

LOCAL STRATEGIC  
PLANNING STATEMENT

cowra



2020



## ACKNOWLEDGEMENT OF COUNTRY

In presenting the Cowra Local Strategic Planning Statement to the wider community, Cowra Council acknowledges the Wiradjuri People as the traditional custodians of this land and pays respect to their elders both past, present, and future.

This plan acknowledges a strong belief amongst First Nation people that if we care for country, it will care for us. This is supported by the knowledge that the health of a people and their community is reliant on strong physical and emotional connection to place.

Conserving cultural heritage and respecting the First Nation People and their communities right to determine how it is identified and managed will preserve some of the world's longest standing spiritual, historical, social and education values.

The Wiradjuri People are important partners in the economic, social and environmental future of the Cowra Shire and we will continue to work together and increase collaboration.



## MESSAGE FROM THE MAYOR

The Cowra Local Strategic Planning Statement (LSPS) sets out a 20 year land-use vision for Cowra, reflecting the communities ideas for the future of this amazing place in which we live.

There is no doubt that our Shire will be presented with an array of challenges and opportunities over the next 20 years. This LSPS outlines how we will seek to optimise the opportunities whilst preserving the features that make our part of the world unique and strengthening the character of our township and the eight surrounding village settlements which are also highly valued.

As we plan for the future, we will aim to:

- Make Cowra a wonderful place to live and do business.
- Better understand the needs of our community and improve the quality of life for all residents.
- Advocate to improvements for better infrastructure, community facilities and services.
- Support growth across all sectors and in particular agribusiness, health, manufacturing, and tourism, in recognition of the vital role these sectors play in sustaining the economic prosperity of the Cowra Shire.

I thank all members of the Cowra Community who provided their valued input to Council as part of the drafting and finalising of the LSPS.





## TABLE OF CONTENTS



EXECUTIVE SUMMARY	5
ABOUT THIS PLAN	6
PURPOSE OF THIS PLAN	6
COMMUNITY CONSULTATION	7
OUR HISTORY	9
OUR PLACE IN THE CENTRAL WEST	10
OUR PLACES	12
COMMUNITY PROFILE COWRA	14
COMMUNITY PROFILE GOOLOOGONG	15
COMMUNITY PROFILE WOODSTOCK	16
COMMUNITY PROFILE WYANGALA	18
COMMUNITY PROFILE DARBYS FALLS	20
COMMUNITY PROFILE BILLIMARI	21
COMMUNITY PROFILE WATTAMONDARA	22
COMMUNITY PROFILE MORONGLA	24
COMMUNITY PROFILE NOONBINNA	26
OUR SHIRE AT A GLANCE	27
COWRA SHIRE OUR VISION	29
ACHIEVING THE VISION	30
PLAYING OUR ROLES	31
PLANNING PRIORITY 1	36
PLANNING PRIORITY 2	38
PLANNING PRIORITY 3	40
PLANNING PRIORITY 4	42
PLANNING PRIORITY 5	44
PLANNING PRIORITY 6	46
PLANNING PRIORITY 7	48
PLANNING PRIORITY 8	50
PLANNING PRIORITY 9	52

## EXECUTIVE SUMMARY

The Cowra Local Strategic Planning Statement (the Cowra LSPS) sets out the long term vision for land-use planning in the Council area. The LSPS is essentially a high-level based strategic plan for the whole of the Cowra Shire.

To achieve the vision, a total of 9 Planning Priorities have been identified. For each Planning Priority, Council has identified a number of actions and the means by which Council will monitor progress and report back to the community.

The Cowra LSPS aligns with the key goals and priorities identified in the Central West and Orana Regional Plan 2036, and the Council's own priorities in the Cowra Community Strategic Plan as well as other important planning documents and strategies of Council.

The Cowra LSPS has identified Cowra's location within the Central West as a key advantage for attracting new

residents, growing the economy, and bolstering our regional tourism profile. Key projects for the Cowra Shire include a major upgrade of the Wyangala Dam Wall, upgrade / replacement of the Cowra Hospital, continued investment at the Cowra Airport, Central Business District and Cowra Peace Precinct. Supporting our agricultural sector and improving the quality of services and infrastructure within the Shire's eight villages are high priorities for Council.

The LSPS has identified the need for Council to undertake a number of actions over the short, medium, and longer term, beginning with key amendments to the Cowra Local Environmental Plan 2012 and Comprehensive Development Control Plan 2014.



## ABOUT THIS PLAN

The Cowra Local Strategic Planning Statement (the Cowra LSPS) sets out the long term vision for land-use planning in the Council area, identifies how special character and values will be preserved, outlines how growth and change will be managed into the future, and generally sets the framework for the economic, social and environmental land-use needs of our Shire to 2040.

The LSPS is essentially a high-level based strategic plan for the whole of the Cowra Shire.

To achieve the vision, a total of 9 Planning Priorities have been identified. For each Planning Priority, Council has identified a number of actions and the means by which Council will monitor progress and report back to the community.

The LSPS aligns with the key goals and priorities identified in the Central West and Orana Regional Plan 2036, and the Council's own priorities in the Cowra Community Strategic Plan, as well as other important planning documents and strategies of Council

## PURPOSE OF THIS PLAN

In March 2018, amendments to the Environmental Planning & Assessment Act 1979 (the Act) introduced new requirements for Councils to prepare and make Local Strategic Planning Statements (LSPS).

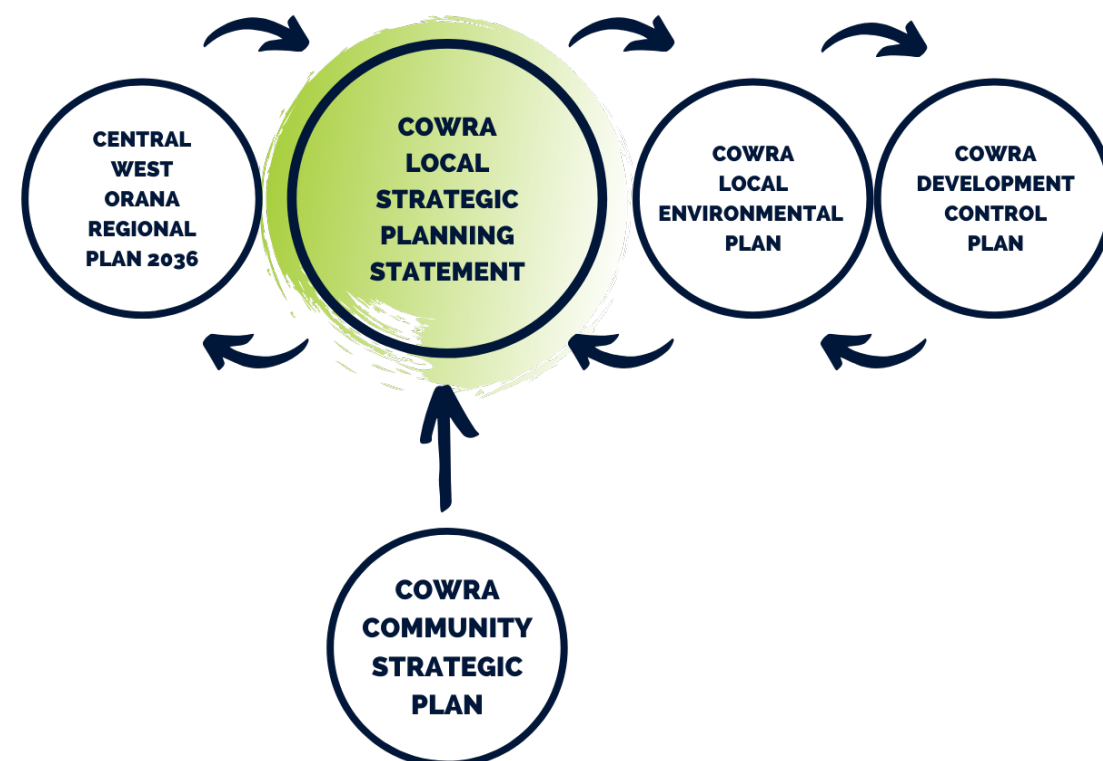
The end purpose of a LSPS is to inform local statutory plans and development controls, and create a clear line of sight between regional and local strategic planning. The diagram below illustrates the interconnecting relationship between this LSPS, the Regional Plan and other local planning instruments applying to Cowra.

**COMMUNITY  
CONSULTATION**

The Cowra LSPS has been prepared by building upon the results of engagement undertaken in developing Council's Community Strategic Plan, the Cowra Shire Land-use Strategy and review of Cowra Local Environmental Plan 2012 which was completed in 2019. The engagement process for these projects involved Councillors, the Cowra community and relevant State Government agencies.

In preparing the Cowra LSPS, a comprehensive consultative process was also undertaken with the Shire's village communities. This consultation was considered necessary to ensure an adequate focus was given to the needs of the Shire's village community as part of Council's strategic planning for the wider region. The consultation included two rounds of community workshops for each Village, used to gain feedback about key planning issues and then to report back as part of the drafting of the LSPS. As a result of this consultative process, Council prepared a Village Action Plan, which is separate to the LSPS but is to be used as a way of reporting back to the village community for years to come.

In accordance with the requirements of the Cowra Community Participation Plan, the Draft LSPS and Draft Village Action were placed on public exhibition from 1 June 2020 to 29 June 2020. The feedback recieved by Council from the community (and relevant governemnt sector stakeholders) has been considered as part of the finalisation of both the LSPS and Village Action Plan.







## OUR HISTORY

The Wiradjuri People are the original custodians of land within the Cowra Shire and their history and connection to Country and community make a valuable contribution to our heritage, culture and identity.

Cowra is said to have begun as a European settlement around 1849 when a small settlement at Coura Rocks was given as Government Survey. The first European explorer to the area, George William Evans, entered the Lachlan Valley in 1815, naming the area Warwick Plains. A military depot was established not long after at Soldiers Flat near present day Billimari. From the early 1830's, a European settlement known as Coura Rocks commenced near the river crossing. The township of "Coura Rocks" had its beginnings in 1844 and after being proclaimed a village in 1849, became known as Cowra. The first bridge of the Lachlan River was built in 1870. The first rail line from Sydney reached Cowra in 1886. The first telephone exchange was established in 1901. The town water supply was established in 1909, the gasworks in 1912 and town supplied electricity was introduced in 1924.

During World War II, Cowra was the site of a prisoner of war (POW) camp. The camp was home to Japanese, Italian, Korean, Indonesian, Formosan and Taiwanese personnel. On 5 August 1944, 1,104 Japanese POW's attempted a mass breakout from the Camp, during which 231 Japanese died and 108 prisoners were wounded. The events of the Cowra Breakout has helped Cowra Shire develop close historical ties to Japan and both residents and visitors may notice these important links through the Avenue of Cherry Trees; The Cowra Japanese Garden; The War Cemetery; and the Sakura Matsuri Festival. Cowra has also developed a strong relationship with Indonesia and Italy because of the large number of Prisoners of War in the town during WWII.

Cowra now prides itself on its commitment to reconciliation and tolerance and promotes such events as the annual Festival of International Understanding which celebrates a different guest nation each year. Cowra is also home to Australia's World Peace Bell, made from melted down coins donated by 106 member countries of the United Nations. The decision to locate Australia's World Peace Bell in Cowra is a testament to our long-standing contribution to world peace and international understanding. Recognised by the World Peace Bell Association in 1992, the bell is proudly housed in Cowra's Civic Square.



# OUR PLACE IN THE CENTRAL WEST

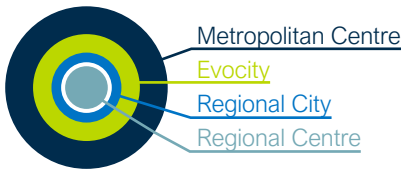
Cowra Shire covers an expansive area of 280,960 hectares and is located in the fertile Lachlan Valley of Central West NSW.

The Shire is a strong, vibrant, diverse and resilient community - home to a stable population base of 12,767 people. About 8,300 residents live within the township of Cowra, which is the heart of the Shire and focus of commercial, civic and recreation activity.

There are eight outlying village settlements (Gooloogong, Woodstock, Wyangala, Darbys Falls, Wattamondara, Billimari, Morongla, and Noonbinna), all of which have their own unique identity. Collectively they are important contributors to the character and social well-being of the whole Shire.

Cowra Shire is bounded by the Cabonne Council area and Blayney Shire in the north, the Bathurst Regional Council area in the east, Upper Lachlan Shire and Hilltops Council area in the south, and Weddin Shire and Forbes Shire in the west.

