

Land-use Buffers

PART K



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

COWRA COUNCIL
DEVELOPMENT
Control Plan

2026

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Introduction

PART K.1

This part provides introductory information for proponents of new development within the Cowra Shire Local Government Area that is located within an identified buffer area.

K.1.1. Introduction

Land-use conflicts arise when external effects such as noise, dust, vibration, odour and the like affect nearby neighbours. Conflict can also arise because of visual intrusion. There are known land-uses, that by the nature of their operations, have potential to lead to land-use conflict.

The most appropriate means for reducing potential land-use conflicts is to provide a physical separation (buffer) between incompatible land-uses.

The purpose of a buffer area is to provide a sufficient setback requirement, such that impacts are reduced to the extent that they do not adversely affect the adjoining land-use.

K.1.2. Objectives

The objectives of Park K (generally) are:

- a. To identify existing developments and development sites in Cowra that require separation from incompatible land-use activities, and
- b. To implement buffers that will prevent the encroachment of incompatible land-use activities within a distance of those identified developments or development sites that could result in the occurrence of land-use conflict.

Cowra Meat Processors

PART K.2

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Meat Processors facility.

K.2.1. Background

The Cowra Meat Processors (formerly known as the Cowra Abattoir) occupies a site of approximately 25 hectares on the southern outskirts of the Cowra Township. Due to the potentially odorous nature of operations at the facility, there is a chance of land-use conflict to occur if residential development, or other sensitive uses are allowed to encroach too close.

The zoning framework implemented under Cowra in Cowra Local Environmental Plan 2012 ensures that land-use surrounding the Cowra Meat Processors will be predominantly for agricultural purposes.

The implementation of a buffer around the Cowra Meat Processors will minimise land-use conflict by not permitting new residential development to encroach within the buffer area. This will ensure the continued operation of the facility.

K.2.2. Objectives

The objective of this Section is to prevent residential development, or other sensitive uses, within 500 metres of the Cowra Meat Processors that could result in odour based land-use conflict.

K.2.3. Land to which this section applies

This Section of the plan applies to land shown on Map No. 1, being land that is within the 500 metres of the Cowra Meat Processors.

K.2.4. Controls

The buffer controls for the Cowra Meat Processors site are listed below:

- a. The use of land and construction of buildings for non-habitable purposes within the buffer area is generally permitted.
- b. The construction of any new dwelling (or other sensitive use) within the identified buffer area is not permitted.
- c. Despite b), existing dwellings located within the buffer area may be altered or added onto, but only where the alterations or additions are designed to minimise the possibility of odours entering through new openings.

Map No. 1 - Cowra Meat Processors Buffer Area



Cowra Meat Processors Facility
500m Buffer Area

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Cowra Sewage Treatment Plant

PART K.3

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Sewage Treatment Plant.

K.3.1. Background

In 2012, Cowra Council finished the construction of a new Sewage Treatment Plant (STP) on the North Logan Road, which is located immediately east of the old STP. The implementation of a buffer around the STP will complement the zoning implemented in Cowra Local Environmental Plan 2012 for surrounding land, and strengthen the Council's ability to protect the new facility from the encroachment of inappropriate land-use activities that could give rise to otherwise avoidable land-use conflict issues.

K.3.2. Objectives

The objective of this Section is to prevent residential development, or other sensitive uses, within 400 metres of the Sewage Treatment Plant that could result in (noise or odour based) land-use conflict.

K.3.3. Land to which this Section applies

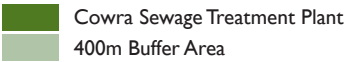
This Section of the plan applies to land shown on Map No. 2, being land that is within the 400 metres of the Cowra Sewage Treatment Plant.

Note: The buffer distance of 400 metres is based on the environmental assessment work carried out and documented in the Review of the Environmental Factors (REF) developed for the new STP, and prepared by Cowra Council and the (former) NSW Department of Energy, Utilities and Sustainability.

K.3.4. Controls

The buffer controls for the Cowra Sewage Treatment Plant are listed below:

- a. The use of land and construction of buildings for non-habitable purposes within the buffer area is generally permitted.
- b. The construction of any new dwelling (or other sensitive use) within the identified buffer area is not permitted.
- c. Despite b), existing dwellings located within the buffer area may be altered or added onto, but only where the alterations or additions are designed to minimise the possibility of odours entering through new openings.



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Cowra Materials Recycling Facility

PART K.4

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Materials Recycling Facility.

