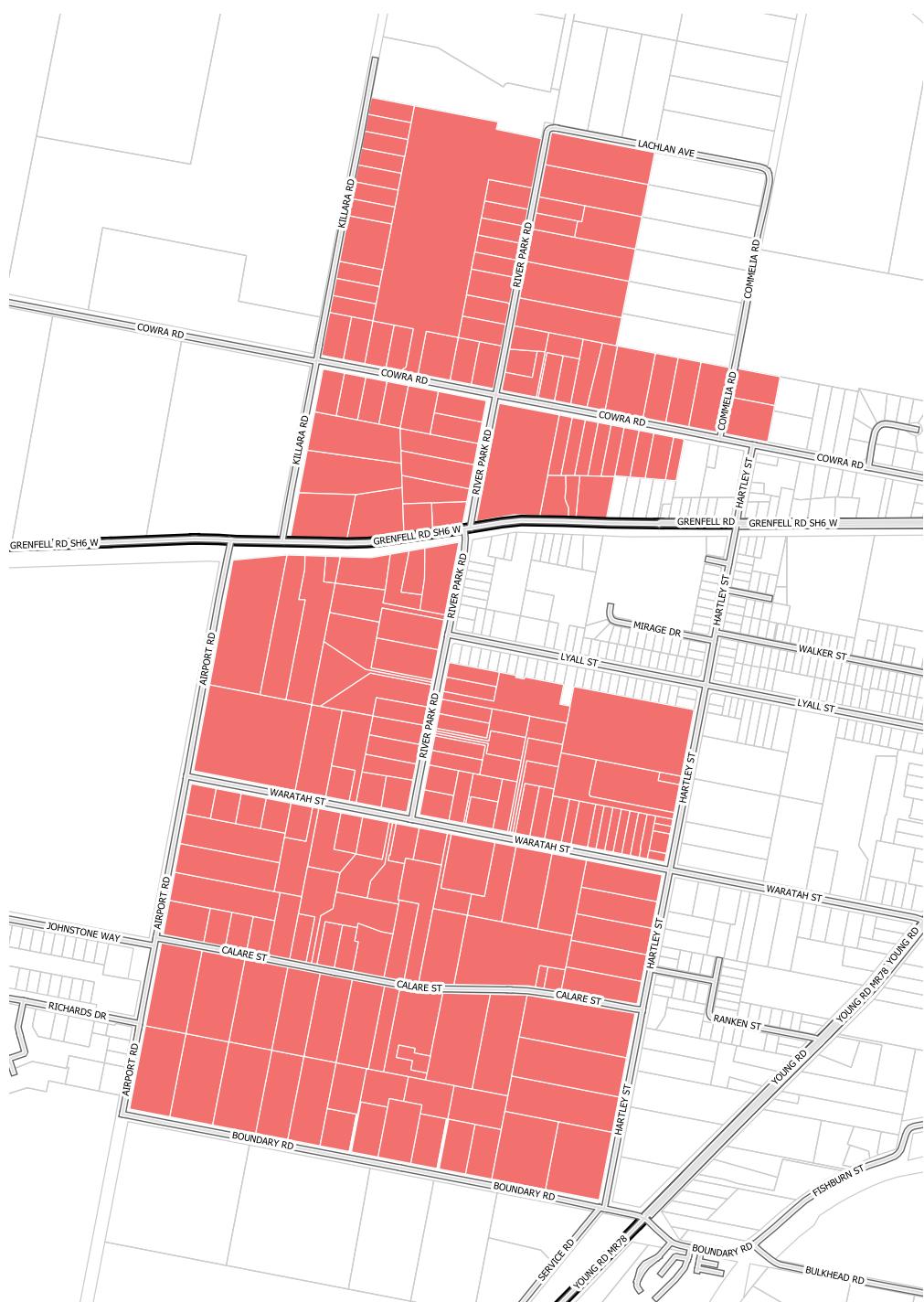
Throughout this Part, reference are made to relevant R5 zones in different parts of the Shire. For the purposes of clarity, these areas are shown in Maps 1 to 7 on pages 6 through to 12.

G.I.2. Objectives

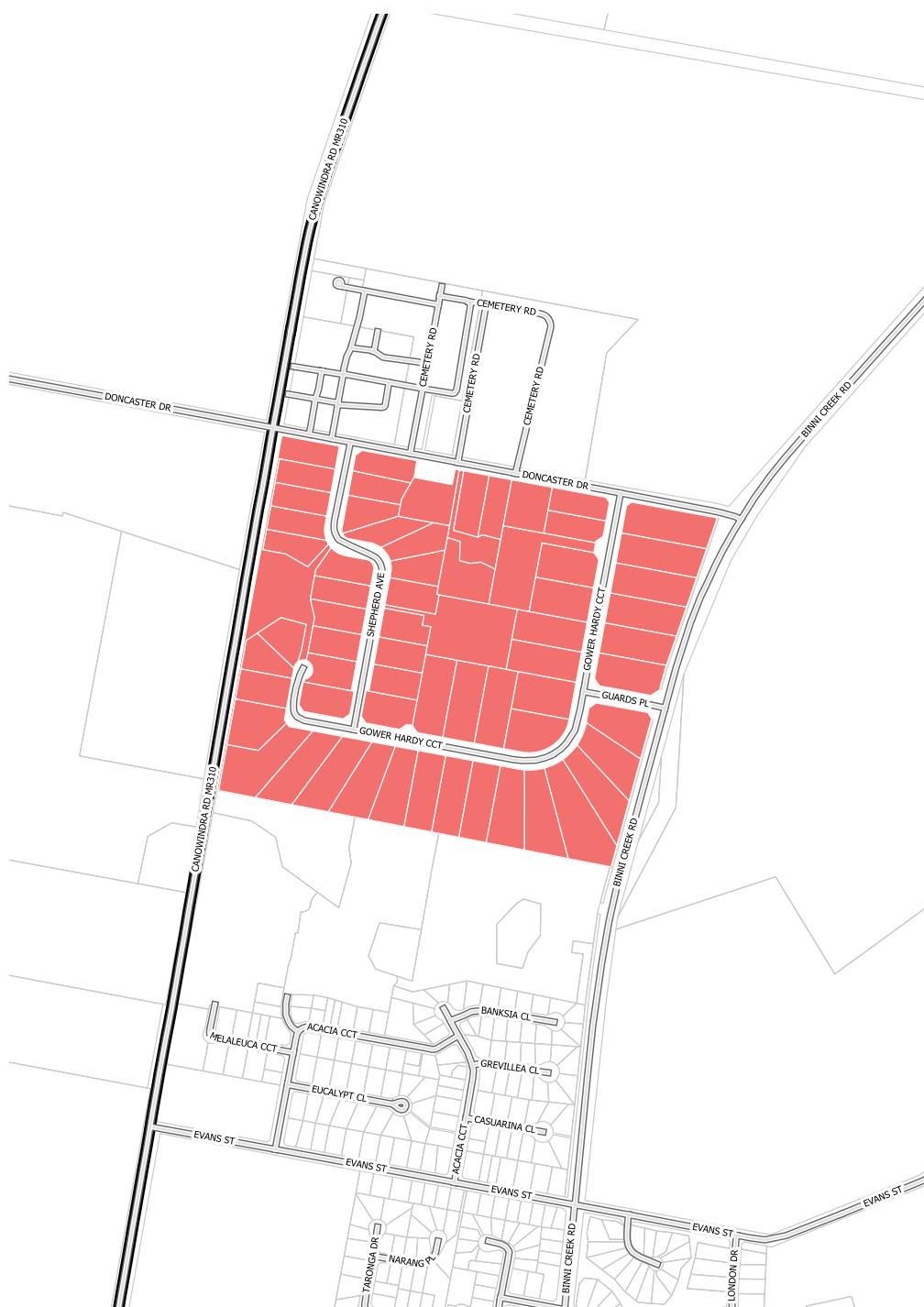
The objectives for large lot dwellings are:

- a. To provide for rural residential living opportunities in locations that are close to the Cowra Township and its surrounding villages.
- b. To ensure that new dwellings are in keeping with and sympathetic to the character of the area.
- c. To minimise the visual impact of new dwellings on major and minor roads including approaches to the Cowra Township and its surrounding villages.
- d. To minimise land-use conflict between new dwellings and agricultural activities, where these are carried out on adjoining land.
- e. To minimise environmental degradation by ensuring new dwellings are located away from areas of environmental sensitivity.
- f. To ensure a safe standard of access is provided to rural residential properties.
- g. To ensure that dwellings are connected to a reticulated water supply where that supply is available.
- h. To ensure that dwellings are supplied with adequate water storage for domestic and bushfire fighting purposes, where a reticulated water supply is not available.
- i. To ensure that dwellings are connected to reticulated sewerage where that supply is available.
- j. To ensure that on-site sewage management systems are installed, operated and maintained in an appropriate and sustainable manner.

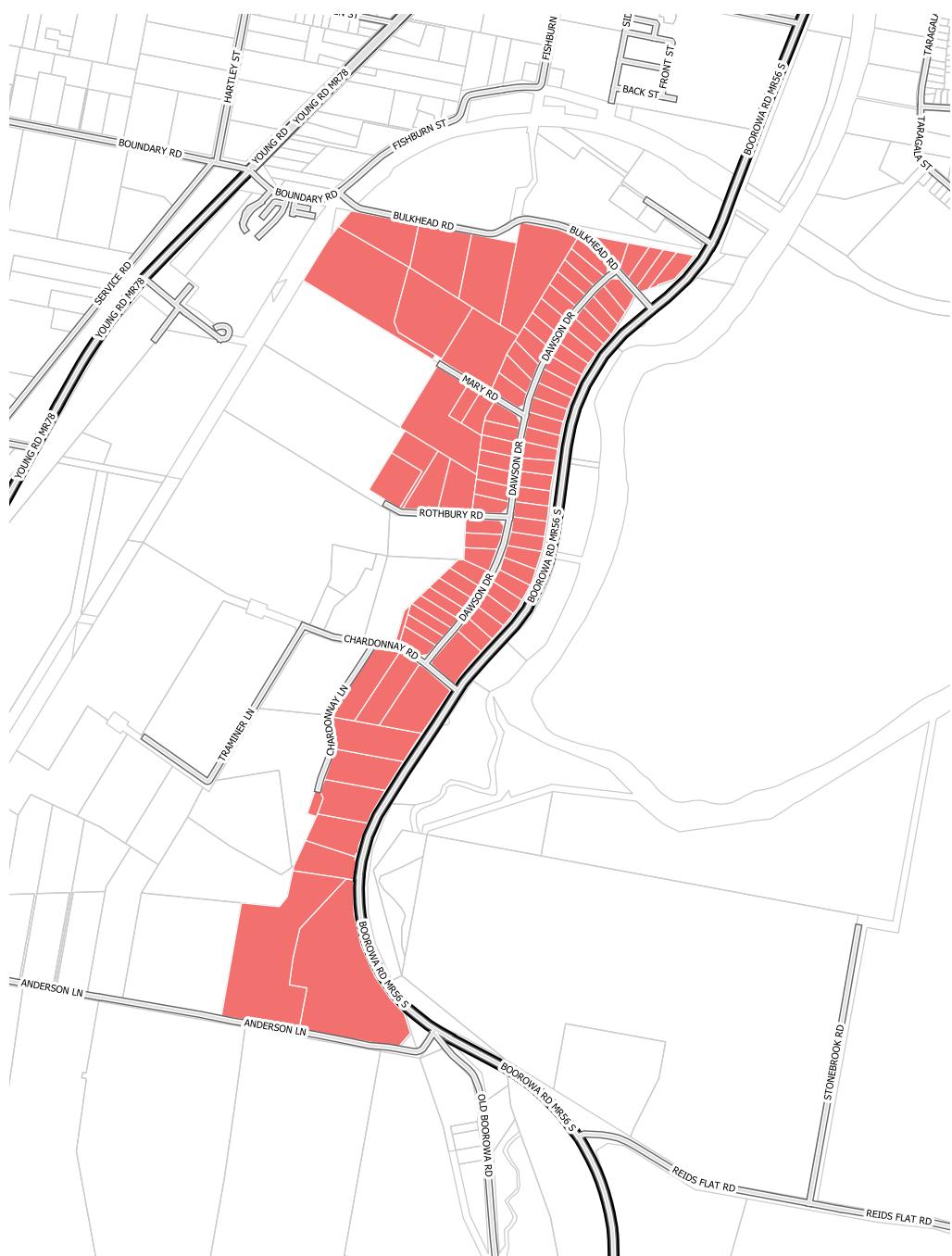
Map No. I - R5 Zone West Cowra



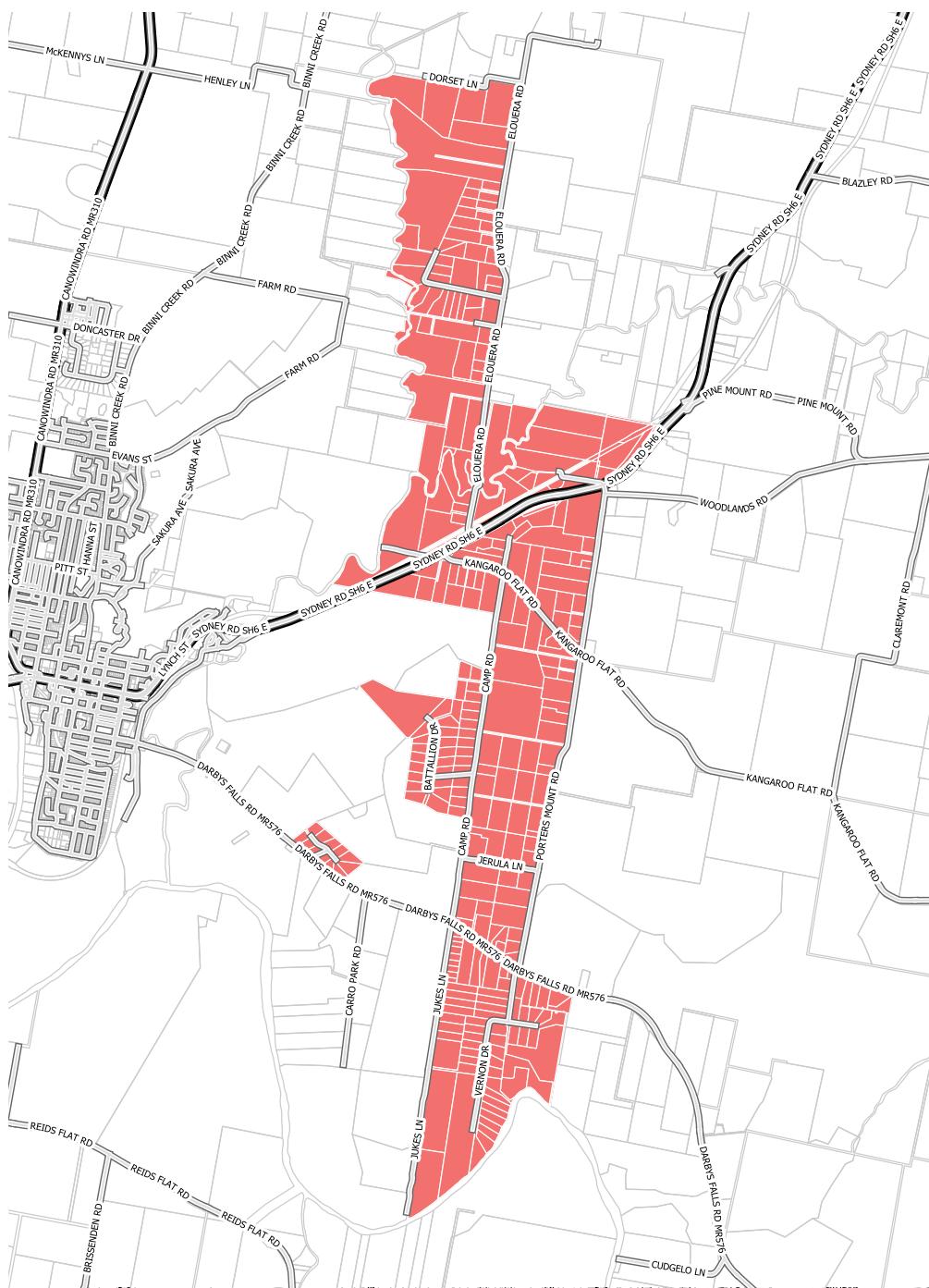
Map No. 2 - R5 Zone North Cowra



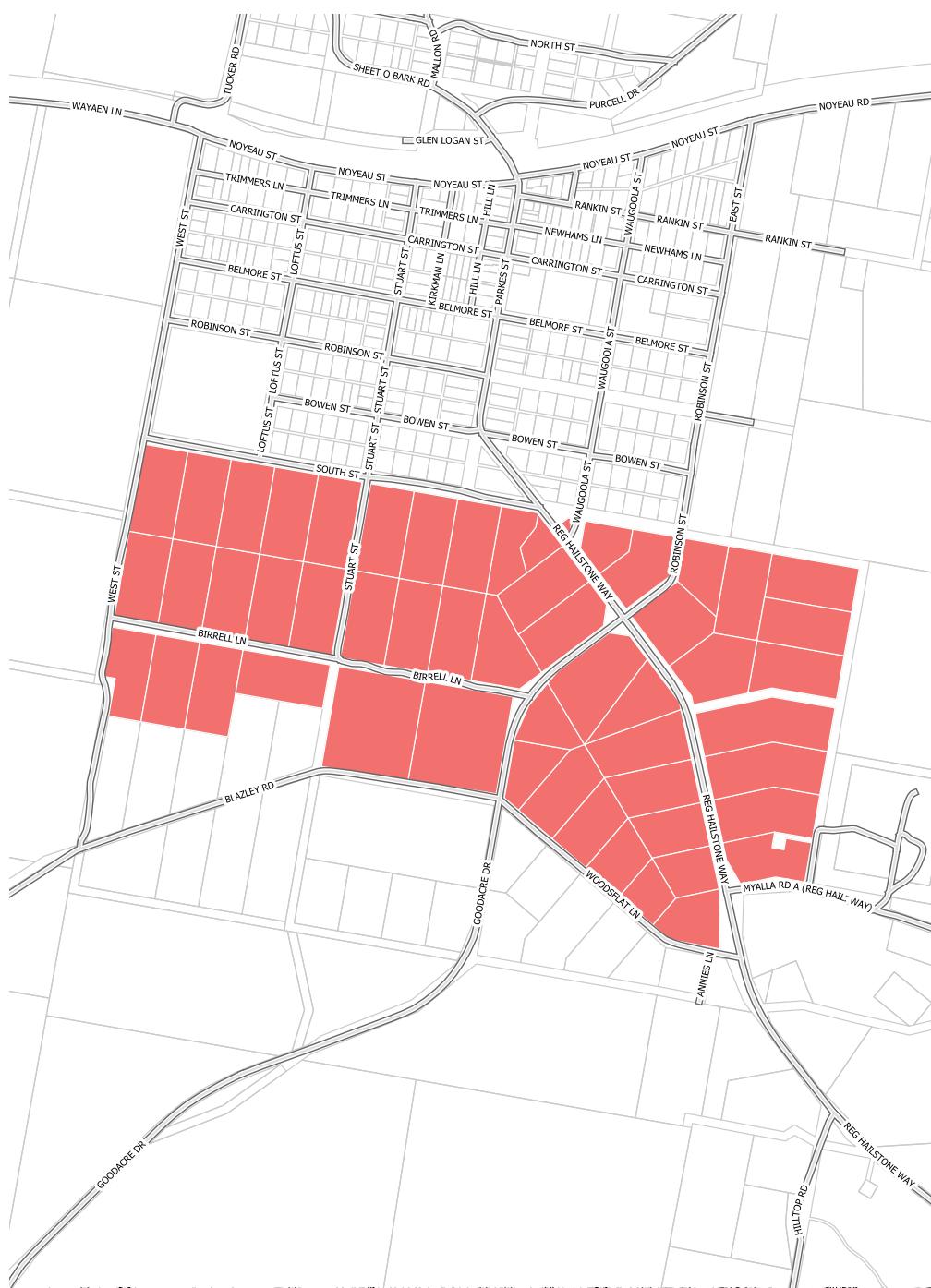
Map No. 3 - R5 Zone South Cowra



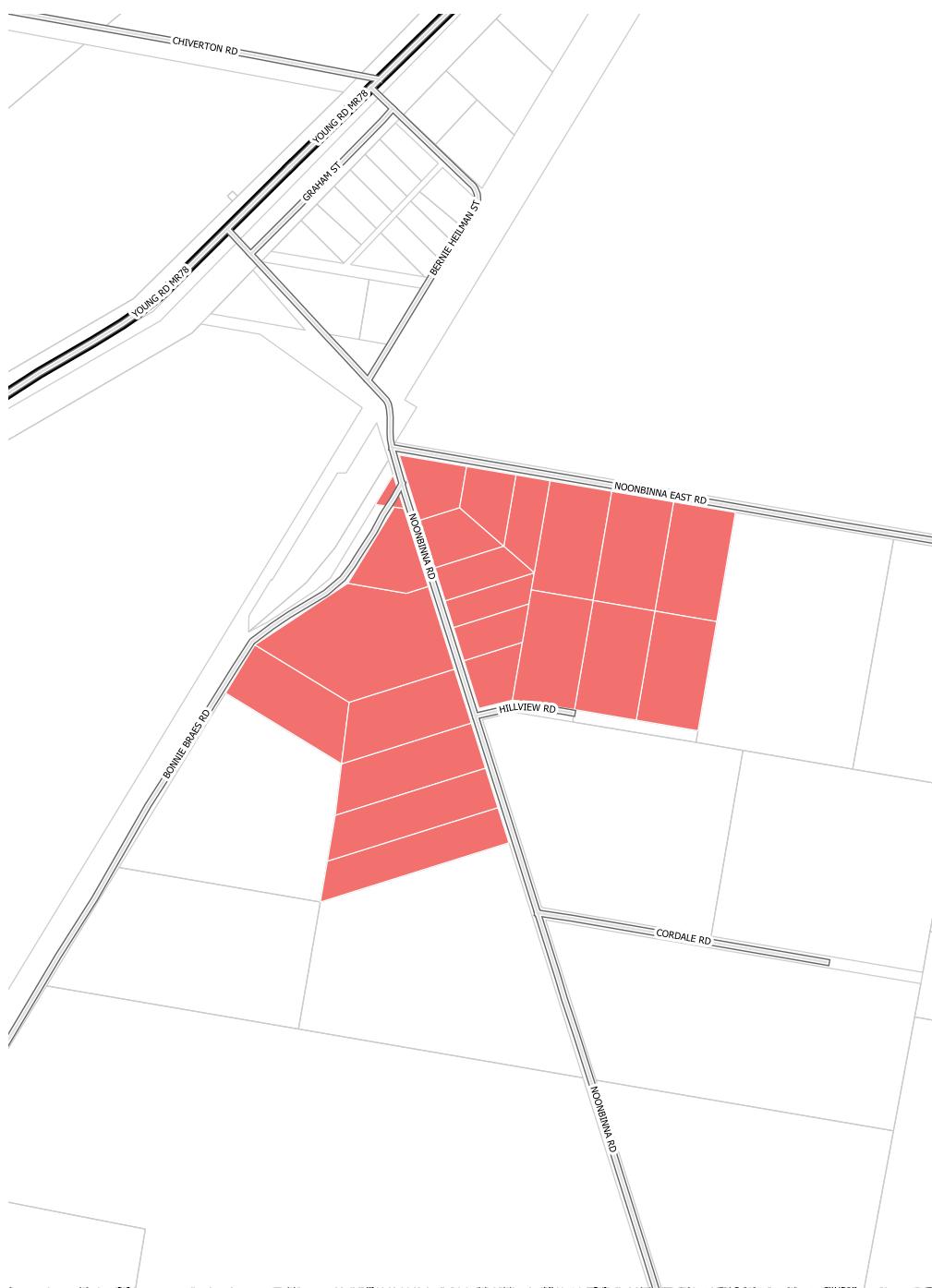
Map No. 4 - R5 Zone East Cowra



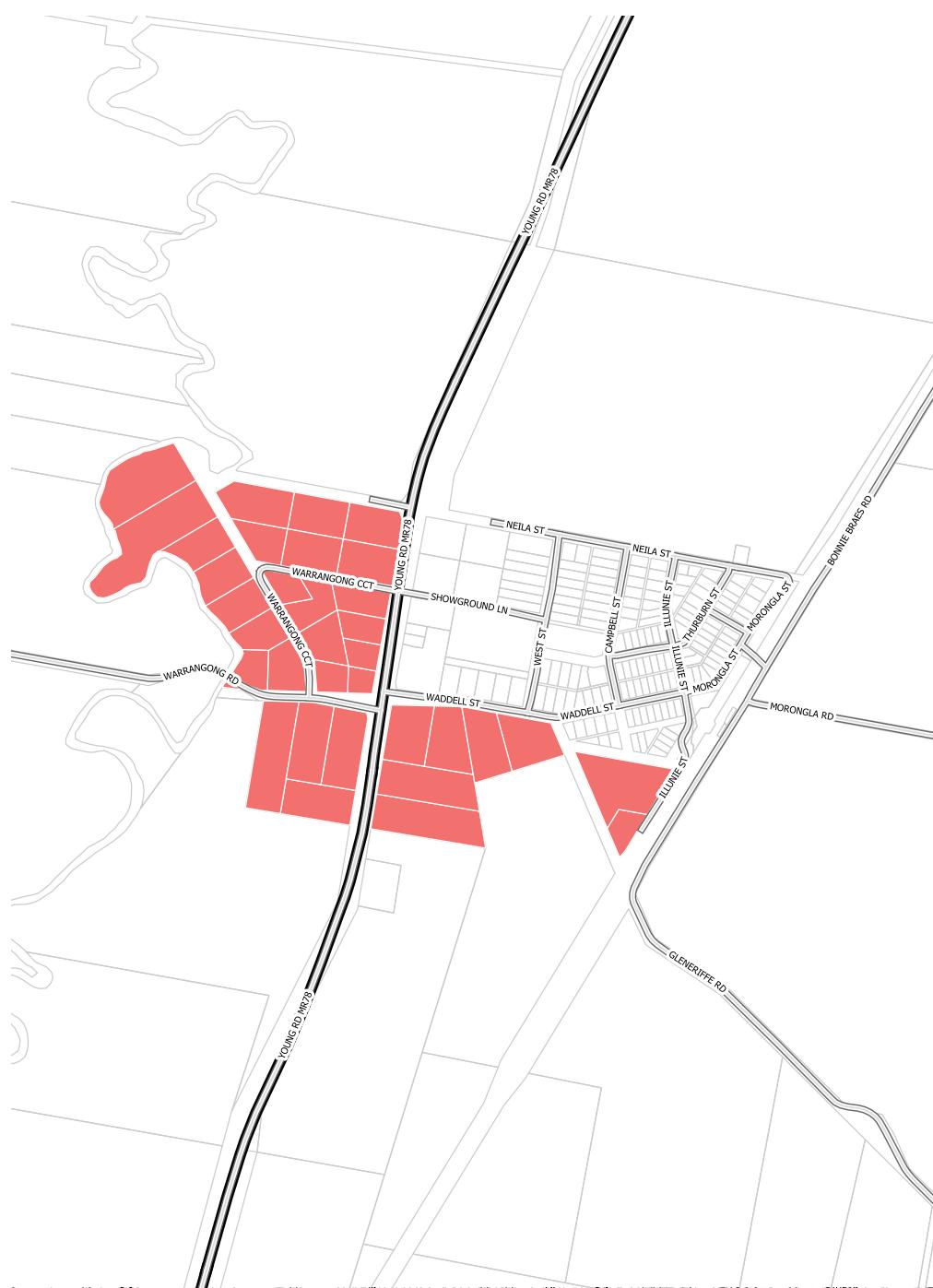
Map No. 5 - R5 Zone Woodstock



Map No. 6 - R5 Zone Noonbinna



Map No. 7 - R5 Zone Wattamondara



G.I.3. General Controls

The following controls apply to new dwelling proposals:

- a. The lot should be capable of being supplied with an adequate water supply for domestic and fire fighting purposes.
- b. Where a reticulated sewerage supply is not available, the lot should be capable of catering for on-site disposal of domestic waste generated from household plumbing.
- c. The lot should be capable of accommodating a dwelling that is outside of any areas prone to flooding from rivers, creeks, intermittent drainage lines and any other water bodies.
- d. The lot should be capable of accommodating a dwelling that can be designed to comply with relevant bushfire standards and controls.
- e. The lot should be capable of accommodating a dwelling that is outside of any areas identified as being of environmental sensitivity.
- f. The lot should have adequate practical and legal road access and the public road should be adequate to service the development.
- g. The lot should be capable of supplying adequate electricity and telecommunications infrastructure to any dwelling.
- h. The lot should be capable of accommodating a dwelling without the need for excessive excavation works.
- i. The lot should be capable of accommodating a dwelling without creating significant land-use conflict issues.

G.I.4. Siting Controls

One of the most important decisions that will need to be made when constructing a new rural residential dwelling is where it will be located (or sited) on the property. This decision should be made having regard to the constraints and opportunities of the land, the immediate locality and the wider environment. If dwellings are sited appropriately, there is less risk of creating land-use conflict or impacting on the environment or rural amenity.

The following controls apply to new dwellings:

- a. Rural residential dwellings should be sited, where possible, away from visually prominent areas such as exposed ridgelines. Select planting is encouraged around the building envelope to reduce visual impact.
- b. Rural residential dwellings should not be located on sites where slope gradients are greater than 20 percent or within footslopes and drainage lines.
- c. Rural residential dwellings should be sited in a manner that minimises land degradation, alteration of natural drainage patterns, pollution of groundwater, and the spread of noxious plants and animals.
- d. Existing vegetation and mature trees should be retained, protected and / or replaced where possible.
- e. Rural residential dwellings should be located a minimum distance of 40 metres from any creek, intermittent drainage line or any other water body.
- f. Rural residential dwellings should be sited so as to conserve or enhance any significant environmental features of the land, such as natural forms, remnant vegetation, wetlands, natural watercourses and drainage lines.
- g. Rural residential dwellings must be sited within a designated building envelope, where these exist on the Land Title.

G.I.5. Setback Controls

G.I.5.1. R5 Zone West Cowra

The following controls apply to land shown in Map 1, being land within the R5 Large Lot Residential zone in West Cowra:

- a. New dwellings are to be setback from the boundary with a primary road:
 - i. As a minimum, the average distance of the setbacks of the nearest 2 dwellings having a boundary with the same primary road and located within 40 metres of the lot on which the dwelling-house is erected, or
 - ii. A minimum distance of 15 metres in cases where 2 dwellings are not located within 40 metres of the lot.
- b. New dwellings are to be setback from the boundary with a secondary road a minimum distance of 10 metres.
- c. New dwellings are to be setback from the rear property boundary a minimum of 10 metres.
- d. New dwellings are to be setback from the side property boundaries a minimum of 5 metres.

G.I.5.2. R5 Zone North Cowra

The following controls apply to land shown in Map 2, being land within the R5 Large Lot Residential zone in North Cowra:

- a. New dwellings are to be setback from the boundary with a primary road:
 - i. As a minimum, the average distance of the setbacks of the nearest 2 dwellings having a boundary with the same primary road and located within 40 metres of the lot on which the dwelling-house is erected, or
 - ii. A minimum distance of 15 metres in cases where 2 dwellings are not located within 40 metres of the lot.
- b. New dwellings are to be setback from the boundary with a secondary road a minimum distance of 10 metres.
- c. New dwellings are to be setback from the rear property boundary a minimum of 10 metres.
- d. New dwellings are to be setback from the side property boundaries a minimum of 5 metres.

G.I.5.3. R5 Zone South Cowra

The following controls apply to land shown in Map 3, being land within the R5 Large Lot Residential zone in South Cowra:

- a. New dwellings are to be setback from the boundary with a primary road:
 - i. As a minimum, the average distance of the setbacks of the nearest 2 dwellings having a boundary with the same primary road and located within 40 metres of the lot on which the dwelling-house is erected, or
 - ii. A minimum distance of 15 metres in cases where 2 dwellings are not located within 40 metres of the lot.
- b. New dwellings are to be setback from the boundary with a secondary road a minimum distance of 10 metres.
- c. New dwellings are to be setback from the rear property boundary a minimum of 10 metres, or 25m where the side and rear property boundary adjoins land that is being used for agricultural purposes.
- d. New dwellings are to be setback from the side property boundaries a minimum of 5 metres.

G.I.5.4. R5 Zone East Cowra

The following controls apply to land shown in Map 4, being land within the R5 Large Lot Residential zone in East Cowra:

- a. Where a new dwelling is proposed to be erected on an allotment of land, the dwelling shall be setback 20 metres from the front property boundary and 15 metres from the side and rear boundaries.
- b. Despite control (a), a setback of 50 metres applies from the new dwelling to any boundary that is shared with land in the RUI Primary Production Zone.
- c. New dwellings are to be setback a minimum distance of 40 metres from any creek, river or intermittent waterway to minimise impacts on riparian areas.

G.I.5.5. R5 Zone Woodstock

The following controls apply to land shown in Map 5, being land within the R5 Large Lot Residential zone in Woodstock:

- a. Where a new dwelling is proposed to be erected on an allotment of land, and all adjoining and adjacent land is zoned other than RUI Primary Production, the dwelling shall be setback 20 metres from the front property boundary and 15 metres from the side and rear boundaries.
- b. Where a new dwelling is proposed to be erected on an allotment of land that adjoins land in the RUI Primary Production zone, the dwelling shall be setback a minimum of 50 metres from the boundary that adjoins the RUI Primary Production zone.
- c. New dwellings are to be setback a minimum distance of 40 metres from any creek, river or intermittent waterway to minimise impacts on riparian areas.

G.I.5.6. R5 Zone Noonbinna

The following controls apply to land shown in Map 6, being land within the R5 Large Lot Residential zone in Noonbinna

- a. Where a new dwelling is proposed to be erected on an allotment of land, and all adjoining and adjacent land is zoned R5 Large Lot Residential, the dwelling shall be setback 20 metres from the front property boundary and 15 metres from the side and rear boundaries.
- b. Where a new dwelling is proposed to be erected on an allotment of land that adjoins land in the RUI Primary Production zone, the dwelling shall be setback a minimum of 50 metres from the boundary that adjoins the RUI Primary Production zone.