## SETTLEMENT HEIRARCHY



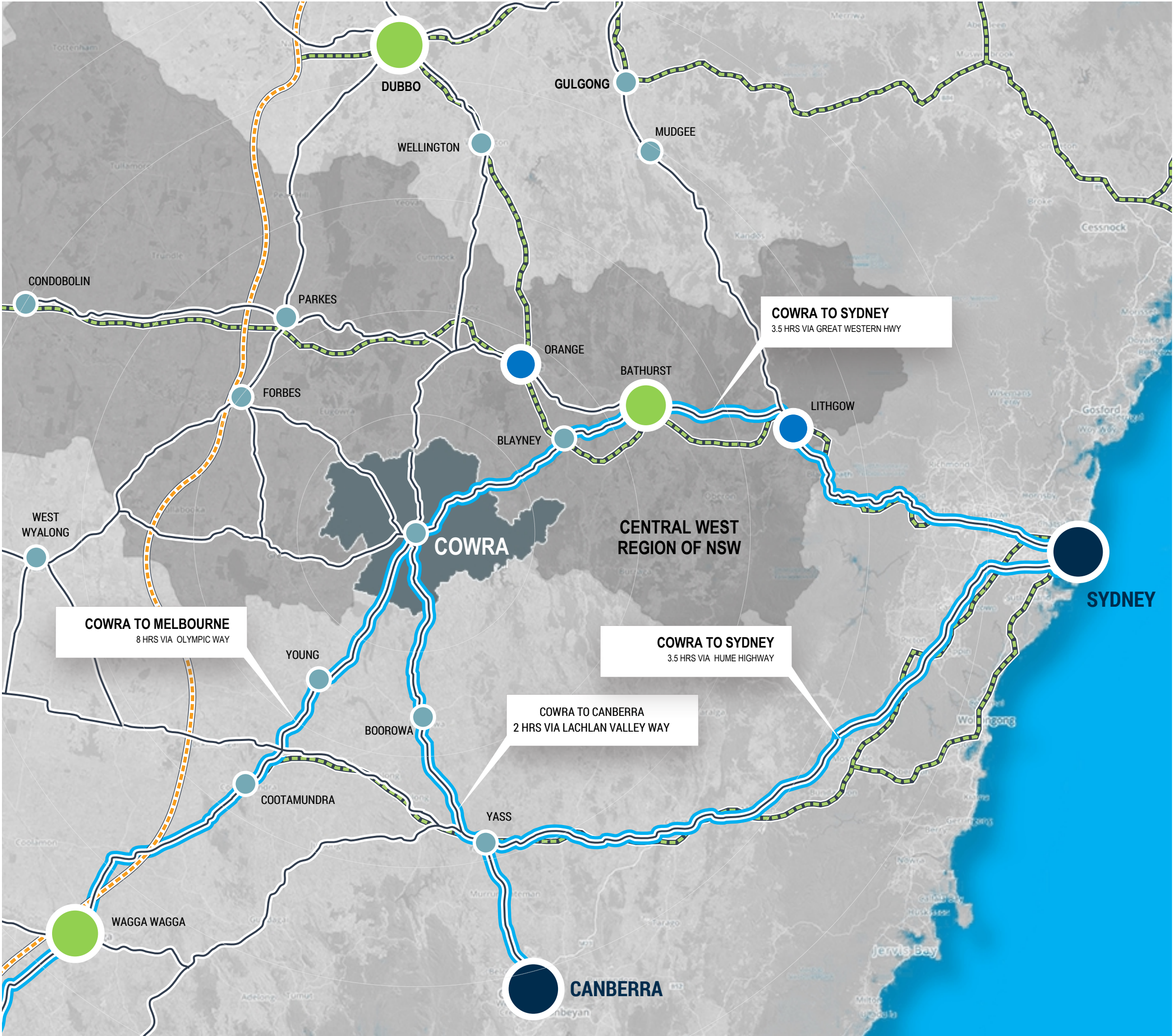
## ADMINISTRATIVE BOUNDARIES

- Central West NSW
- Cowra Local Government Area

## TRANSPORTATION NETWORK

- State Road Network (key freight routes)
- State Rail Network (key freight routes)
- Inland rail network

0 5 25 50km



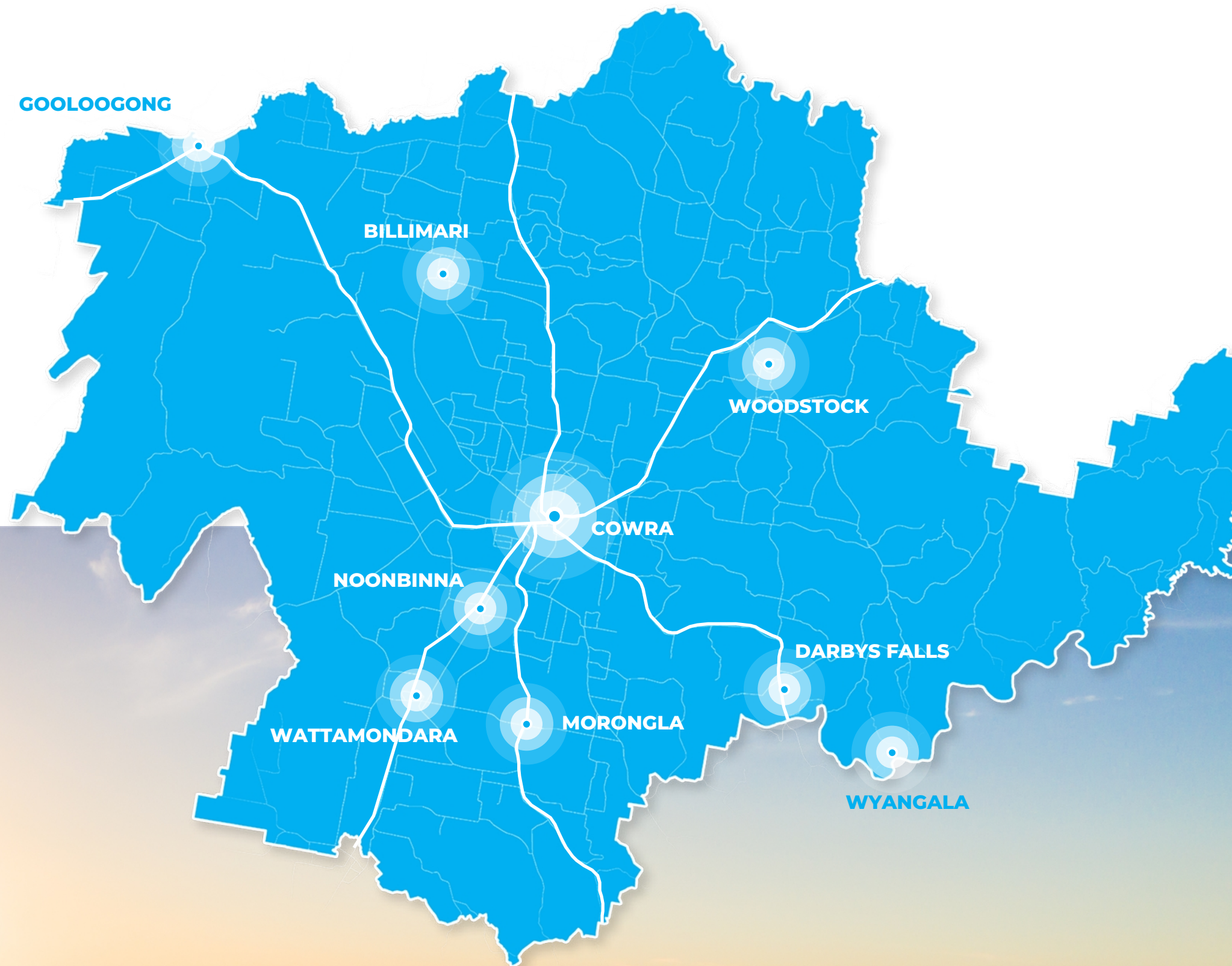


## OUR PLACES

Cowra Township is the primary centre within the Cowra Shire Local Government Area. The Township is the focus for residential, recreation, commercial, industrial, community and civic activity within our Shire.

The Township is supported by a collection of 8 smaller village settlements including Woodstock, Gooloogong, Wyangala, Darbys Falls, Wattamondara, Billimari, Morongla, and Noonbinna

A map showing the locations of Cowra and the 8 village settlements is shown to the right of this page.





## COMMUNITY PROFILE COWRA

Cowra Shire covers an expansive area of 280,960 hectares and is located in the fertile Lachlan Valley of Central West NSW. The Shire is home to a stable population base of approximately 12,800 people (ABS ERP). About 65% of the population resides in the township of Cowra, which is the geographical heart of the LGA. It is also the primary area for residential, business, community and civic activity, as well as passive and active public recreation.

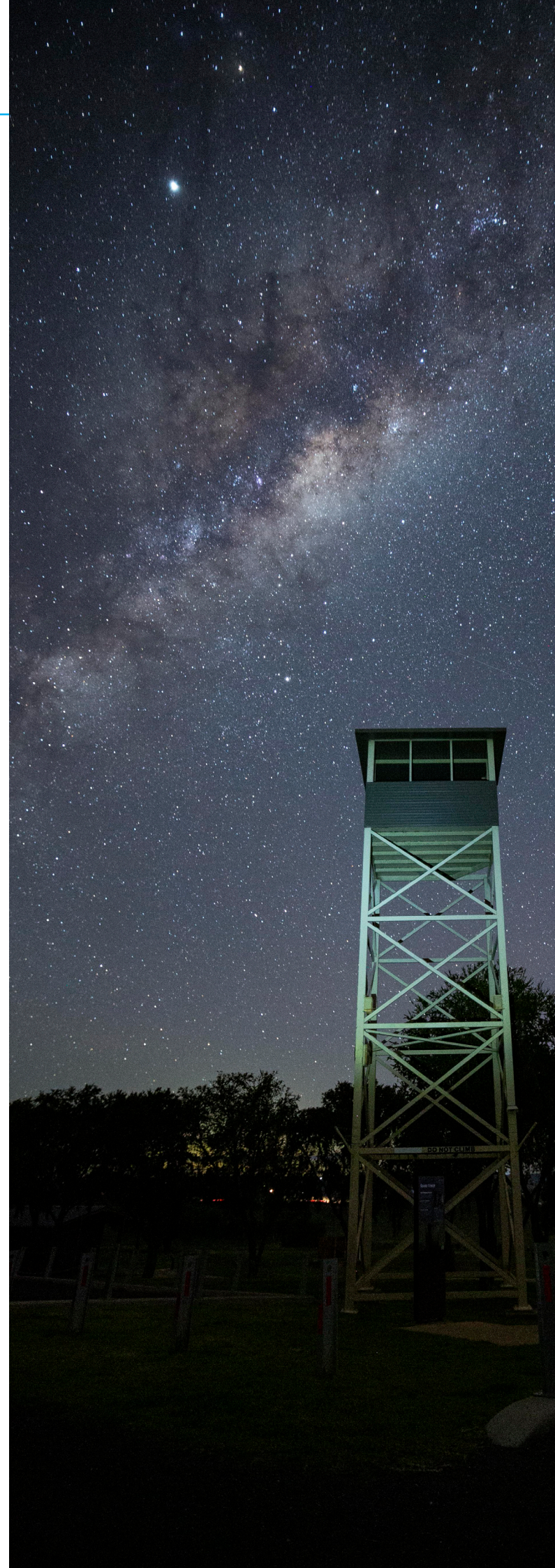
The surrounding rural areas are as much a part of Cowra as the township itself. Vegetables, livestock, and cereal crops are the backbone of the local economy. The eight village settlements in the Cowra Shire are an integral part of our local identity and provide important opportunities for alternative housing and lifestyle choices. Each village actively works to support the social well-being of their respective surrounding farming districts.

*Cowra is an attractive, thriving rural community that is strong, vibrant, diverse and resilient.*

Cowra prides itself on being a picturesque, and well-maintained township. Driven by Council and supported by the community, the presentation of our public spaces sets Cowra apart from other towns and centres in the Central West. Our sporting facilities are on par with the best in the region, and the Peace Precinct is the jewel in Cowra's crown, providing wonderful passive recreation opportunities and a gateway to the area's diverse First Nation and European history.

Cowra is a successful and thriving place to do business with its CBD undergoing a major transformation with significant enhancements to the road and footpath environment. On-going improvements and investment into the CBD are priorities for Council, and the community, to ensure that Cowra can continue to compete in the regional economy.

Cowra is a strong player in terms of regional tourism. The Cowra Japanese Garden and the Cowra Prisoner of War Camp are drawcards for thousands of visitors annually. The Cowra Wine Show, Sakura Matsuri Festival, Christmas Street Festival, and the Festival of International Understanding are featured events on the social and cultural calendar.



## COMMUNITY PROFILE GOOLOONG

Gooloogong is one of the Shire's more substantial village settlements; located 38km north-west of Cowra nestled on the banks of the Lachlan River, set against a backdrop of the Conimbla National Park and rich with heritage-listed buildings and places.

Historic flooding in the area caused the original village to relocate to higher ground, resulting in there being two distinct settlements – a unique characteristic of the Village.

The Gooloogong Public School, Gooloogong Post Office and Shop, the Gooloogong Hotel, Gooloogong Memorial Hall and Gooloogong Public School continue to service the needs of the local community including the surrounding farming district.

*The hub of the village is the Gooloogong Log Cabin Hall, a truly unique and iconic building that is used extensively for events, functions, markets and social interactions generally.*

The Gooloogong Memorial Park and Caravan Park are highly valued recreational assets for local residents and are key attractions for tourists and visitors to the village. The potential for population growth and sustained economic development within the village is bolstered by its proximity to Moxey Farms – a large scale dairy operation and employer in the region.