K.4.1. Background

The Cowra Materials Recycling Facility is located two kilometres north-east of the Cowra Township on the Glen Logan Road. The facility has been constructed in an area that is relatively constraint free and well distanced from nearby sensitive land-uses, including residential development.

Due to the nature of operations at the facility, noise, odour and windblown debris present the greatest risk of causing land-use conflict with surrounding land-use. The following methods are currently used at the facility to reduce land-use conflict potential:

- Noisy operations are generally contained within an enclosed environment, and only carried out within reasonable operating hours.
- Odour is controlled through the proper management of landfill cells to ensure that only minimal waste is exposed at any one time.
- Odour is controlled through the proper management of the leachate dam to ensure that the water is recycled and reused to prevent the water from becoming stagnant.
- The installation and maintenance of a healthy buffer of trees and fences around the perimeter of the site significantly reduces the potential for prevailing winds to carry litter and other debris onto neighbouring lands. Council also carries out routine inspection of neighbouring lands to collect any litter that has escaped.

The continued operation of a buffer will further strengthen the Council's ability to protect the facility from the encroachment of inappropriate land-use activities that could give rise to otherwise avoidable land-use conflict issues.

K.4.2. Objectives

The objective of this Section is to prevent residential development, or other sensitive uses, within 250 metres of the Cowra Materials Recycling Facility that could result in land-use conflict.

K.4.3. Land to which this Section applies

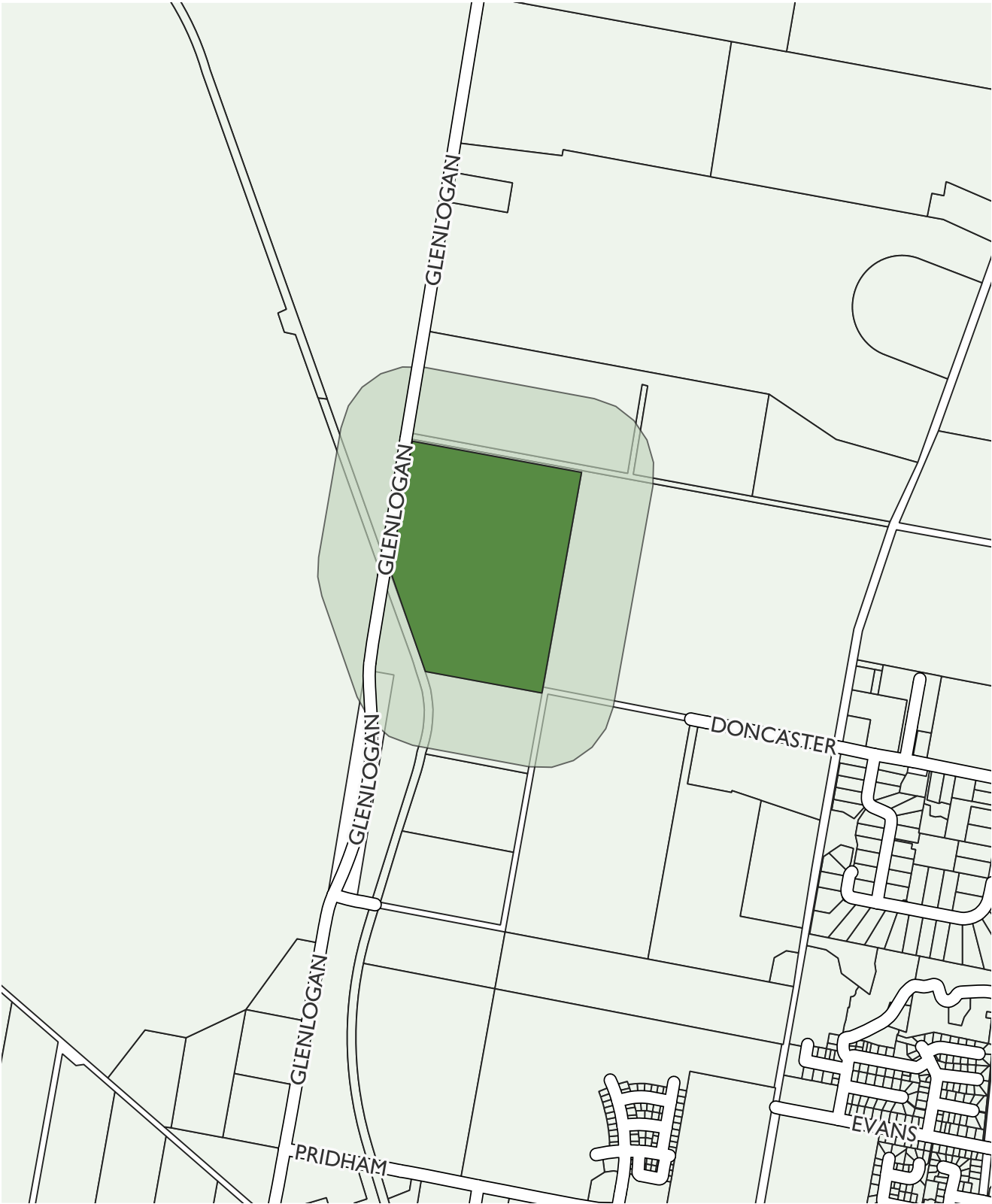
This Section of the plan applies to land shown on Map No. 3, being land that is within the 250 metres of the Cowra Materials Recycling Facility.