G.I.5.7. R5 Zone Wattamondara

The following controls apply to land shown in Map 7, being land within the R5 Large Lot Residential zone in Wattamondara:

- a. Where a new dwelling is proposed to be erected on an allotment of land, and all adjoining and adjacent land is zoned R5 Large Lot Residential, RU5 Village or E2 Environmental Conservation, the dwelling shall be setback 20 metres from the front property boundary and 15 metres from the side and rear boundaries.
- b. Where a new dwelling is proposed to be erected on an allotment of land that adjoins land in the RUI Primary Production zone, the dwelling shall be setback a minimum of 50 metres from the boundary that adjoins the RUI Primary Production zone.
- c. New dwellings are to be setback a minimum distance of 40 metres from any creek, river or intermittent waterway to minimise impacts on riparian areas.

G.I.6. Building Appearance Controls

A significant element of the unique character of the Shire is its highly attractive landscapes and picturesque views from and of the many valleys and elevated ridgelines and hilltops. These vistas are highly valued and the inappropriate design and siting of buildings can compromise the integrity of these features.

The following controls apply to new dwellings:

- a. Building materials should be naturally textured and coloured and sympathetic to the natural environment. Highly reflective materials should be avoided where possible, particularly in visually prominent locations.
- b. The bulk and scale of buildings should not create adverse visual impacts when viewed from neighbouring properties or town or village entry points.

G.I.7. Access Controls

Access provided to rural residential properties must be engineered and constructed appropriately to facilitate safe ingress and egress to the public road system.

The following controls apply to new dwellings:

- a. Access to new rural residential dwellings should be gained via the Council's public local road network and not directly onto a classified road or highway.
- b. Exceptions to control (a) include new rural residential dwellings being constructed on existing subdivision lots that have been approved with entrances onto a classified road or highway, or existing farm lots where there are no other practical means of access available.
- c. Where the proposed dwelling gains access to a Council public local road, the entrance to the lot is to be constructed, or upgraded, in accordance with Cowra Shire Council engineering standards.
- d. Newly constructed or upgraded entrances located off sealed road networks must also be sealed to the property gateway to prevent the carriage of dust and mud on trafficable surfaces. All sealing works shall be from the edge of road line to the property gateway.
- e. New entrance locations must be sited in consultation with Council Shire Council.

G.I.8. Water Supply Controls

Securing a reliable water supply is important for rural residential properties. A reticulated water supply is available to most rural residential zoned areas in the Cowra Shire, and Council has plans in place to progressively augment a supply to those areas where a reticulated supply is currently not available. The following controls are designed to ensure that rural dwellings are provided with reliable water supply.

The following controls apply to new dwellings:

- a. Notwithstanding control (b), all new dwellings proposed to be constructed on land zoned R5 Large Lot Residential must be connected to a reticulated water supply.

Note 1: Applicants will be responsible for meeting all costs associated with any necessary mains extensions and / or new water connections.

Note 2: Headworks Contributions may apply in accordance with the Cowra Shire Council Developer Servicing Plan (DSP).

Note 3: In relation to the R5 Zone at Woodstock, Headworks Contributions may apply in accordance with the Cowra Shire Council Developer Servicing Plan (DSP) and also Central Tablelands Water Developer Servicing Plan (DSP).

- b. Reticulated water supply is being progressively augmented to land in the R5 Large Lot Residential zone east of the Cowra Township. In this zone, the following controls apply:

- i. All new rural residential dwellings must be connected to the reticulated water supply scheme where a supply is immediately available to be connected (i.e. no extension of the main necessary).
- ii. All other land within the R5 Large Lot Residential zone may be connected to the reticulated water supply scheme subject to the extension of any mains.

- iii. Applicants are to meet all costs associated with individual connections, mains extensions and any applicable Headworks Contributions in accordance with the Cowra Shire Council Developer Servicing Plan (DSP) for Water.
- iv. All construction works associated with new water connections / mains extensions will be required to be carried out in accordance with Cowra Shire Council engineering standards.
- v. New dwellings that cannot be connected to a reticulated water supply must be supplied with a minimum 90,000 litre (up to 3 bedroom dwelling) or 120,000 litre (4 -plus bedrooms dwelling) tanked water storage, or an amount required in accordance with the BASIX, whichever is the greater.

G.I.9. Waste Management Controls

The majority of rural residential dwellings are constructed in locations that do not have access to reticulated sewer, and as a result on-site waste disposal is the only method of treating domestic effluent. Properly designed and installed waste disposal systems are important to prevent detrimental impacts on the environment and public health in general.

- a. The proposed method of effluent disposal and the associated waste water disposal area must comply with AS/NZS1547:2000 – On-site Domestic Wastewater Management and the most current version of the Environmental Health Protection Guidelines On-site Sewage Management for Single Households. Recommended buffer distances are shown in the Table below.
- b. The location and proposed method of waste water disposal must be shown on the plans submitted with the

Development Application. A report prepared by a suitably qualified Geotechnical Engineer may also be requested by Council as part of the Development Application.

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

System	Recommended Buffer Distances
All land application systems	100m to permanent surface waters. 250m to any domestic groundwater well. 40m to other waters (e.g. farm dams, intermittent waterways).
Surface spray irrigation	6m if area is up-gradient of driveways and property boundaries. 3m if area is down-gradient of driveways and property boundaries. 15m to dwellings. 3m to paths and walkways. 6m to swimming pools.
Surface drip and trickle irrigation	6m if area is up-gradient and 3m if area is down-gradient of swimming pools, property boundaries, driveways and buildings.
Subsurface irrigation	6m if area is up-gradient and 3m if area is down-gradient of swimming pools, property boundaries, driveways and buildings.
Absorption system	12m if area is up-gradient and 6m if area is down-gradient of property boundary. 6m if area is up-gradient and 3m if area is down-gradient of swimming pools, driveways and buildings.

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Locality I

Canowindra

PART G.2

This Part provides the standards and controls for development that occurs on land that is within the nominated R5 Large Lot Residential zone at Canowindra.