## COMMUNITY PROFILE

### WOODSTOCK

Woodstock is also one of the Shire's more substantial village settlements, located 23km north-east of Cowra it is set amongst a landscape of rolling hills and productive agricultural land. In the early days Woodstock was a thriving gold mining settlement and much of this history is still an important part of the fabric of the village, with many buildings captured by heritage listing.

Today, there remains a healthy range of commercial, community and recreation facilities that serve the day to day needs of village residents and the wider surrounding farming district. The Royal Hotel is an iconic building and commands a presence on the main entry into the village. The former Woodstock Bank Building, opposite, serves to remind of a time when life at Woodstock was a little busier.

Other key facilities include the Woodstock Post Office, the Woodstock Bowling Sport and Recreation Club, JJ Dresser & Co Stock and Station Agent, Woodstock Primary School, Woodstock Police Station, Woodstock Soldiers Memorial Hall, Country Women's Association Hall, and a number of Churches.

*For the size of the village, Woodstock boasts excellent recreation facilities. The Woodstock Soldiers Memorial Park is the focus of community driven improvements and beautifully frames the entry to the village.*

The Woodstock Showground, Woodstock Park Speedway, Lions Park, Jenny Kerr Park, Woodstock Swimming Pool, and a substantial Crown Reserve are all valued by village residents.

Over and Above  
PHOTOGRAPHY





## COMMUNITY PROFILE

### WYANGALA

Wyangala is a truly unique village settlement 38km south-east of Cowra near the junction of the Abercrombie and Lachlan Rivers. The village is distinguished by a beautiful setting dominated by granite outcrops and overlooked by the Wyangala Dam Wall, a marvellous sight in its own right.

Originally settled in the mid-1840's (known as Wyangala Flats), the construction of the original dam wall (1928 – 1935) and major upgrade (1961-1971) provided the impetus for the growth of the Village, which accommodated the many construction workers and their families. The Wyangala of today is a little less busy, however the character of the village remains intact and there are still a number of excellent commercial, community and recreational facilities that serve the needs of residents and tourists to the area.

*The Wyangala Country Club is the hub of the social interaction within the village and offers golf, lawn bowls, tennis and a community transport service.*

The Wyangala Public School continues to provide for K-6 student education and the Reflections - Wyangala Waters Holiday Park is a primary tourism attractor for the Cowra Shire generally, offering key opportunities for hiking, mountain biking, fishing, water skiing, boating, camping, caravanning and picnicking. Dissipater Park (at the base of the Dam Wall) contains wonderful open spaces and play areas with BBQ facilities, toilets, and picnic shelters.





## COMMUNITY PROFILE DARBYS FALLS

Darbys Falls is one of the Shire's smaller village settlements – located 23km south-east of Cowra. The village straddles the Darbys Falls Road which carves a path through a picturesque landscape of rolling hills littered with granite boulders and outcrops, eventually leading to the Lachlan River.

*Darbys Falls has a broad ranging demographic and is a tight-knit community that is valued by its residents for its beautiful scenery, quiet lifestyle, inclusiveness, and friendliness.*

At the heart of the village is the RFS shed, which doubles as a community meeting space. Lyn Sawyers Park, located at the northern entry to the village, provides opportunities for recreation at the local level, as does the (informal) public reserve adjoining the banks of the Lachlan River south of the village.

The tireless work of the local volunteer base contributes positively to the maintenance and appeal of these facilities and spaces and enables the village to host many community events throughout the calendar year.

The Darbys Falls Observatory is a significant drawcard for visitors to the area. Located on the western outskirts of Darbys Falls, this facility has one of the largest telescopes available to the public. Here, astronomers will show you around the night sky, pointing out the splendours of the heavens.



## COMMUNITY PROFILE BILLIMARI

Billimari is one of the Shire's smaller village settlements – located 25km north of Cowra and 18km south of Canowindra. Nestled amongst some of the most productive farming land the region has to offer, the village was formed in the early 1900's off the back of the Cowra-Canowindra rail link. Whilst the closure of the railway changed the dynamic of the village (triggering a decline in commercial and civic activity), the Silos remain a distinctive feature of the urban landscape and serve as a reminder of the important role Billimari played in Cowra's agricultural and rail history.

Today, Billimari is a smaller village supporting only a few dwellings, but the community spreads beyond the village boundaries and into the surrounding farming district.

*The hub of community interaction is the Billimari Public Hall, a heritage listed building used extensively for events, functions, concerts, fundraisers, trivia nights and meetings.*

There are limited opportunities for active recreation within the village, however a small public park adjoining the railway is valued by Billimari residents.

Billimari offers its residents a peaceful, private, and quiet place to live, albeit with a high degree of connectedness to higher order commercial services and community facilities in the nearby towns of Cowra and Canowindra.





## COMMUNITY PROFILE

### WATTAMONDARA

Wattamondara is one of the Shire's mid-size village settlements and is located 15km south-west of Cowra. The village straddles the Olympic Way and shares a boundary with Back Creek, a lower order water course snaking its way through some of the most productive agricultural land in Cowra Shire. Like Noonbinna and Billimari, Wattamondara's history lies with its connections to the railway, with redundant silos now forming a prominent feature of the urban landscape.

*The Wattamondara Recreation Ground (The Rec Ground) lies at the heart of the village, both geographically and in terms of social importance. The Rec Ground is the focus of most community activity and interaction.*

A major drawcard for visitors to the village is the Wattamondara Camp-Draft hosted at the Rec Ground on a bi-annual basis. EJ Walker Park and a Crown Reserve provide additional opportunities for public recreation at the local level.

In recent years, the village has experienced some new subdivision and housing growth. Affordable property, connectedness to Cowra, lifestyle, and social cohesion makes Wattamondara an attractive proposition for new residents.





## COMMUNITY PROFILE

### MORONGLA

Morongla is the Shire's smallest village – located 15 kilometres south of Cowra on the Lachlan Valley Way. Despite its size, Morongla is quaint and retains a genuine rural character underpinned by a quiet lifestyle, healthy environment, creeks and birdlife, remnant trees and scenic countryside. The northern and southern entries to the village are attractive and create a pleasant welcome for residents and visitors alike.

Today, Morongla supports only a few dwellings, but the community spreads beyond the village boundaries and into the surrounding farming district. Most residents have a farming background and are generational residents to the area.

*The hub of community interaction is the Morongla Hall (Mechanics Institute), which is used extensively for a range of purposes, including a visiting pre-school, district nurse and hairdresser, yoga, rural youth group, craft days and fund-raising.*

The adjoining showground is used for public recreation at the local level and hosts the highly successful annual Morongla Show and sheepdog trials.





## COMMUNITY PROFILE NOONBINNA

Noonbinna is one of the Shire's smaller village settlements – located 7km south of Cowra. The village lies adjacent to the Olympic Highway which is part of the State Highway System and as a result enjoys excellent access to the nearby Cowra Township. The village is effectively a small enclave surrounded by trees but with a distant mountain range as a backdrop to the western horizon.

Like Billimari, Noonbinna's history lies with its connections to the railway. A prominent feature of the Noonbinna landscape is a large grain handling facility which once accommodated bulk wheat deliveries for rail transportation.

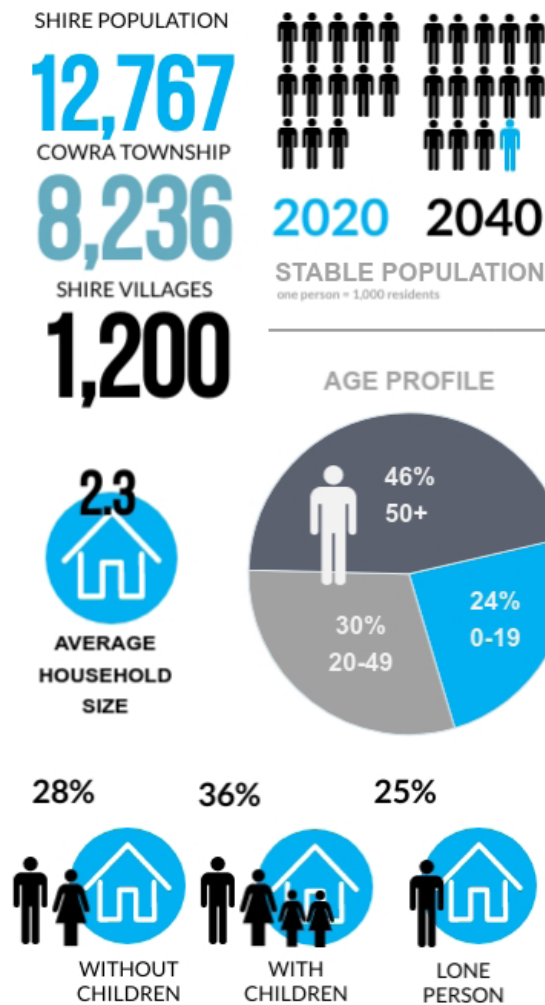
The former Noonbinna School House, sitting prominently within a Crown Reserve, serves as a reminder that the village was once a self-sufficient little community; however, residents are now reliant on Cowra for access to commercial services, community facilities and public recreation.

*Affordable property and the proximity to Cowra, makes Noonbinna an attractive proposition for new residents and in recent years the village has experienced some new housing growth.*

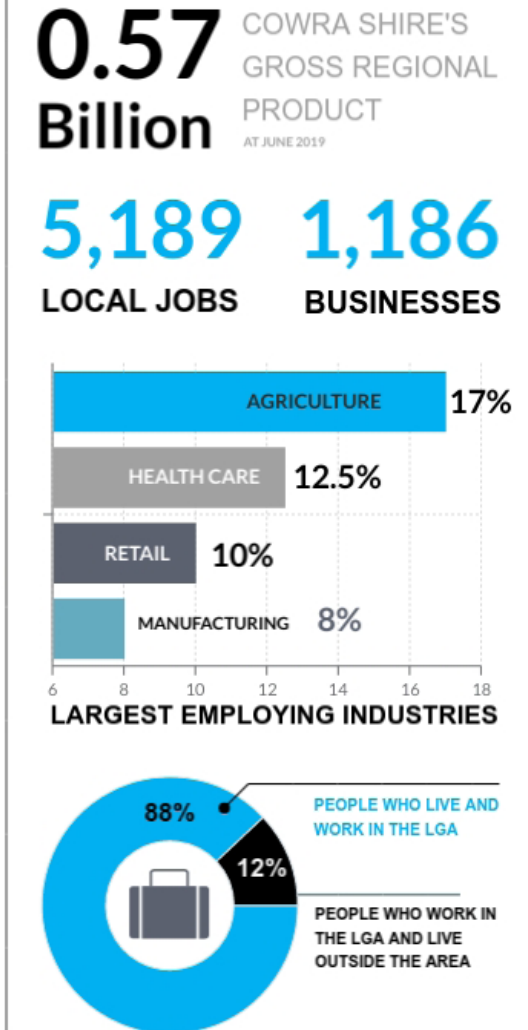


## OUR SHIRE AT A GLANCE

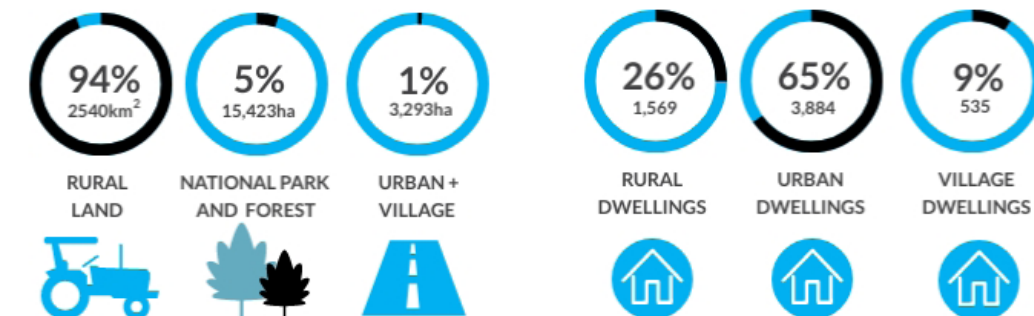
### COMMUNITY



### ECONOMY



### LAND-USE





## COWRA SHIRE OUR VISION

Like many rural and regional centres in NSW, the challenge for Cowra Shire will be to grow our resident population over the next 20-year period. Council will look to encourage growth by identifying local strengths and opportunities and implementing strategies that leverage the Shire's important role within the region.

For the next 20 years, Council has identified priorities to maintain and to improve the environmental, social and economic prosperity of the Shire. Council will provide leadership into the future and continue to support a strong, sustainable and resilient community. The need to ensure high levels of amenity for existing and prospective residents will be at the forefront of Council's decision making.

*In 2040, Cowra will continue to be a wonderful place to live with high levels of environmental amenity and liveability, an interesting and exciting place to visit that is diverse in cultural and historical experiences, and a connected place to do business.*

The agribusiness sector will continue to strengthen the local economy. Sustained innovation and technological advancement and value-adding of local produce will provide the Shire with economic stability and the means for continued growth and prosperity.