K.4.4. Controls

The buffer controls for the Cowra Materials Recycling Facility are listed below:

- a. The use of land and construction of buildings for non-habitable purposes within the buffer area is generally permitted.
- b. The construction of any new dwelling (or other sensitive use) within the identified buffer area is not permitted.

Map No. 3 - Cowra Materials Recycling Facility Buffer Area



- Cowra Materials Recycling Facility
- 250m Buffer Area

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Glenlogan Industrial Estate

PART K.5

This part provides information for proponents of new developments that are located within the buffer area relating to the Glen Logan Road Industrial Estate

K.5.1. Background

The land-use planning and review process that resulted in the completion of Cowra Local Environmental Plan 2012 identified a shortage of useable industrial land within the Cowra Township area, particularly for large scale manufacturing, storage or transportation uses. To address this land shortage, land was rezoned to create the GlenLogan Road Industrial Estate.

As part of the rezoning process, it was confirmed that industrial activities within the GlenLogan Road Industrial Estate could operate without causing unacceptable noise impacts on existing dwellings located on adjoining and nearby property holdings. This conclusion was able to be drawn from the acoustic investigations carried out by Noise & Sound Service Pty Ltd and documented in their Report No. nss21437 Rev A, dated March 2010.

Noise & Sound Services Pty Ltd also provided recommendations on the buffers requirements between industrial activities within the Glen Logan Road Industrial Estate and new residential development in the area.

The implementation of appropriate buffers is important to ensure that new residential development does not encroach too close to the Industrial Estate, preventing future industrial activity from being able to meet the relevant noise goals for residential amenity.

The buffer distances and controls contained in this Section are based on the recommendations by Noise & Sound Services Pty Ltd documented in their Report No. nss21437 Rev A dated March 2010. The buffer distances also assume a worst case scenario and do not account for any additional noise mitigation strategies that may be implemented as part of new development at the Industrial Estate (i.e. noise barriers / building insulation).

K.5.2. Objectives

The objective of this Section is to prevent residential development, or other sensitive uses, within a distance of the GlenLogan Road Industrial Estate that could result in noise land-use conflict.