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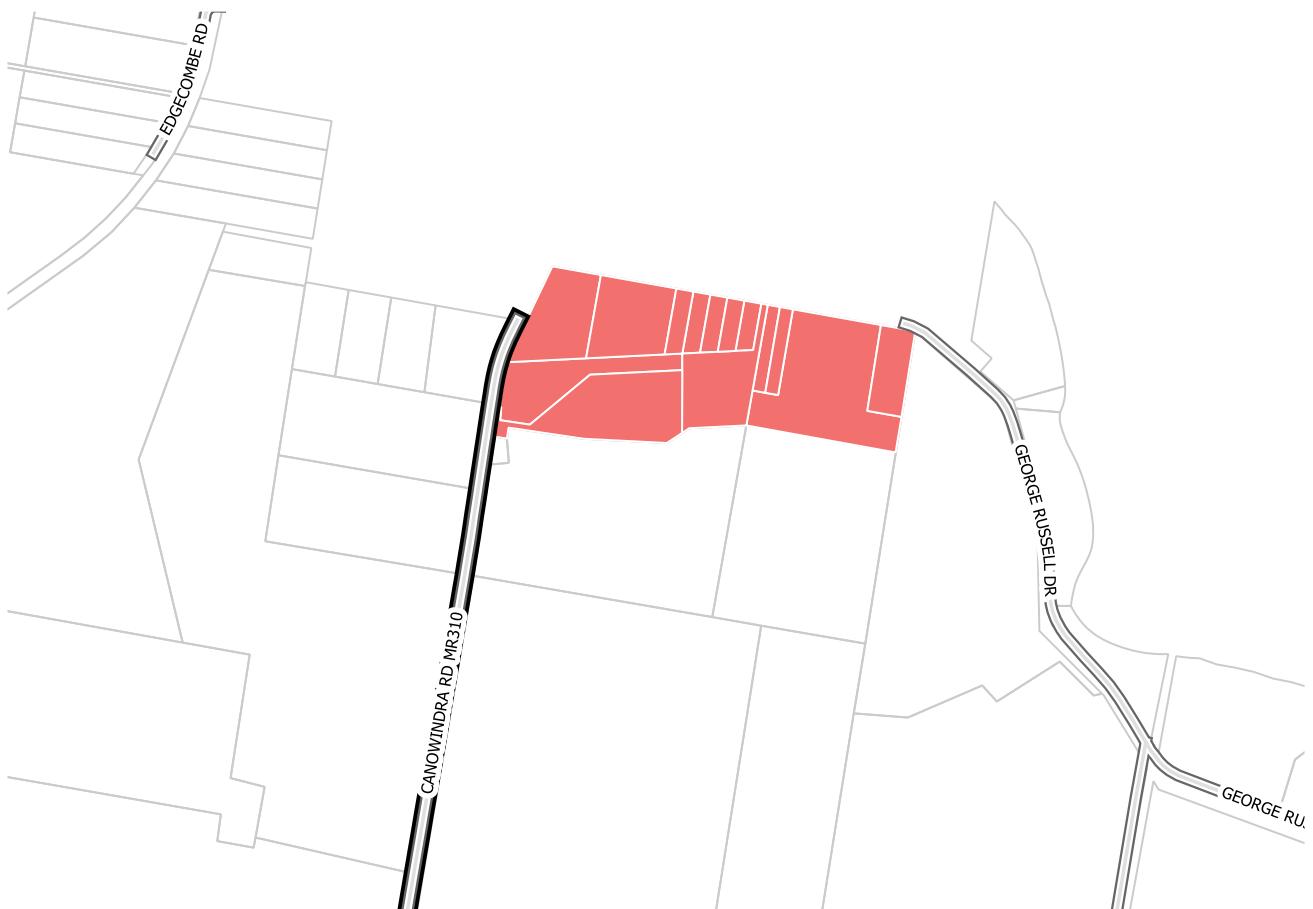
G.2.1. Application of this part

Part G.2 applies to the precinct shown in Map No. 8 below.

G.2.2. Objectives

The objectives for development in this precinct are:

- a. To ensure new development avoids prominent ridgelines in the area.
- b. To minimise the visual impact of new development.
- c. To protect the sensitive biodiversity resources of the land



Map No. 8 - R5 Zone Canowindra

G.2.3. Context Statement

The Canowindra R5 zone is located on the southern periphery of the Canowindra village. Whilst the land is located within the Cowra LGA, it will provide housing opportunities for a market that is predominantly based in Canowindra. In addition, any new development in the area also has the potential to impact on land located within the Cabonne Shire.

As part of the proposal to rezone the land to R5 Large Lot Residential in Cowra LEP 2012, Cowra Council consulted with Cabonne Council. A number of issues were identified as being of key importance to the rezoning, including the need to protect environmentally sensitive lands and minimise the visual impact of new development when viewed from surrounding areas, particularly the approaches to and from the Canowindra Village.

Impacts on environmentally sensitive lands are generally easier to manage when settlement density is less. For this reason, a minimum lot size of 3 hectares has been adopted in Cowra Local Environmental Plan 2012 for new subdivisions in this zone. In addition, Clause 7.3 of Cowra LEP 2012 requires Council to consider whether new development is likely to have an adverse impact on sensitive biodiversity. The development controls in this Section of the Development Control Plan aim to complement the provisions of Cowra LEP 2012 and address the key issues identified by Cowra and Cabonne Councils.

G.2.4. Controls

In addition to the general controls contained in Part G.1 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Canowindra R5 zone.

Setbacks

- a. New dwellings shall be setback a 20 metres from George Russell Drive and 5 metres from the side and rear boundaries.
- b. Where a new dwelling is proposed to be erected on an allotment of land that adjoins land in the RUI Primary Production zone, the dwelling shall be setback a minimum of 50 metres from the boundary that adjoins the RUI Primary Production zone.
- c. New dwellings are to be setback a minimum distance of 40 metres from any creek, river or intermittent waterway to minimise impacts on riparian areas.

Design & Siting Controls

- d. New dwellings and ancillary buildings should be sited below the prominent ridgeline towards the south of the R5 zone boundary.
- e. Highly reflective materials should be avoided where possible, particularly in visually prominent locations.

Access

- f. Access to new development should be provided from George Russell Drive. New entrances onto the Canowindra Road will not be permitted unless it can be demonstrated that there are no practical alternatives.
- g. New entrances onto George Russell Drive should be constructed in accordance with the requirements of Cabonne Shire Council, being the roads authority responsible for this section of George Russell Drive.

Biodiversity Controls

- h. New dwellings and ancillary buildings should be designed and sited so as to avoid the need to remove existing vegetation.
- i. The removal of existing vegetation is permitted only where:

- i. The removal of the vegetation is necessary to be carried out in accordance with an approved Bushfire Management Plan, or
- ii. The removal of the vegetation is bushfire hazard reduction work authorised by the Rural Fires Act 1997, or
- iii. Council is satisfied that all necessary measures to avoid, minimise or mitigate the impacts of the removal of the vegetation have been carried out.

Servicing Controls

- j. New dwellings should be connected to a reticulated water supply.

Ancillary Development

PART G.3

This Part provides the standards and controls for development that is ancillary (or secondary) to dwelling development in rural residential areas of the Cowra Shire Local Government Area.

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G.3.1. Application of this part

Part G.3 applies to development that is ancillary to and generally detached from rural residential dwellings.

Examples of ancillary development are workshops, storage sheds, garden sheds, garages, pools and tennis courts. Ancillary development should be considered as part of the preliminary design phase to minimise impacts.

Where ancillary development cannot be erected as exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, a Development Application must be lodged with Council and the controls in this Section complied with.