Improvements to road and rail infrastructure in the region will provide further opportunities for growth and prosperity. The Shire will continue to benefit from direct connections to Sydney and Canberra. Cowra's unique geographical location (at the junction of 3 main state highway systems) provides a strategic advantage over many centres in regional NSW and will be used effectively to promote our Shire as a connected place to do business in the regional economy.

The ageing demographic of our Shire will continue to provide opportunities for new growth. The location and type of local housing stock will continue to evolve in response to this demographic and as such Council will continue to promote and support sustainable growth and improvement within the local health and aged care sectors.

The growth and development of the Cowra Airport provides a valuable opportunity to promote our centre as the benchmark for aviation-related industry and services in regional NSW.

Cowra will celebrate and promote the culture of First Nation / Aboriginal People and European history which forms an important part of our local identity.

Tourism will play an important role in the Shire's productivity and employment with key attractors including the Cowra POW Camp, Cowra Japanese Garden and Wyangala Dam. Overnight visitations to key attractions will continue to add value to the local economy.

The natural and built character of the Shire's many village settlements will be retained. Village servicing and infrastructure will be maintained and enhanced where possible and these smaller settlements will continue to play an important role in providing for the social well-being of their communities, including the surrounding farming districts.

In planning to support growth and economic opportunities in the Cowra Shire, Council will embrace the challenge of balancing the positive impact of new development and the need to protect the environmental qualities and character that shape the Cowra Shire.

# VISION



# ACHIEVING THE VISION

## PLANNING PRIORITIES

To achieve the vision for the Cowra Shire, the LSPS proposes a number of planning priorities that are intended to be used as a framework for future strategic planning over the next 20 years. The priorities are inextricably linked with the directions of the Central West and Orana Regional Plan.

## ACTIONS

The Planning Priorities will be implemented through specific actions to be undertaken by Council over the coming years. More significant actions will be implemented over the medium to longer term as it is likely they will involve preparation of specific strategies or policies, or amendments to existing Council plans and policies such as the Cowra Local Environmental Plan 2012 or Development Control Plans. The timeframes for the actions in this LSPS are based on the following:

SHORT	These actions are intended to be completed by Council within 0-5 years.
MEDIUM	These actions are intended to be completed by Council within 5-10 years.
LONG	These actions are intended to be completed by Council within 10-20 years.

## IMPLEMENTATION, MONITORING AND REPORTING

Council will monitor and report on the implementation of the actions to ensure that the planning priorities and associated actions are being achieved. This will, as much as possible, be aligned to other Council review and reporting processes.

This approach is consistent with the Integrated Planning and Reporting framework under the Local Government Act 1993, which recognises that council plans and policies are inter-connected.

This Statement will be reviewed at least every 7 years pursuant to section 3.9(1) of the Environmental Planning and Assessment Act 1979.

# PLAYING OUR ROLES

## COWRA COUNCIL

The Cowra Local Strategic Planning Statement outlines a long-term land-use vision and strategy for Cowra that will be realised through:

- Amendments to Council plans and policies that provide the delivery framework for Council's strategic planning, including Cowra Local Environmental Plan 2012 and the Cowra Council Comprehensive Development Control Plan 2014.
- On-going advocacy.
- Decisions of Council.

We are committed to the vision for Cowra Shire, yet recognise we cannot achieve this alone. Both the NSW Government agencies and the community assist the Council to deliver important planning outcomes.

## NSW GOVERNMENT

The Central West and Orana Regional Plan 2036 requires all levels of government to contribute to the vision for Cowra and the Central West of New South Wales. The NSW Government will need to contribute to key infrastructure investment and facilitate inter-agency responses to regional challenges.

Council will continue to work hard to establish effective partnerships with State Government agencies and other relevant organisations to support the realisation of this plan.

## OUR COMMUNITY

Council encourages the community to embrace every opportunity to engage with us as we plan for the next 20 years in Cowra Shire. Council will publicly consult with the community on every document which is important to the Shire and its residents in line with the Community Participation Plan 2020.



Productivity		Environment		Infrastructure		Liveability	
Goals	The most diverse regional economy in NSW	A stronger, healthier environment and diverse heritage	A stronger, healthier environment and diverse heritage	The most diverse regional economy in NSW	Goals		
NSW Government - Central West Orana Regional Plan	<b>Direction 1</b> Protect the region’s diverse and productive agricultural land.	<b>Direction 13</b> Protect and manage environmental assets	<b>Direction 18</b> Improve freight connections to markets and global gateways	<b>Direction 22</b> Manage growth and change in regional cities and strategic and local centres	NSW Government - Central West Orana Regional Plan		
	<b>Direction 2</b> Grow the agribusiness sector and supply chains	<b>Direction 14</b> Manage and conserve water resources for the environment	<b>Direction 19</b> Enhance road and rail freight links	<b>Direction 23</b> Build the resilience of towns and villages			
	<b>Direction 3</b> Develop advanced manufacturing and food processing sectors	<b>Direction 15</b> Increase resilience to natural hazards and climate change	<b>Direction 20</b> Enhance access to air travel and public transport	<b>Direction 24</b> Collaborate and partner with Aboriginal communities			
	<b>Direction 4</b> Promote and diversify regional tourism markets.	<b>Direction 16</b> Respect and protect Aboriginal heritage assets	<b>Direction 21</b> Coordinate utility infrastructure investment	<b>Direction 25</b> Increase housing diversity and choice.			
	<b>Direction 5</b> Improve access to health and aged care services	<b>Direction 17</b> Conserve and adaptively re-use heritage assets		<b>Direction 26</b> Increase housing choice for seniors			
	<b>Direction 6</b> Expand education and training opportunities			<b>Direction 27</b> Deliver a range of accommodation options for seasonal, itinerant and mining workforces			
	<b>Direction 7</b> Enhance the economic self-determination of Aboriginal communities			<b>Direction 28</b> Manage rural residential development			
	<b>Direction 8</b> Sustainably manage mineral resources			<b>Direction 29</b> Deliver healthy built environments and better urban design			
	<b>Direction 9</b> Increase renewable energy generation						
	<b>Direction 10</b> Promote business and industrial activities in employment lands						
	<b>Direction 11</b> Sustainably manage water resources for economic opportunities						
	<b>Direction 12</b> Plan for greater land use compatibility						
Cowra Council Planning Priorities	<b>Planning Priority 1</b> Leverage the central and strategic location of Cowra Shire to encourage growth and new economic opportunities.	<b>Planning Priority 3</b> Protect items and places with heritage significance and areas of high environmental value in Cowra Shire.	<b>Planning Priority 5</b> Advocate for new development to be supported by appropriate infrastructure.	<b>Planning Priority 8</b> Support the continued growth of the residential housing sector and ensure the availability of housing stock to meet the needs of the population	Cowra Council Planning Priorities		
	<b>Planning Priority 2</b> Support and grow the agribusiness sector including horticultural/vegetable production, animal production and other agricultural industries by promoting sustainability, innovation and technological advancement.	<b>Planning Priority 4</b> Manage water resources for the greater benefit of all users within the Shire and the Lachlan Valley	<b>Planning Priority 6</b> Work together with Government agencies and other stakeholders to promote beneficial outcomes for Cowra Shire.	<b>Planning Priority 9</b> Provide recreational opportunities to meet the needs of residents and visitors to the Cowra Shire.			
			<b>Planning Priority 7</b> Improve the liveability of the Shire’s villages through on-going maintenance and improvements to services and facilities.				





**PLANNING PRIORITIES**



PLANNING PRIORITY 1

LEVERAGE THE CENTRAL AND STRATEGIC LOCATION OF COWRA SHIRE TO ENCOURAGE GROWTH AND NEW ECONOMIC OPPORTUNITIES

RATIONALE

Cowra’s geographical location provides it with a distinct advantage over many other centres in regional NSW. Cowra lies at the junction of three major highway systems (Mid Western Highway, Lachlan Valley Way and Olympic Way) and enjoys direct connections to Sydney, Canberra, and Melbourne. This connectivity provides a valuable opportunity to promote Cowra to the region and wider NSW as the perfect place for new business and industry. Affordable land prices, excellent access to key infrastructure and services, and direct connections to larger centres and cities provide attractive conditions for new residents, business start-ups, or expansion and growth of existing business / industrial activity.

Tourism is a key opportunity for economic growth in the Cowra Shire. The Cowra Japanese Garden, Cowra Prisoner of War Camp (No. 12) and Wyangala Dam Recreation Area are drawcards for thousands of visitors annually. The Cowra Wine Show, Sakura Matsuri Festival, Christmas Street Festival and the Festival of International Understanding are also featured events on the social and cultural calendar.

Cowra Airport was recently announced as the chosen location for the NSW Rural Fire Service regional headquarters. Council will look to build on this opportunity by actively seeking to promote Cowra as an ideal hub for similar types of government agency and private sector investment that is of regional significance. Council will look to grow and develop the Cowra Airport and promote our centre as the benchmark for aviation-related industry and services in regional NSW.

The objective for Council is to develop, encourage and support strategies that recognise Cowra’s strategic location and increase the profile of Cowra’s tourism industry within the region for the economic benefit of the whole Shire.

Council will continue to foster new growth by investing in the Cowra CBD, actively supporting local business, improving the condition and efficiency of local infrastructure and services, and advocating on the behalf of the community for improvements to state-owned infrastructure and services.

COUNCIL WILL

DESCRIPTION
Guide local and regional strategic planning to encourage new business and industrial growth. Collaborate with local business to develop employment opportunities across a range of sectors
Continue to work with Government agencies and other stakeholders to promote Cowra Shire as an important over-night tourist destination
Seek partnerships with industry stakeholders to facilitate the visitor economy and leverage Cowra as an ideal destination for festivals, events and tourism investment.
Actively promote Cowra as a strategic location or ‘hub’ for government agency and / or private sector investment of regional importance.
Advocate for the development of alternate energy, value-add manufacturing, circular economy and sustainability based industries within the Shire’s industrial areas including the Glen Logan Road Urban Release Area.
Continue to invest in the Cowra Central Business District and implement the recommendations of the Cowra CBD Traffic Management and Redevelopment Masterplan.
Continue to implement the recommendations of the Cowra Regional Economic Development Strategy.
Support small-scale renewable energy projects using bioenergy, solar, wind, small-scale hydro, geothermal or other innovative storage technologies.



SPECIFIC ACTIONS

NO.	DESCRIPTION	TMEFRAME
1.1	Council will support Cowra Tourism to development of a Destination Management Plan for the Cowra Shire in partnership with the key tourism stakeholders and the local community.	MEDIUM
1.2	Council will review the provisions of the Cowra Council Development Control Plan 2014 to ensure that the planning control framework adequately aligns with the strategic framework for the Shire set by this LSPS.	SHORT
1.3	Council will review the Cowra Airport Masterplan to ensure that it remains relevant to emerging issues in the aviation industry and facilitates the primary objective of growing the Cowra Airport into a leading aviation hub and centre for private and government sector investment of regional significance.	SHORT
1.4	Council will investigate the potential suitability of amending Cowra Local Environmental Plan 2012 to enable the efficient, orderly and practical use of land adjoining main road corridors for a range of suitable purposes.	MEDIUM
1.5	Council will undertake a comprehensive and co-ordinated review of the existing framework for directing the travelling public to key tourism opportunities and attractions within the Cowra Shire, including the rural and village areas.	MEDIUM

RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 4, 10
- Cowra Community Strategic Plan – L2, L5, G2, B1, B2, B3, B4, B5, B6, T1
- Cowra Airport Masterplan
- Cowra CBD Traffic Management and Redevelopment Masterplan
- Cowra Economic Development Strategy
- Cowra Council Comprehensive Development Control Plan 2014
- Cowra Local Environmental Plan 2012



PLANNING PRIORITY 2

SUPPORT AND GROW THE AGRIBUSINESS SECTOR AND SUPPLY CHAINS

RATIONALE

Agriculture is the primary driver for the Shire’s economy. Unlike some other areas of the Central West NSW that have a limited range of agricultural pursuits, the Cowra Shire supports a diverse range of agricultural enterprises – sheep, lucerne, turf, grain and cereal crops, beef and dairy cattle. Cowra is also a dedicated NSW Wine Region and is a front runner in sustainable viticulture. The river plains adjoining the Lachlan and Belubula Rivers continue to provide opportunity for expansion and development of irrigated farming and more intensive agricultural pursuits.

As the primary contributor to the economic health of the Cowra Shire and wider region, food and fibre production must be supported by local strategic planning. Council will continue to ensure that local planning prioritises agriculture as the primary land-use in our rural areas, protects rural landscapes and sensitive environments and seeks to minimise land-use conflict between agricultural uses and other incompatible land-uses which can create uncertainty for investment in primary production.

The productivity of agricultural lands in the Cowra Shire is also recognised on a regional / state level. The Shire includes land mapped as Biophysical Strategic Agricultural Land (BSAL), which is land with high quality soil and water resources capable of sustaining high levels of productivity – playing a sustaining role in the State’s \$12 billion agricultural industry. In planning for rural areas, a priority of Council will be to protect land of BSAL significance.