K.5.3. Land to which this Section applies

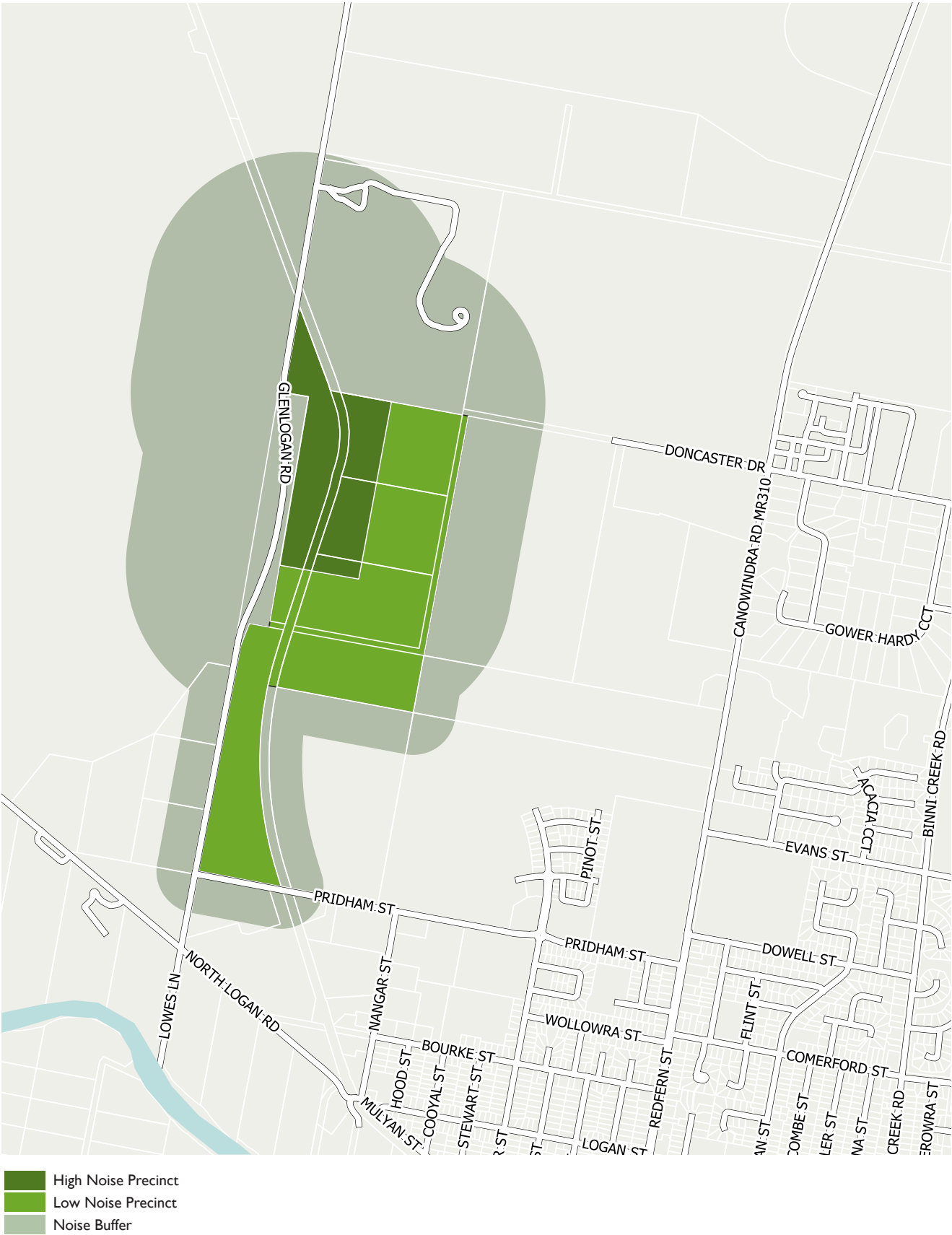
This Section of the plan applies to land shown on Map No. 4.

K.5.4. Controls

The buffer controls for the GlenLogan Road Industrial Estate are listed below:

- a. The use of land and construction of buildings for non-habitable purposes within the buffer area is generally permitted.
- b. The construction of any new dwelling (or other sensitive use) within the identified buffer area is not permitted.
- c. Despite b), existing dwellings located within the buffer area may be altered or added onto, but only where the alterations or additions are designed to minimise the possibility of odours entering through new openings.

Map No. 4 - Glen Logan Road Industrial Estate Buffer Area



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Cowra Airport OLS

PART K.6

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Airport Obstacle Limitation Surface.

K.6.1. Background

The Obstacle Limitation Surface (OLS) is a series of conceptual (imaginary) surfaces associated with a runway, which identify the lower limits of the aerodrome airspace above which objects become obstacles to aircraft operations.

The term OLS is used to refer to each of the imaginary surfaces which together define the lower boundary of aerodrome airspace, as well as to refer to the complex imaginary surface formed by combining all the individual surface.

K.6.2. Objectives

- a. To define the airspace around the Cowra Aerodrome to be maintained free of obstacles so as to permit intended aeroplane operations to be conducted safely and to prevent the aerodrome from becoming unusable.
- b. The objective of this Section is to control development in relation to the height of the Obstacle Limitation Surface for the Cowra Aerodrome.