G.3.2. Objectives

- a. To provide for ancillary development that enhances the amenity of residents without compromising the amenity of adjoining dwellings or the area.
- b. To ensure that materials and colours are compatible with the surrounding natural environment and the dwelling.
- c. To minimise the visibility of ancillary development from public spaces.
- d. To minimise acoustic impacts associated with ancillary development.

G.3.3. Ancillary buildings - attached

Examples of the most common types of ancillary buildings that are normally attached to the main dwelling include carports, pergolas / patios, balconies, decks / terraces, verandahs, garages

G.3.3.1. Setback Controls

- a. The setback of a new building must not be less than what is required in accordance with the Building Code of Australia.
- b. New buildings are not erected between the front property boundary and the front building line of the existing (or approved) dwelling.
- c. Notwithstanding control (b), Council may consider the erection of an ancillary building (attached) that is within the front setback area, provided:
 - i. The structure does not encroach any property boundary.
 - ii. No significant impact on the streetscape should be demonstrated.
 - iii. There are no objections received from immediately adjoining or adjacent landowners.
 - iv. Where the building is a carport, it can be demonstrated that there are no other practical alternatives for the placement of the building behind the building line, and a new driveway is not required for access.
 - v. Where the structure is a carport, the structure is not wider than 6m or 50% of the total width of the existing dwelling frontage, whichever is the lesser.
- d. For dwellings with attached garages, the garage component should be setback equal to or behind the primary elevation of the dwelling.
- e. Where the building is proposed to be constructed on a corner lot, the following additional controls apply:
 - i. The setback to the boundary adjoining the primary street frontage is the same setback that will result from compliance with controls (b), or (c).
 - ii. The setback to the boundary adjoining the secondary street frontage is always 4.5m, or behind the existing building line, whichever is the lesser.

G.3.3.2. Building Appearance

- a. New buildings should be designed to be consistent with or compliment the appearance of the existing dwelling. Factory pre-coloured / or new building materials should be used unless it can be demonstrated that other finishes / materials would create a more positive contribution to the streetscape or surrounding environment.
- b. The scale of new ancillary buildings should be consistent with the dwelling to which it is attached.

G.3.4. Ancillary buildings - detached

Examples of the most common types of ancillary buildings that are generally detached to the main dwelling include carports, pergolas / patios, garages, outbuildings, studios and sheds.

G.3.4.1. Setback Controls

- a. The setback of a new building must not be less than what is required in accordance with the Building Code of Australia.
- b. New buildings are not erected between the front property boundary and the front building line of the existing (or approved) dwelling.
- c. Notwithstanding control (b), Council may consider the erection of an ancillary building (detached) that is within the front setback area, provided:
 - i. The structure does not encroach any property boundary.
 - ii. The structure does not have a height that exceeds 2.7m or the gutter level of the existing dwelling, whichever is the lesser.
 - iii. It can be demonstrated that the design will not significantly impact on the streetscape.
 - iv. There are no objections received from immediately adjoining or adjacent landowners.
 - v. Where the building is a carport, it can be demonstrated that there are no other practical alternatives for the placement of the building behind the building line, and a new driveway is not required for access.
 - vi. The structure is not wider than 6m or 50% of the total width of the existing dwelling frontage, whichever is the lesser.
- d. New buildings should be accessed from the same driveway servicing the property, where one already exists.
- e. Where the building is proposed to be constructed on a

corner lot, the following additional controls apply:

- i. The setback to the boundary adjoining the primary street frontage is the same setback that will result from compliance with controls (b) or (c).
- ii. The setback to the boundary adjoining the secondary street frontage is always 4.5m, or behind the existing building line, whichever is the lesser.

G.3.4.2 Building Appearance

- a. New buildings should be designed to be consistent with or compliment the appearance of the existing dwelling. Factory pre-coloured / or new building materials should be used unless it can be demonstrated that other finishes / materials would create a more positive contribution to the streetscape or surrounding environment.
- b. The scale of new ancillary buildings should be consistent with the dwelling and should not be more than 4.8 metres high, measured from natural ground level to the peak of the structure.

G.3.5. Private Swimming Pools

Properly designing and siting a private swimming pool is essential for maximising the enjoyment of the pool as well as minimising nuisance levels to adjoining neighbours.

Swimming Pools that cannot be erected as exempt or complying development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 must be approved by Council and comply with the following controls:

- a. Swimming pools and spas are to be located behind the front building line, and generally in the rear or side yard space.
- b. Lighting if installed, is to be arranged in such a manner as not to interfere with the amenity of the neighbourhood.
- c. The pool is to be kerbed and/or drained to prevent surface water gaining access to the pool. This must not cause stormwater to be directed onto an adjoining property. Swimming pools must not adversely affect the existing stormwater management system.
- d. Pools are to be located at least 3 metres from the trunk of a tree over 5 metres in height which is required to be retained on the site or is located on a neighbouring property.
- e. The position of the swimming pool in relation to neighbours and other residents must be considered to reduce noise associated with activities carried out in the swimming pool or from associated the swimming pool equipment, such as cleaning equipment.
- f. The pool pump/filter is to be located as far away as practicable from habitable rooms in neighbouring dwellings.

Note: This section supplements the statutory controls contained in the Swimming Pools Act 1992, and Australian Standards.

Where there is any inconsistency, the provisions of the Swimming Pools Act 1992 and its Regulation, and AS 1926 – Swimming Pool Safety will take precedence over the controls contained in this section.

G.3.6. Rainwater Tanks

The installation of rainwater tanks will be required for most new rural residential dwellings in order to achieve the water efficiency targets set by the NSW Government's BASIX scheme. Where a rainwater tank is required, it will need to be sized according to BASIX requirements and detailed on development plans submitted to Council for approval.

Rainwater tanks proposed to be connected to existing rural residential dwellings may be installed without Council approval, provided they meet with the criteria in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. All other rainwater tanks will generally require Council approval and should be installed having regard to the following general guidelines:

- a. Tanks should be fitted with a gutter flush bypass to prevent build up of foreign materials in the tank. A first-flush rainwater diverter can be installed to drain away the first 50 litres of water (approximately) which can contain pollutants washed off the roof when rain starts.
- b. Tanks should be fitted with an overflow which connects back into the existing stormwater system servicing the building. Overflow must not be directed into a sewer pipe or to an adjoining property, or cause nuisance to adjoining landowners.
- c. Any base or support structure for a rainwater tank must be installed in accordance with the manufacturer's or engineer's details. Rainwater tanks cannot be fixed to a wall of a building unless certified by a practicing and suitably qualified structural engineer.
- d. Where tank water is proposed to be connected to the same plumbing as Council's reticulated water supply, a backflow prevention device must be fitted (by a licenced plumber) to the reticulated water service on the customer's side of the water meter. No connections are permitted between the water metre & the backflow prevention device.
- e. Where the installation of a pump is required, it should be enclosed in a noise proof enclosure or located as far away as possible to sensitive areas of neighbouring dwellings to minimise the potential for noise disturbance.



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DEVELOPMENT Control Plan