Continued investment in road and rail infrastructure will improve productivity and assist in facilitating the flow of goods to market. The in-land rail project is a major project for the region and Council will continue to advocate for the re-opening of local rail infrastructure that links our Shire to key regional supply chains. The Western Sydney Aerotropolis will also present an important opportunity for regional agribusiness in terms of access to export markets and Council will continue to advocate for improved connections to the Sydney metropolitan area.

Additionally, investment in key infrastructure that supports and facilitates growth, including mobile telephone infrastructure and electricity infrastructure will remove barriers to growth.

COUNCIL WILL

DESCRIPTION
Monitor housing in rural areas and continue to enforce land-use planning controls that support the right to farm
Guide local and regional strategic planning to encourage growth within the agribusiness sector
Continue to work with Government agencies and other stakeholders to improve water security for the agribusiness sector
Continue to work with Government agencies and other stakeholders to improve the quality of local and state-owned road infrastructure
Ensure planning provisions can accommodate the changing needs of agriculture (including the development of intensive agriculture)
Maintain a suitable minimum lot size applying to new dwellings and related subdivisions in the primary production zones that meet the needs of genuine farming interest.
Continue to work with Government agencies and other stakeholders to investigate options for the re-opening of rail corridors (Blayney to Demondrille) linking Cowra Shire to key regional supply chains, including the Inland Rail.
Continue to lobby for improvements to key infrastructure that supports and facilitates growth, including NBN and mobile telephone infrastructure.
Build drought resilience in rural communities by supporting primary producers and communities to improve preparedness and decision-making.

SPECIFIC ACTIONS

NO.	DESCRIPTION	TMEFRAME
2.1	Council will undertake a review of Cowra Council Development Control Plan 2014 to ensure new housing development is appropriately setback from operating extractive industries, rural industries, intensive forms of agriculture and primary production generally as well as the main supply chains to those uses / areas.	SHORT <div></div>
2.2	Consider the findings of the NSW Government’s Biophysical Strategic Agricultural Land (BSAL) mapping project and implement necessary changes to the local planning framework to ensure proper consideration is given to future development proposals on affected land within the Cowra Shire.	SHORT <div></div>

RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 1, 2, 3, 18, 19
- Cowra Community Strategic Plan – B1, B3, B4, B5, T1, T3
- Cowra Council Comprehensive Development Control Plan 2014
- Cowra Local Environmental Plan 2012





# PLANNING PRIORITY 3

## PROTECT ITEMS AND PLACES WITH HERITAGE SIGNIFICANCE AND AREAS OF HIGH ENVIRONMENTAL VALUE IN COWRA SHIRE

### RATIONALE

The Wiradjuri People are the original custodians of land within the Cowra Shire and their history and connection to Country and community make a valuable contribution to our heritage, culture and identity. Council will look to build on the progress that has already been made to celebrate First Nations people and their heritage within the Cowra Peace Precinct and the Lachlan River Precinct, both of which are landscapes that are of high significance to First Nations people. We will sustainably manage this heritage and support First Nations people aspirations by involving their communities in development processes and decisions. Working closely with our community to identify and respond to key planning issues will be a high priority for Council over the next 20 years.

Cowra benefits from substantial areas of national park, rivers and creeks, vegetated communities, and varied agricultural landscapes of rolling hills and elevated ridgelines. These areas provide important habitat for local flora and fauna, including species that are part of threatened or endangered ecological communities. Of particular ecological significance is the state heritage listed Cliefden Caves and Needles Gap area. A priority for Council is to balance the need for growth in agricultural production, rural housing and tourism with the need to preserve and enhance the Shire’s environmental assets, ecosystems and biodiversity.

Protecting, enhancing and conserving places and buildings of European heritage significance will also be given priority. These places and buildings contribute to the Shire’s sense of identify and connection to the place. In addition to the most popular sites of the POW Campsite and the Cowra Japanese Gardens, the urban, village and rural landscapes contain many examples of buildings, sites and items that are of significance to the Shire’s important railway, pastoral and mining histories.

### COUNCIL WILL

DESCRIPTION
Guide local and regional strategic planning to protect and enhance areas of high biodiversity significance
Guide local and regional strategic planning to protect and enhance areas of high environmental value.
Continue to implement the recommendations of the Lachlan River Precinct Masterplan
Continue to implement the recommendations of the Cowra Peace Precinct Environmental Masterplan
Actively promote Council’s Local Heritage Places Grant Program and Heritage Advisory Service
Promote, encourage and participate where appropriate in heritage tourism programs and events.
Support initiatives and developments that encourage the activation and conservation of heritage items and places.
Respond to climate-related risks by applying and communicating fine-scale climate information to support decision making.

### SPECIFIC ACTIONS

NO.	DESCRIPTION	TMEFRAME
3.1	Council will collaborate with the NSW Rural Fire Service to update the Cowra Shire Bushfire Prone Land Map	SHORT
3.2	Council will prepare a Development Control Plan for the protection of important biodiversity assets and areas of high environmental value within the Shire.	SHORT
3.3	Council will complete a Shire wide Community Based Heritage Study and update Schedule 5 of Cowra Local Environmental Plan 2012	MEDIUM
3.4	Council will partner with First Nations People and their community to prepare a Cultural Heritage Study for the Cowra Shire and where appropriate Council will amend Schedule 5 of Cowra Local Environmental Plan 2012 to include identified Aboriginal Heritage Items or Places	MEDIUM
3.5	Council will partner with First Nations People and their community to develop a Cultural Interpretation Centre at the Cowra Peace Precinct, consistent with the vision in the Cowra Peace Precinct Masterplan and the Valley View Estate Urban Design Masterplan	SHORT

### RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 13, 16, 17
- Cowra Community Strategic Plan – N1, N2, N3.
- Lachlan River Precinct Masterplan
- Cowra Peace Precinct Environmental Masterplan
- Cowra Council Comprehensive Development Control Plan 2014
- Cowra Local Environmental Plan 2012





PLANNING PRIORITY 4

MANAGE WATER RESOURCES FOR THE GREATER BENEFIT OF ALL USERS WITHIN THE SHIRE AND THE LACHLAN VALLEY

RATIONALE

Improving water security and reliability are important issues for all users within the Shire and the Lachlan Valley. Our region has been impacted by both the millennium and current droughts. Together the Wyangala Dam, Lachlan River and subterranean bores provide water supply options for Cowra, our villages and many agricultural businesses within the region.

Water is a critical input that creates surety for investment not only for agriculture but also for people and businesses that complement agriculture. Integrated water cycle management will improve the liveability of our urban and village areas and will also serve to reduce the Shire's environmental footprint.

Council will continue to be actively involved in the management of the Lachlan River catchment, and will continue to plan for greater resilience to periods of lower rainfall, higher temperatures and more intensive weather patterns, all of which can affect the well-being of rural communities, ecosystems and agricultural production.

Projects that invest in water storage, delivery and treatment and increase water security will be strongly supported by Council. The planned raising of the Wyangala Dam Wall is a major infrastructure project for the region and will improve water security and reliability for the Lachlan Valley generally, as well as increasing capability to manage high inflow / flood events.

Working closely with key stakeholders to investigate other infrastructure projects that increase water security across the Shire will be a high priority for Council over the next 20 years.

COUNCIL WILL

DESCRIPTION
Work with relevant stakeholders to improve the quality and capacity of the water supply for the Shire's villages, particularly Wyangala and Billimari
Advocate for the timely completion of the Wyangala Dam Upgrade project and keep the local community informed and consulted throughout the duration of the project
Advocate for a secure alternate water supply for CowraT

SPECIFIC ACTIONS

NO.	DESCRIPTION	TMEFRAME
4.1	Council will prepare an Integrated Water Cycle Management Plan for the Cowra Shire	SHORT
4.2	Council will undertake a review of Council's Drought Management Plan to ensure that it remains relevant to emerging issues in water security within the Lachlan Valley including the planned upgrades to the Wyangala Dam Wall.	MEDIUM
4.3	Council will investigate the merits of amending Cowra Local Environmental Plan 2012 to include a Drinking Water Catchment Map with the aim of properly guiding new development proposals within the drinking water catchment of the Wyangala Dam.	MEDIUM
4.4	Council will undertake a review of Cowra Council Development Control Plan 2014 to ensure that water sensitive urban design principles are implemented where appropriate as part of new development in the Cowra Shire.	SHORT
4.5	Council will investigate the likelihood of providing improved water quality to the villages of Billimari and Wyangala	SHORT
4.6	Council will progress the Billimari bore field water security project.	SHORT

RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 2, 5, 18, 19, 21, 22, 23, 28.
- Cowra Community Strategic Plan – H1, E2, G2, G4, B1, T1, T2, T3
- Cowra Drought Management Plan
- Cowra Local Environmental Plan 2012
- Cowra Council Comprehensive Development Control Plan 2014





PLANNING PRIORITY 5

ALIGN INFRASTRUCTURE PROVISION WITH COMMUNITY NEEDS

RATIONALE

The Central West of NSW is forecast to grow from 285,500 to 308,950 people by 2036, necessitating an additional 15,800 additional houses and associated jobs and infrastructure investment. Cowra Shire will endeavour to keep pace with a growing regional population and associated economy by embracing new challenges and opportunities. As the region evolves, Council will focus efforts to maintain and enhance levels of service and infrastructure provision for the Shire’s existing and future resident population.

Our road networks, open spaces, schools, community facilities and utilities will experience an increase in demand associated with population and growth and change within the region. The current development contribution system will assist with base level infrastructure provision, but it will not allow for higher order infrastructure and service provision. Council must ensure that the level of infrastructure and servicing provided as part of new development is commensurate with any increased demand associated with that development.

Currently, many Cowra residents requiring access to health and social services need to leave the LGA and travel to the surrounding centres of Orange, Bathurst, Sydney and Canberra. Council will have an important advocacy role to ensure that those services most needed by our community are provided closer to home. A key project for the Cowra Shire will be the construction of a new hospital facility.

Other key infrastructure projects for the Cowra LGA include the heavy vehicle ring road project, the development of an aviation hub at the Cowra Airport, on-going improvement of the Cowra CBD, re-opening of rail infrastructure and augmentation of reticulated services to urban growth areas.

COUNCIL WILL

DESCRIPTION
Advocate for State Government investment in infrastructure in Cowra as necessary in response to anticipated population growth and change within the Central West, including but not limited to roads, rail and health care, including a new hospital
Continue to work collaboratively with the NSW Government to progress planned upgrades to the Cowra Hospital Facility
Continue to investigate options and funding strategies to construct a suitable heavy vehicle ring road for the Cowra Township
Continue work with Government agencies to develop a second Lachlan River Crossing, including options for the replacement or upgrade of the low level bridge
Forge closer integration of infrastructure asset planning and land-use planning within its planning and reporting framework.
Continue to invest in the Cowra Central Business District and implement the recommendations of the Cowra CBD Traffic Management and Redevelopment Masterplan.
Advocate to Government to improve NBN service levels for the Cowra Community.
Continue to support the ‘safe, swift link’ over the Blue Mountains.
Continue to lobby State Government agencies to upgrade the Lachlan Valley Way to the Hume Highway heavy vehicle link to major centres.
Continue towards an improvement/redevelopment plan for the Cowra Aquatic Centre.
Consider the impacts of climate change as part of Council’s ongoing asset planning and management processes.

SPECIFIC ACTIONS

NO.	DESCRIPTION	TMEFRAME
5.1	Council will continue to progressively augment reticulated sewer to the R5 Large Lot Residential zone in West Cowra (the West Cowra Growth Area).	MEDIUM
5.2	Council will continue to progressively augment reticulated water to the R5 Large Lot Residential zone in East Cowra (the East Cowra Growth Area).	MEDIUM
5.3	Council will review the developer contribution planning framework for the Cowra Shire to determine the program of community infrastructure required to service the Shire communities and their associated project costs.	SHORT
5.4	Council will undertake a review of the Cowra Shire Council Development Control Plan 2014 to provide appropriate guidance on the requirements of utility service providers for new development proposals	SHORT
5.5	Council will comprehensively investigate all options relating to the planned upgrade of the Cowra Hospital including a study of potential greenfield sites for construction of a new purpose-built facility.	SHORT
5.6	Council will lobby for the reopening of the Blayney to Demondrille rail line for the benefit of Cowra and surrounds.	SHORT
5.7	Council will determine a preferred improvement plan for the Cowra Aquatic Centre.	SHORT

RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 2, 5, 18, 19, 21, 22, 23, 28.
- Cowra Community Strategic Plan – H1, E2, G2, G4, B1, T1, T2, T3
- Cowra Regional Economic Development Strategy
- Cowra CBD Traffic Management and Redevelopment Masterplan
- Cowra Council Section 94 and 94A Development Contributions Plans 2016
- Cowra Council Developer Servicing Plans for Water and Sewer 2008
- Cowra Council Energy Efficiency and Renewable Energy Plan 2020





PLANNING PRIORITY 6

WORK TOGETHER WITH GOVERNMENT AGENCIES  
AND OTHER STAKEHOLDERS TO PROMOTE  
BENEFICIAL OUTCOMES FOR COWRA SHIRE

RATIONALE

Working together with government agencies and other stakeholders is essential to promote good outcomes in Cowra Shire. Council has a wide range of partners across the three tiers of government, along with non-government and community organisations, landowners and the broader community, and collaborates regularly on the day-to-day use and management of land in Cowra Shire.