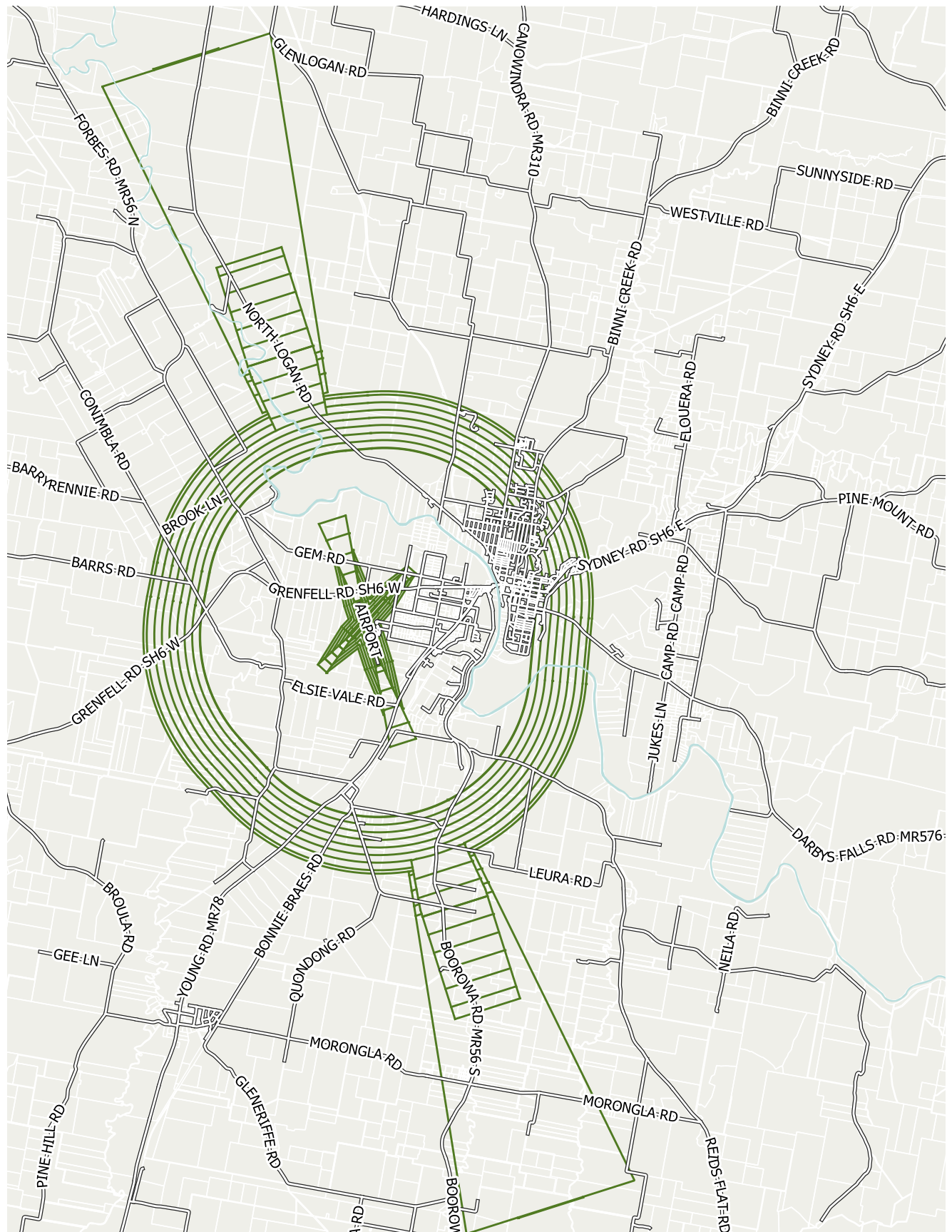
K.6.3. Land to which this Section applies

This Section of the plan applies to land within the area of the OLS Plan for Cowra Aerodrome, as amended from time to time to meet the requirements of the Civil Aviation Safety Authority. An extract of OLS map from Council's GIS system is shown in Map 5 (for illustrative purposes only). Applicants should consult with Council to determine if the Cowra Airport OLS applies to a particular property.

K.6.4. Controls

The controls relating to the Cowra OLS are listed below:

- a. Council may request for a Development Application for any development within the area of the OLS to be accompanied by a Certificate from a Registered Surveyor indicating the maximum height of the development in relation to the height shown on the OLS Map.
- b. Any Development which exceeds the height of the OLS will be referred by the Council to the Civil Aviation Safety Authority for comment. The Council must take into consideration any comments received from CASA before determining the Development Application.



Cowra OLS - illustrative map.

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Cowra Airport Public Safety Areas

PART K.7

This part provides information for proponents of new developments that are located within the buffer area relating to the Cowra Airport Public Safety Areas.

K.7.1. Background

A Public Safety Area (PSA) or Public Safety Zone (PSZ) is a defined area at the end of an airport's runway where there is potentially an increased risk of an aircraft accident occurring. PSZs define the area in which developments may be restricted in order to protect the safety of both aircraft and passengers, property, and people on the ground in the event of an aircraft accident during landing or taking off.

The requirement to map a Public Safety Area and implement appropriate development controls was a key recommendation of the Cowra Airport Masterplan 2021.

K.7.1. Objectives

- a. To define the land within and adjoining the Cowra Aerodrome to be maintained as a Public Safety Area.
- b. The objective of this Section is to control development in relation to the Public Safety Area in order to protect the safety of both aircraft and passengers, property and people on the ground in the event of an aircraft accident during landing or taking off.

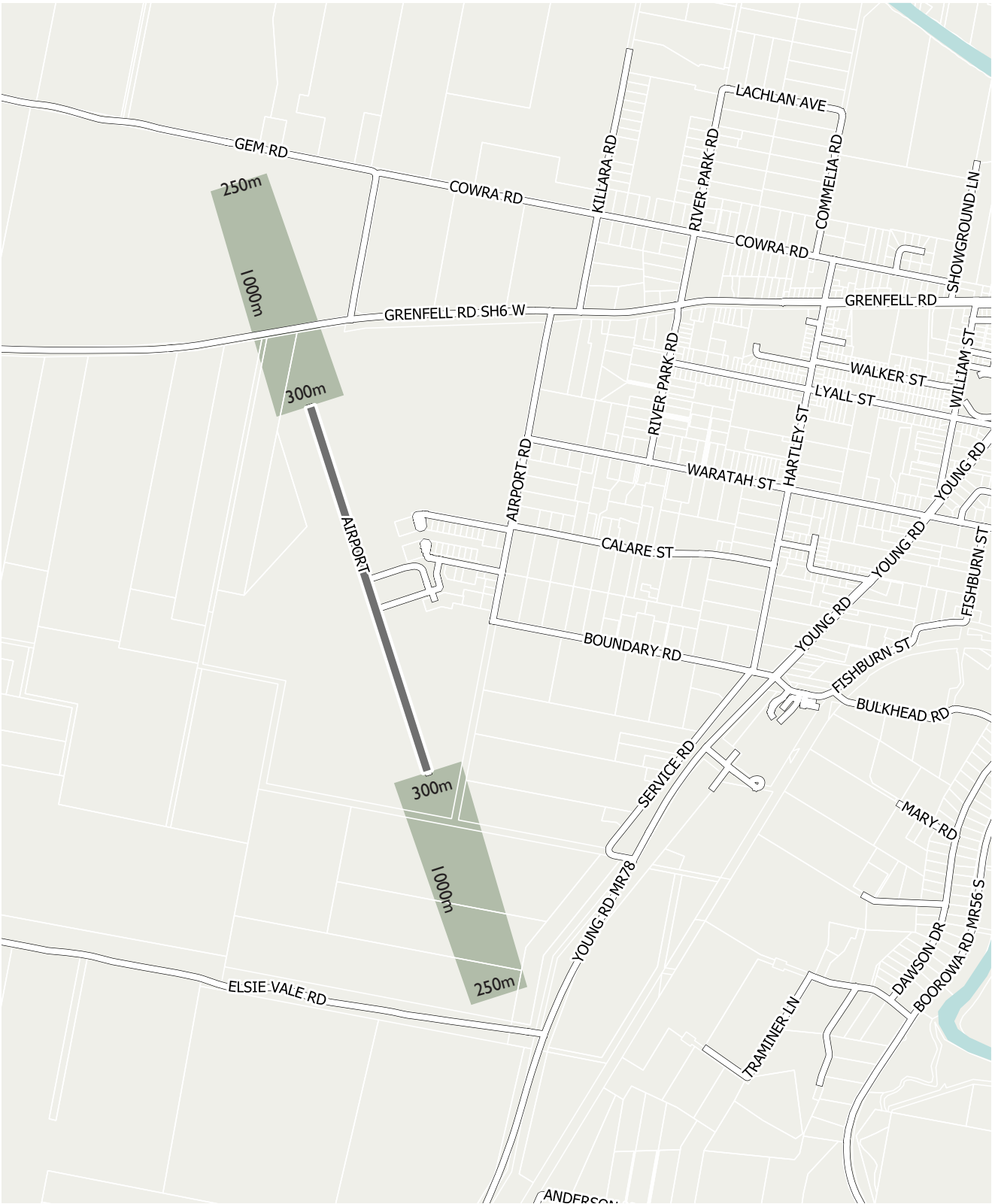
K.7.2. Land to which this Section applies

This Section of the plan applies to land shown on Map No. 6.

K.7.3. Controls

The construction of new buildings for any purpose within the identified buffer area is not permitted.