Our Government partners include, for example, the National Parks and Wildlife Service for the management of the Conimbla National Park, Heritage NSW for the management of local and state heritage, NSW Water for the management of rivers, creeks, waterways and water resources generally, NSW Rural Fire Services for bushfire hazard reduction, Transport for NSW and Transport for NSW for the management of the Shire’s arterial road network, and the NSW Department of Health for local medical and health care services.

Council is an active member and participant of Central NSW Joint Organisation (CNSWJO), the lead organisation advocating on agreed regional positions and priorities for Central NSW. Council will continue this relationship in the interests of promoting good outcomes for the Cowra Shire.

Council values the significant contributions local volunteers make to the Cowra community and in particular to the Shire’s villages. Council will continue to actively consult and work with each village to maintain and improve these areas for the benefit of those communities.

COUNCIL WILL

DESCRIPTION
Advocate for State Government investment in key infrastructure and services within the Cowra Shire, including but not limited to roads, rail, NBN and health care (including a new hospital)
Continue to utilise the CNSWJO as a resource for collaboration on key issues to promote good outcomes for Cowra Shire
Continue to engage and consult with the Shire’s eight village communities to identify and respond where appropriate on key planning issues
Continue to engage the community and report on the progress of the various items, projects and recommendations contained within the Cowra Shire Village Action Plan.
Continue to apply for NSW and Federal Government grants for projects that benefit the local community.
Continue to provide assistance to other partners in the local community that apply for NSW and Federal Government grants towards important projects

RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 4, 5, 6, 7, 10, 24
- Cowra Community Strategic Plan – H1, H2, H3, H4, H5, E1, E2, E3, E4, L1, L2, L3, L4, L5, L6, G1, G2, G4, G4, G5, B2, B4, B6
- Cowra Regional Economic Development Strategy.





PLANNING PRIORITY 7

IMPROVE THE LIVEABILITY OF THE SHIRE’S VILLAGES THROUGH ON-GOING MAINTENANCE AND IMPROVEMENTS TO SERVICES AND FACILITIES

RATIONALE

The eight villages within the Cowra Council LGA are an important part of the region’s history and character. Despite the mainstay of development occurring within the Cowra Township, there is recognition of the important supporting role that our Villages play in terms of providing alternative, yet valued opportunities for housing, recreation, social interaction, lifestyle, and economic growth. They also play a significant role supporting the surrounding agricultural sector.

Each village is separated from the main centre of Cowra, some by a considerable distance, and this can present ongoing challenges for Council in terms of the efficient delivery of essential infrastructure and services and maintenance of public spaces. There is value in the formation of partnerships with each local community to improve the physical environment and social well-being of our Shire’s villages and this will be a priority of Council, along with a commitment to continue community engagement.

There is recognition that each village has differing needs and priorities, however the liveability of our villages, as a collective, would be improved through enhancements to key open space and recreation areas, improvements to village entry areas and way-finding, on-going protection and conversation of built heritage, maintenance and enhancement to basic infrastructure (footpaths, shared paths, roads, utilities and drainage). Council will also commit to a greater advocacy role for improvements to other critical infrastructure such as mobile telecommunications and public transport.

Where growth is desired, this should occur in a planned and sustained manner and respect the characteristics that give each village their uniqueness, sense of identity and lifestyle qualities.

COUNCIL WILL

DESCRIPTION
Continue to advocate for improvements to the capacity of the telecommunications networks servicing each of the Shire’s villages
Work with relevant stakeholders to improve the quality and capacity of the water supply for the Shire’s villages, particularly Wyangala and Billimari
Continue to monitor the capacity and effectiveness of utility infrastructure provision to village areas, identify improvements and report back to the community
Explore the possibilities of forming partnerships with village community groups to enhance the maintenance of key areas of open space and the public domain in general
Engage and consult with the Shire’s eight village communities to identify and respond where appropriate on key planning issues
Continue to engage the community and report on the progress of the various items, projects and recommendations contained within the Cowra Shire Village Action Plan
Continue to provide assistance to other partners in the individual village communities that apply for NSW and Federal Government grants towards important projects
Protect and enhance the unique aspects of the Shire’s eight villages
Continue to advocate for regular public transport options for the villages including bus and rail
Consider the provision of well-designed shade, both natural and built, in the provision of all public infrastructure.

SPECIFIC ACTIONS

NO.	DESCRIPTION	TMEFRAME
7.1	For areas of significant open space and recreation value, Council will work with village stakeholders to prepare Master Plans that reflect community aspirations and realistic improvement options and goals	MEDIUM
7.2	Council will develop a sign improvement plan for all the villages to rationalise and improve directional and village signs	MEDIUM

RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 22, 23, 25, 26, 28, 29
- Cowra Community Strategic Plan – H1, H4, H5, L3, L4, L5, L6, G1, G2, G4, B6, T1, T2, N2
- Cowra Shire Villages Action Plan





PLANNING PRIORITY 8

SUPPORT THE CONTINUED GROWTH OF THE RESIDENTIAL HOUSING SECTOR AND ENSURE THE AVAILABILITY OF HOUSING STOCK TO MEET THE NEEDS OF THE POPULATION

RATIONALE

On average Cowra Council processes about 180-200 Development Applications every year, representing a total value of approximately \$40 million per annum. The building industry is therefore an extremely valuable contributor to the local economy and to the social and physical well-being of our community.

Council will continue to support new development initiatives within the Shire and will aim to provide landowners with the very best customer service in terms of planning, building, and engineering advice and processing times for new applications.

Similar to many parts of regional NSW, the Cowra LGA has an ageing population, with approximately 46% of the population aged over 50 years. This is expected to be a primary feature of the Shire’s demographic into the longer term. A planning response is necessary to ensure that housing stock, particularly in Cowra and to a lesser extent in our villages, continues to meet the needs of the population. A typical Cowra family lives in a standalone home with three to four bedrooms on a quarter-acre or larger parcel of land. Over the next 20 years, we will face an increase in demand for smaller more affordable housing (that can accommodate a variety of living arrangements including shared or older people), aged care housing, flexible or liveable (aged-friendly) housing and services to facilitate ‘ageing in place’.

The Cowra Township has adequate amounts of zoned land ready to accommodate new growth in the residential housing market. Council will maintain a focus on ensuring there is adequate opportunity for higher density living in suitable locations that can be supported with critical infrastructure and are accessible to key services and facilities.

In planning for growth and change, Council will strive to maintain a balance between the need to increase housing diversity and the need to preserve the integrity and function of the Cowra CBD, retain important streetscape character and enhance environmental and landscape values.

Council will support residential growth in ways that increase housing diversity, preserve the integrity and function of the CBD, lead to attractive neighbourhoods, preserve and enhance important heritage, preserve and enhance the natural and built environment, and support the economic prosperity of the Shire.

COUNCIL WILL

DESCRIPTION
Deliver a responsive, effective and efficient planning assessment system.
Plan and promote growth of new development within Cowra and the eight villages as identified in the Structure Plans for each of these centres.
Promote the prosperity of urban areas by directing future residential and large lot housing to existing zoned areas of R1 and R5 zoned land
Support the availability of an appropriate housing supply by responding to emerging housing needs (i.e. increased demand for independent living units and residential aged care facilities).
Maintain a suitable minimum lot size applying to the full range of residential housing types and types of subdivision in the Cowra Township and eight village areas.
Maintain a suitable minimum lot size applying to the full range of residential housing types and types of subdivision in the Cowra Township and eight village areas.
Actively engage with landowners and key stakeholders in planning for growth areas in the Cowra LGA.
Advocate for vulnerable groups in the community such as the elderly, persons with a disability, young and those suffering housing stress.

SPECIFIC ACTIONS

NO.	DESCRIPTION	TMEFRAME
8.1	Council will undertake a review of the Cowra Shire Council Development Control Plan 2014 and introduce controls that encourage housing diversity and facilitate higher density living in suitable areas.	SHORT
8.2	Council will monitor dwelling approvals against land supply to ensure that demand is being met in planned areas and report on these findings in the 5 yearly reviews of Cowra Local Environmental Plan 2012.	SHORT
8.3	Council will undertake a review of Cowra Council Development Control Plan 2014 to ensure building and design controls meet best practice and will continue to facilitate high quality buildings that maintain and improve the built and environmental amenity of the Cowra Shire.	SHORT
8.4	Council will undertake a review of the Cowra Shire Council Development Control Plan 2014 and introduce controls that encourage building design in accordance with the principals of Universal Design to create housing that usable by all people.	SHORT

RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 2, 5, 18, 19, 22, 22, 23, 25, 26, 28, 29
- Cowra Community Strategic Plan – H1, H2, H3, H4, H5, L3, L5, G2, B2
- Cowra Council Comprehensive Development Control Plan 2014
- Cowra Local Environmental Plan 2012
- Disability Inclusion Action Plan 2017





# PLANNING PRIORITY 9

## PROVIDE HIGH QUALITY OPEN SPACE AND RECREATION OPPORTUNITIES TO MEET THE NEEDS OF RESIDENTS AND VISITORS TO COWRA SHIRE

### RATIONALE

Open space includes parks, sportsgrounds, civic spaces, natural areas and play spaces, as well as the recreational facilities and infrastructure supporting these spaces.

Cowra benefits from a healthy network of well-maintained and utilised active and passive open space and recreation networks. The Cowra Peace Precinct, Bellevue Hill, Sid Kallas Oval, Col Stinson Park, River Park, Europa Park, Edgell Park, Brougham Park and the Cowra Swimming Pool are the primary spaces. The revitalisation of the Civic Square Precinct is a key project for the future, and excellent progress is being made on the Cowra Nature Based Adventure Playground, as well as the Sculpture Park at the John Moon Arboretum. With the exception of a few, the Shire's villages are also endowed with quality open space and recreation assets, many of which are actively being improved by community driven initiatives. Cowra is also an attractive and popular destination for caravanning and camping, with an excellent range of facilities on offer including caravan parks, primitive camp grounds, over-night amenities, parking and dump points.

Whilst open space provision is good across the LGA, the focus will be on improving these spaces to ensure they can continue to meet the needs of the population, including people with a disability or a special need.

In planning for open space and recreation, Council will adopt the key principles of equity-of access, visibility, flexibility, safety, sustainability, and sense of place. Council will seek to improve connections between key spaces and areas of significant activity and broaden the focus to include the Shire's eight villages.

Council will continue to maintain and enhance our green spaces in recognition of their value to the health and social and physical well-being of our community. As well as meeting the functional recreational needs of the community, having access to high quality and accessible public open spaces can support a range of health benefits including contributing to mental health and social connectivity and a sense of place. Cowra has a strong sporting community and continuing to plan for and provide high quality open space is important to ensure this is maintained.

Council will also continue to support community driven endeavours to improve these spaces.

### COUNCIL WILL

DESCRIPTION
Continue to explore funding strategies and grant opportunities that will allow for improvements to the network of active and passive open space in the Cowra LGA
Continue to provide support to Non-Council organisations responsible for the maintenance and improvement of key open space and recreation facilities, such as the Cowra Showground
Continue to provide a high standard of maintenance of public spaces and facilities within the Cowra Shire.
Continue to value and support the work of volunteer groups and individuals who assist in the provision of high quality recreational spaces and places in Cowra and particularly within the Shire's eight villages.
Continue to implement the recommendations of the Lachlan River Precinct Masterplan
Continue to implement the recommendations of the Cowra Peace Precinct Environmental Masterplan
Continue to implement the recommendations of the Cowra Pedestrian and Cycling Plan 2014.
Continue to improve open spaces within the Cowra Central Business District in accordance with recommendations of the Cowra CBD Masterplan.
Continue to participate on the Cowra Nature Based Adventure Playground Committee to advance the Cowra Nature Based Adventure Playground project.
Consider the needs of people with a disability when planning for open space and public places within the Cowra Shire in line with the Disability Inclusion Action Plan.
Council will continue towards an improvement/ redevelopment plan for the Cowra Aquatic Centre.
Consider the provision of well-designed shade, both natural and built, in the provision of all public infrastructure

### SPECIFIC ACTIONS

NO.	DESCRIPTION	TMEFRAME
9.1	For areas of significant open space and recreation value within the Shire's villages, Council will work with stakeholders to prepare Master Plans that reflect community aspirations and realistic improvement options and goals	MEDIUM
9.2	Council will review the Cowra Sport and Recreation Plan	SHORT
9.3	For all of the public spaces for which Cowra Council is the Crown Land Manager, Council will progressively prepare and implement a Plan of Management in consultation with the community.	SHORT

### RELATIONSHIP TO OTHER PLANS

- Central West and Orana Regional Plan – Directions 22, 23, 29
- Cowra Community Strategic Plan – H2, H5, L1, L2, L3, L4, L5, L6, G4, N2
- Cowra Council Sport and Recreation Plan
- Cowra Disability Inclusion Action Plan 2017







# STRUCTURE PLANS











## LANDUSE - BUILT ENVIRONMENT

-  Cowra township
-  Village settlement
-  Heritage protection
-  Visitor attractions / desitnations
-  Centre for business and civic activity
-  Centre for residential activity

## LANDUSE - AGRICULTURE

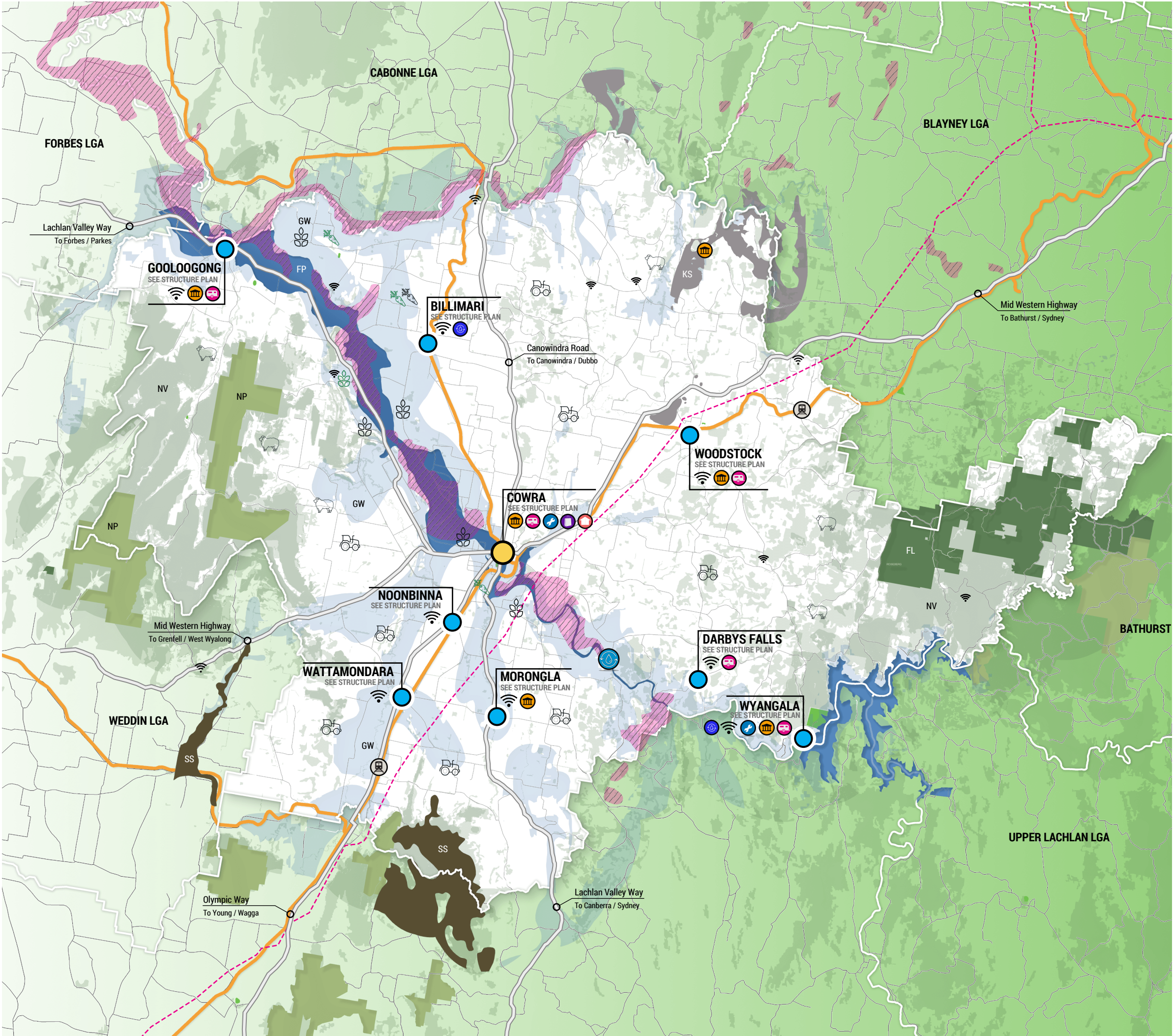
-  Biophysical strategic agricultural land
-  Irrigated horticulture
-  Dryland horticulture
-  Irrigated pasture
-  Irrigated cropping
-  Dryland cropping
-  Grazing

## INFRASTRUCTURE

-  State highway
-  Local road network
-  Rail investigation
-  Rail infrastructure
-  Gas pipeline infrastructure
-  Water supply investigation
-  Telecommunications blackspot issue
-  Major infrastructure project(s)

## ENVIRONMENTAL

-  KS Protect sensitive karst system
-  GW Protect sensitive groundwater
-  SS Protect sensitive soil
-  NP National park
-  FL Protect forestry land
-  NV Protect native vegetation
-  FP Manage flood prone land





COWRA TOWNSHIP  
STRUCTURE PLAN

EXISTING LAND-USE

- Residential
- Rural Residential
- Commercial Centre
- Supporting Commercial
- Light Industrial
- General Industrial
- Key Recreation
- Key Infrastructure

FUTURE LAND-USE

- Residential Growth
- Rural Residential Growth
- Industrial Growth
- Future Recreation
- Aviation Hub

LAND-USE INVESTIGATION

- Possible Rural Residential Growth
- Potential Hospital Location

BUFFER AREAS

- Buffer - Industrial Land
- Buffer - Sewage Treatment

MASTERPLANNED AREAS

- Masterplanned area - Cowra Peace Precinct
- Masterplanned area - Cowra CBD
- Masterplanned area - Cowra Airport
- Masterplanned area - Lachlan River Precinct

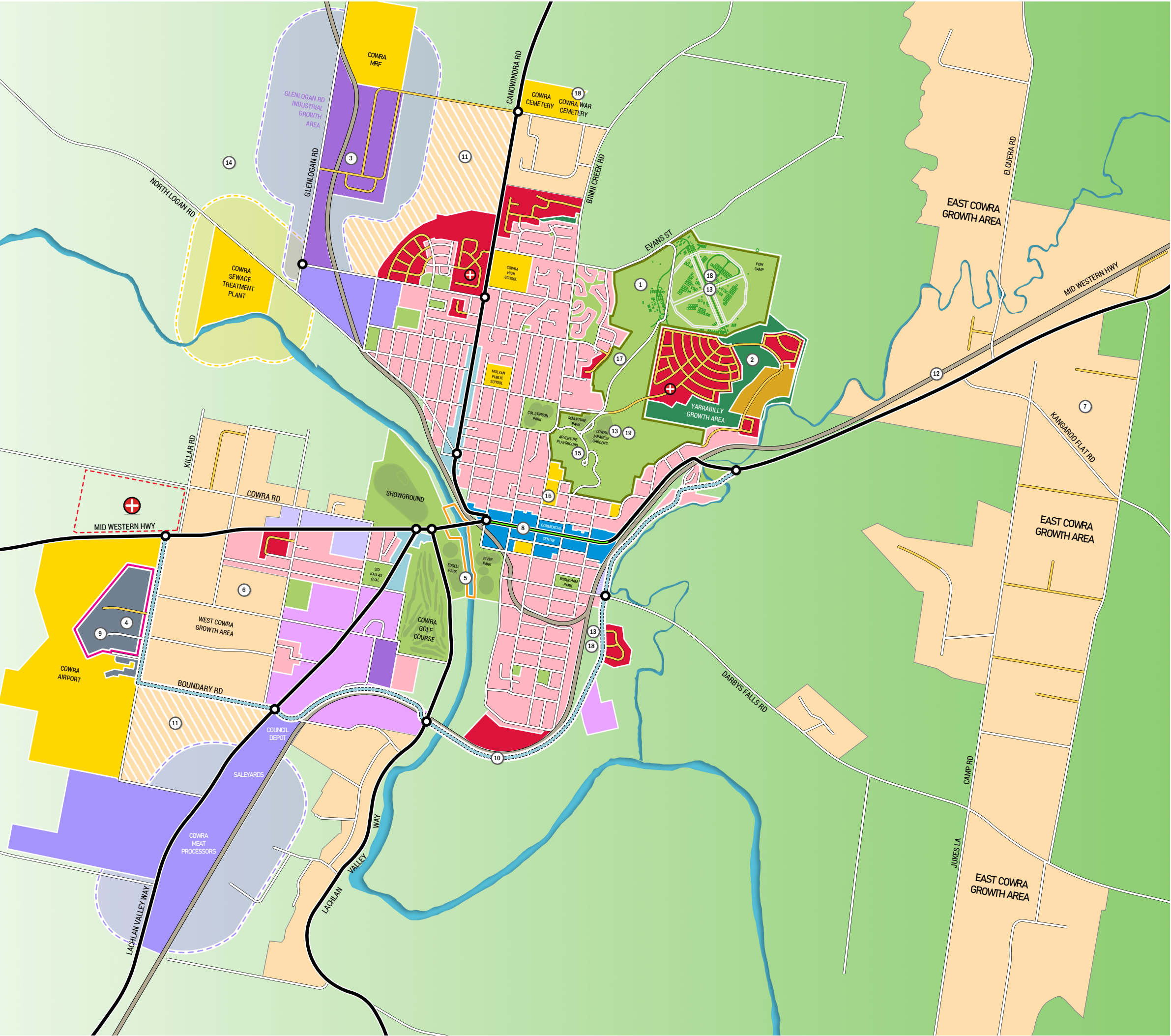
TRANSPORTATION NETWORK

- Main road network
- Main road network - future
- Local road network
- Local road network - Future (indicative)
- Rail network
- Key intersection

STRATEGIC PROJECTS

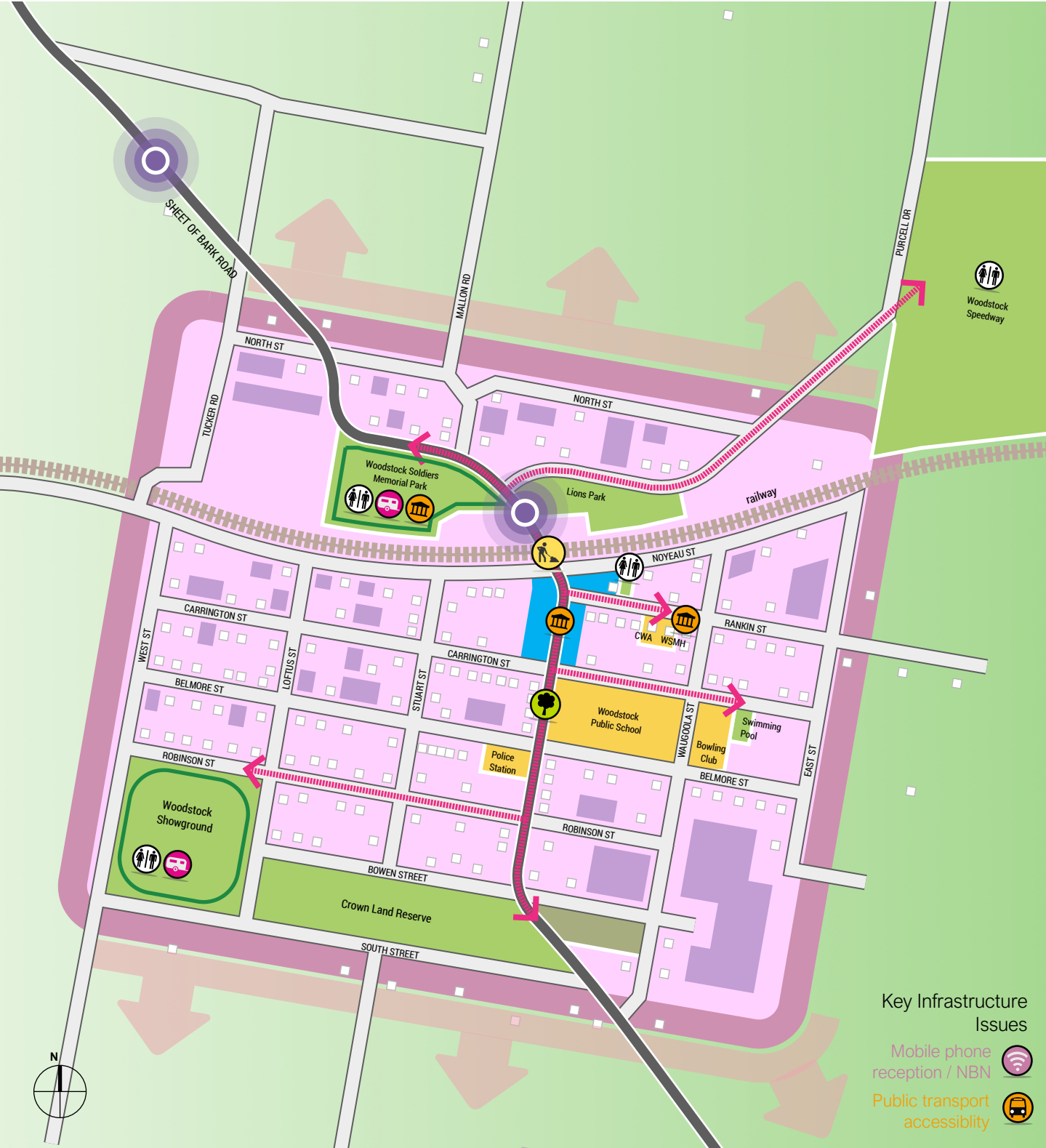
- 1 Implement Peace Precinct Masterplan
- 2 Develop Yarrabilly URA
- 3 Develop Glen Logan Road URA
- 4 Implement Cowra Airport Master Plan
- 5 Implement Lachlan River Master Plan
- 6 Augment sewer to West Cowra
- 7 Augment water to East Cowra
- 8 Implement CBD Master Plan
- 9 NSW Rural Fire Service Headquarters
- 10 Proposed heavy vehicle ring road system
- 11 Consider long term rural residential use
- 12 Re-open rail infrastructure
- 13 Increase regional tourism profile
- 14 Support renewable energy initiatives
- 15 Cowra Nature Based Adventure Playground
- 16 Cowra Hospital upgrade / replacements
- 17 Protect / enhance Aboriginal Heritage
- 18 Protect / enhance European Heritage
- 19 Support expansion of Japanese Gardens