Map No. 6 - Cowra Aerodrome Public Safety Area Map



- Public Safety Zone
- Cowra Aerodrome Runway 15-33

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Drinking Water Bores

PART K.8

This part provides information for proponents of new developments that are located within the buffer area relating to the drinking water bores owned by Central Tablelands Water.

K.8.1. Background

Central Tablelands Water owns and operates two drinking bores in the Cowra Shire, known as the Bangaroo Bore and the Gooloogong Bore.

Central Tablelands Water considers that new development involving on-site effluent management within 500m of a bore location poses a contamination risk that must be managed as part of the development control process.

K.8.2. Objectives

The objective of this Section is to protect the Gooloogong and Bangaroo drinking water bores from sources of potential contamination.

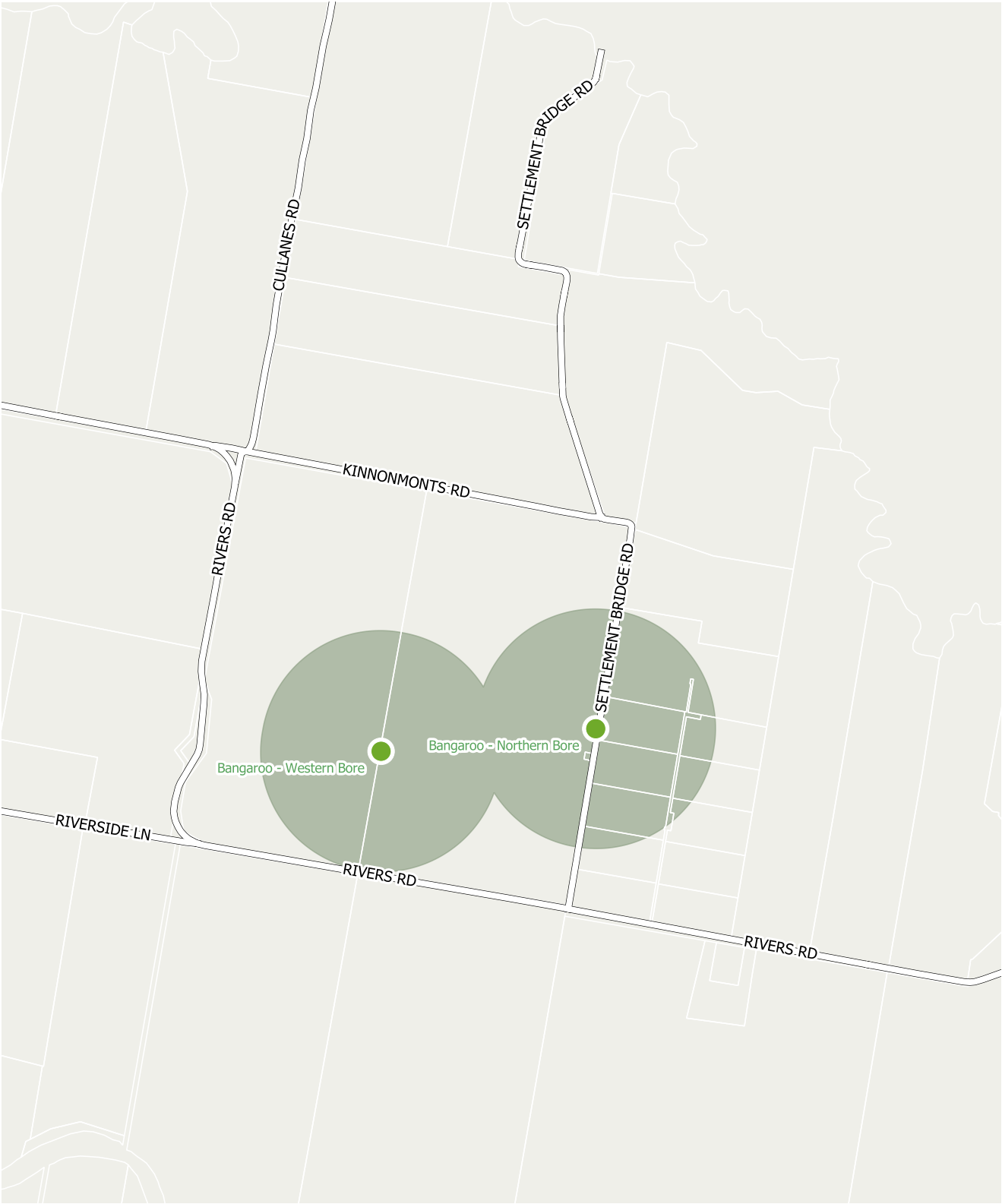
K.8.3. Land to which this Section applies

This Section of the plan applies to land shown on Map No. 7 and Map No. 8.

K.8.4. Controls

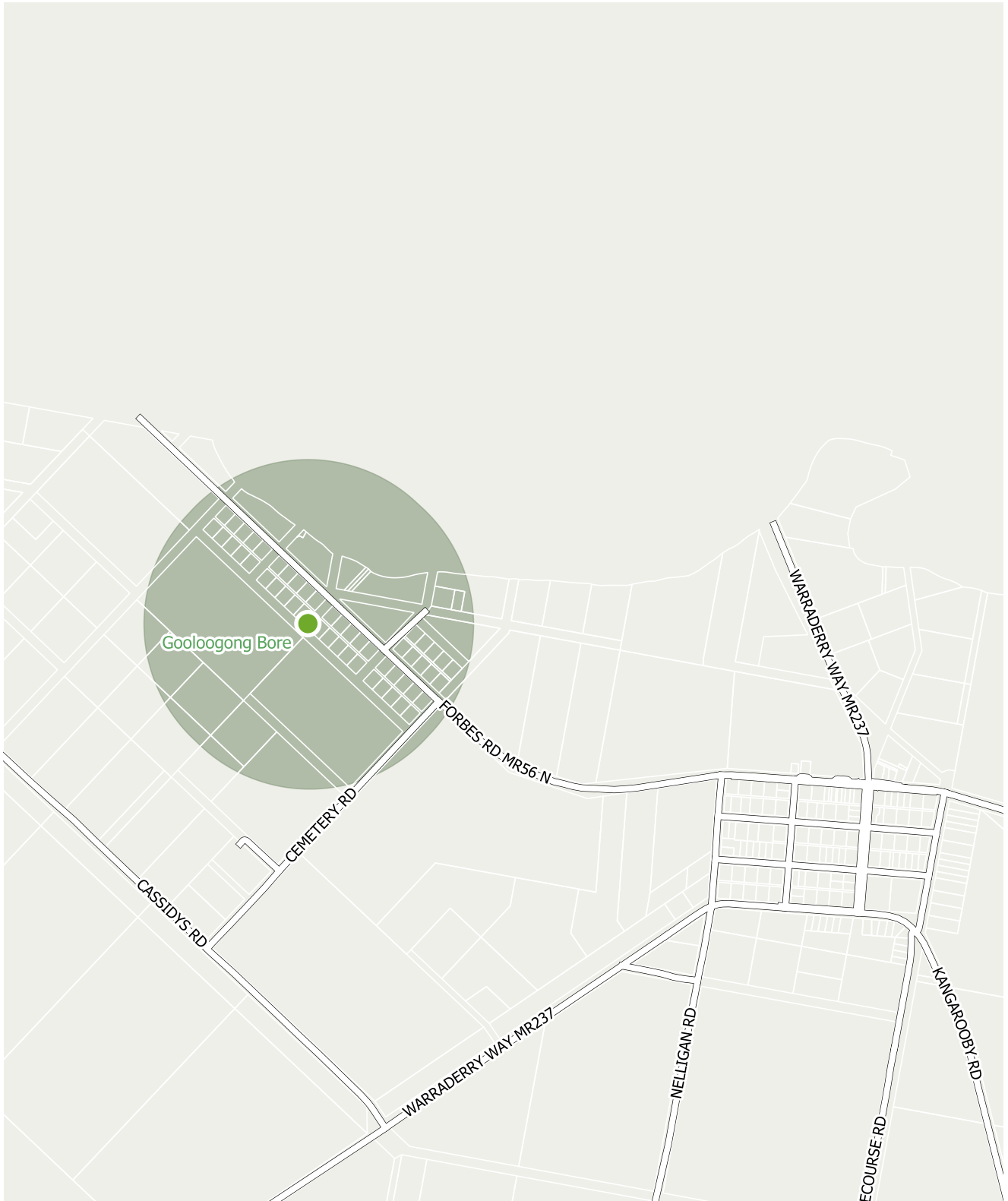
Council must not determine a Development Application relating to land within 500m of a drinking water bore and which involves the installation of a new on-site effluent management system without first consulting with Central Tablelands Water and considering any consultation response.

Map No. 7 - Central Tablelands Water Bore - Bangaroo



500m Buffer - Central Tablelands Water Bore - Bangaroo

Map No. 8 - Central Tablelands Water Bore - Gooloogong



500m Buffer - Central Tablelands Water Bore - Gooloogong



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