0m 250m 500m

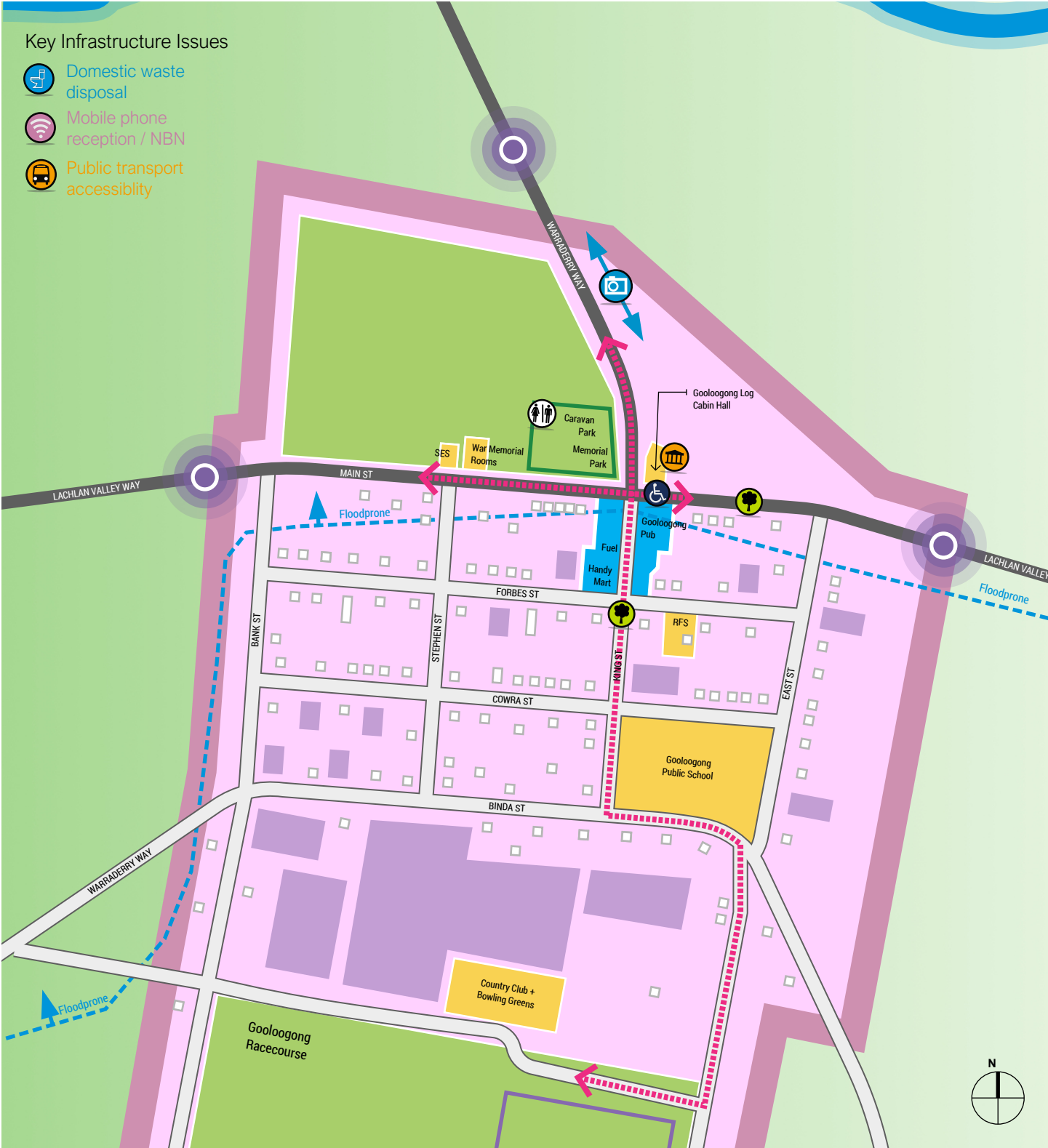




VILLAGE OF WOODSTOCK - STRUCTURE PLAN



VILLAGE OF GOOLOONGONG - STRUCTURE PLAN



LAND USE

- Village boundary
- Key open space
- Key commercial
- Key community use
- Key environmental
- Existing built form
- Nearby recreation
- Future expansion (if demand)
- Small holdings growth
- Protect / enhance waterway
- Investigation - alternate use
- In-fill housing opportunity

INFRASTRUCTURE

- Main road network
- Local road network
- Railway infrastructure
- Key transport connections
- Key water supply
- Parking improvements required
- Review waste management
- Advocate for street lighting
- Rail investigation
- Consider speed reduction
- Key pedestrian links
- Consider limiting truck access

PROJECTS

- Street tree improvements
- Amenity / facility improvements
- Possible primitive camping
- Environmental projects
- Public infrastructure project
- Signage project
- Masterplanning required
- Tourism opportunity
- Open space improvements
- Infrastructure improvements
- Heritage protection



VILLAGE OF WYANGALA - STRUCTURE PLAN



LAND USE

- Village boundary
- Key open space
- Key commercial
- Key community use
- Key environmental
- Existing built form
- Nearby recreation
- Future expansion (if demand)
- Small holdings growth
- Protect / enhance waterway
- Investigation - alternate use
- In-fill housing opportunity
- Manage flood prone land

INFRASTRUCTURE

- Main road network
- Local road network
- Railway infrastructure
- Key transport connections
- Key water supply
- Parking improvements required
- Review waste management
- Advocate for street lighting
- Rail investigation
- Consider speed reduction
- Key pedestrian links
- Consider limiting truck access

VILLAGE OF WATTAMONDARA - STRUCTURE PLAN



PROJECTS

- Street tree improvements
- Amenity / facility improvements
- Possible primitive camping
- Environmental projects
- Public infrastructure project
- Signage project
- Masterplanning required
- Tourism opportunity
- Open space improvements
- Infrastructure improvements
- Heritage protection



VILLAGE OF DARBYS FALLS - STRUCTURE PLAN



VILLAGE OF BILLIMARI - STRUCTURE PLAN



LAND USE

- Village boundary
- Key open space
- Key commercial
- Key community use
- Key environmental
- Existing built form
- Nearby recreation
- Future expansion (if demand)
- Small holdings growth
- Protect / enhance waterway
- Investigation - alternate use
- In-fill housing opportunity

INFRASTRUCTURE

- Main road network
- Local road network
- Railway infrastructure
- Key transport connections
- Key water supply
- Parking improvements required
- Review waste management
- Advocate for street lighting
- Rail investigation
- Consider speed reduction
- Key pedestrian links
- Consider limiting truck access

PROJECTS

- Street tree improvements
- Amenity / facility improvements
- Possible primitive camping
- Environmental projects
- Public infrastructure project
- Signage project
- Masterplanning required
- Tourism opportunity
- Open space improvements
- Infrastructure improvements
- Heritage protection



VILLAGE OF MORONGLA - STRUCTURE PLAN



LAND USE

- Village boundary
- Key open space
- Key commercial
- Key community use
- Key environmental
- Existing built form
- Nearby recreation
- Future expansion (if demand)
- Small holdings growth
- Protect / enhance waterway
- Investigation - alternate use
- In-fill housing opportunity

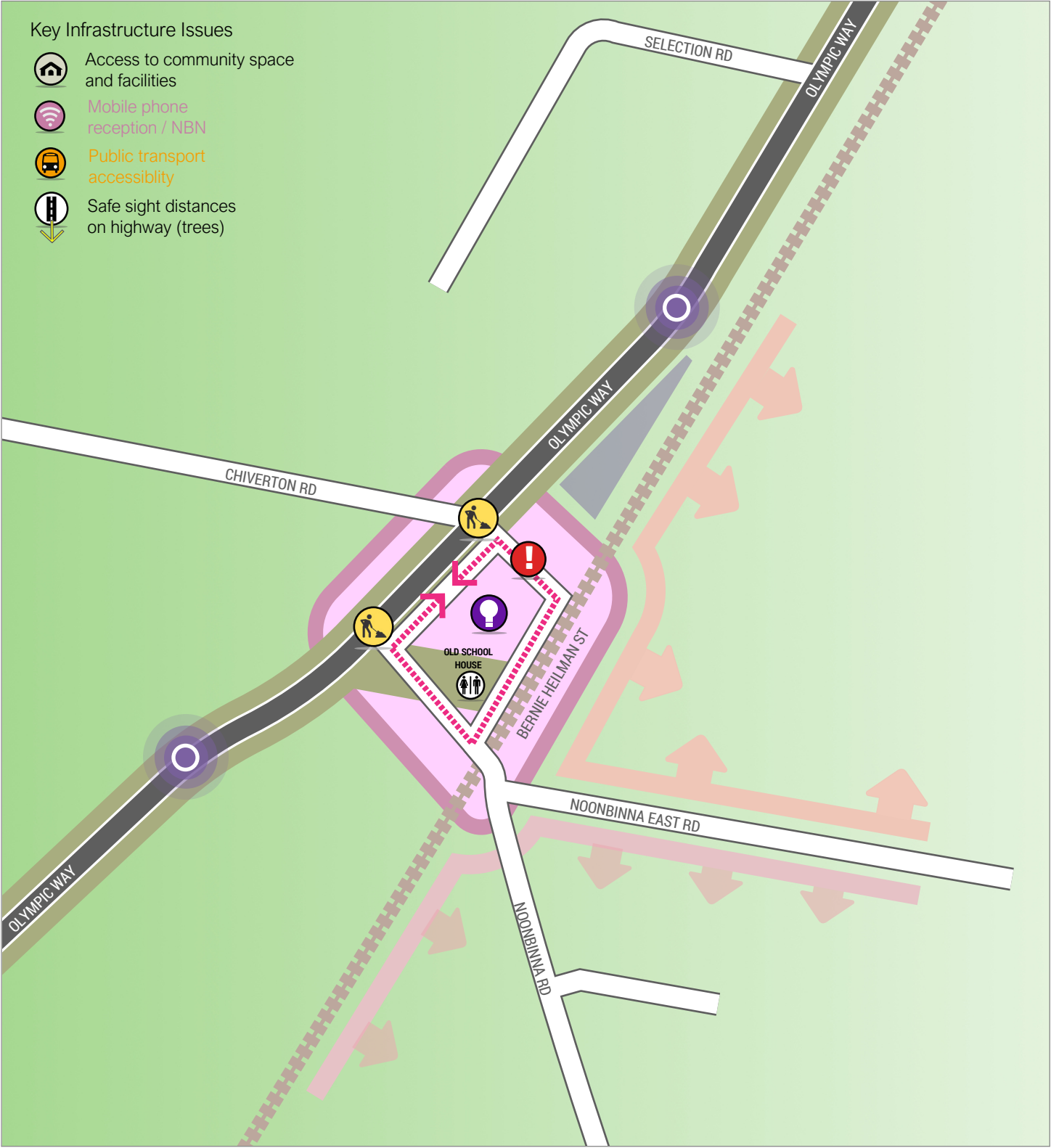
INFRASTRUCTURE

- Main road network
- Local road network
- Railway infrastructure
- Key transport connections
- Key water supply
- Parking improvements required
- Review waste management
- Advocate for street lighting
- Rail investigation
- Consider speed reduction
- Key pedestrian links
- Consider limiting truck access

PROJECTS

- Street tree improvements
- Amenity / facility improvements
- Possible primitive camping
- Environmental projects
- Public infrastructure project
- Signage project
- Masterplanning required
- Tourism opportunity
- Open space improvements
- Infrastructure improvements
- Heritage protection

VILLAGE OF NOONBINNA - STRUCTURE PLAN



Key Infrastructure Issues

- Access to community space and facilities
- Mobile phone reception / NBN
- Public transport accessibility
- Safe sight distances on highway (trees)





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