



REVIEW OF ENVIRONMENTAL FACTORS

Cowra Aquatic Centre Redevelopment

Review of Environmental Factors

Cowra Aquatic Centre Redevelopment

Prepared for: Cowra Shire Council

By: Infrastructure & Operations - CSC

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1 Introduction

This Review of Environmental Factors (**REF**) has been prepared on behalf of Cowra Shire Council (**Council**) to support proposed redevelopment works to Cowra Aquatic Centre (**CAC**) located at 140 Taragala St, Cowra. On the following Lots:

- **Lot 2 DP 66648 (Cowra Council)**
- **Lot PLT:7301 DP 1142766 (Crown Reserve)**
- **Lot 3 SEC 1 DP 758300 (Cowra Council)**
- **Lot 10 SEC 1 DP 758300 (Cowra Council)**
- **Lot 1 SEC 1 DP758300 (Cowra Council)**

The proposed works involves demolition and construction work to redevelop the existing facilities, including additions to improve and expand facilities at the Cowra Aquatic Centre. This REF has been prepared pursuant to Part 5 of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* as the redevelopment (referred to collectively as the 'works') constitute development for the purpose of implementing a management plan, permitted without consent, under Division 12 Parks and other public reserves of *State Environmental Planning Policy (Transport and Infrastructure) 2021 (SEPP TI)*. Specifically,

Development without consent

Division 12 Parks and other public reserves of the SEPP (Transport & Infrastructure) 2021,

(3) Any of the following development may be carried out by or on behalf of a public authority without consent on land owned or controlled by the public authority

(a) development for any of the following purposes

(ii) recreation areas and recreation facilities (outdoor), but not including grandstands,

Cowra Aquatic Centre is located on 4 Lots owned by Cowra Shire Council and 1 Lot classified as Crown land (State owned). This Lot is managed on behalf of the State by Cowra Shire Council as Reserve Trustee. Cowra Council is both the proponent and the determining authority for the proposed renewal works, it has confirmed this planning guidance from Environmental Services - Cowra Shire Council for this REF.

This REF is supported by a suite of specialist plans and reports as shown in **Table 1**. This review of environmental factors has been prepared and mitigation measures developed based on these plans and documents. The activity is to be undertaken in accordance with the plans and documents listed in the table below.

Council acknowledges that the works methodology and design documentation covered within this REF is conceptual and was prepared as part of the project establishment. Final (for construction) designs and completion of the Works will be undertaken by Council's awarded Contractor (Endeavour Pools and Spas Pty Ltd) and subject to approval by Council prior to commencement of delivery. Notwithstanding this, Council deems this REF to be final and will only be subject to amendment should the design or covered works materially differ from those prepared (ie. in the event of an expanded scope of works or significant works footprint adjustment).

Table 1. Supporting plans and reports

Supporting Report/Plans	Prepared by	Report Version/Date
Architectural Plans	Mova Rasi Architects	16 July 2024
Aboriginal Cultural Assessment for Lachlan River Precinct Master Plan	Oliver Brown Consulting Archaeology	November 2011

Lachlan River Precinct Master Plan	King & Campbell	December 2011
Electrical, Hydraulic Design & Construct Specification	Erbas	11 February 2022
Detailed drawings - 50m pool & toddler pool	Myrtha Pools	5 April 2024
Cowra Aquatic Centre Splashpad drawing	Playrope	12 April 2024
Pool finishes, Fixtures, Water Treatment & Equipment Specification	Commercial Pool Consulting	27 June 2024
Architectural Working Drawings/Sketch Information	Innovezza Consulting Engineers & Surveyors	4 July 2024
Structural Design Certificates	5S Projects Consulting Engineers	28 August 2024
Architectural design set	Illawarra Design Company	January 2026
Hydraulic Drawings	Aquatic Projects	24 April 2026
Program Pool	Mitchell Howes Civil & Structural Engineers	27 May 2026
Lap Pool structural design	Mitchell Howes Civil & Structural Engineers	3 June 2026
Splash Pad	Mitchell Howes Civil & Structural Engineers	10 July 2026
Plant Room	Mitchell Howes Civil & Structural Engineers	23 August 2026

1.1 Purpose of this REF

The purpose of this REF is to describe the activity, to document its likely impacts on the environment, and to detail the protective measures (safeguards) that would be implemented during construction. The REF has been prepared having regard to the relevant regulatory requirements including:

- EP&A Act
- *Environmental Planning and Assessment Regulation 2021* (the **Regulation**)
- *Heritage Act 1977*
- *Biodiversity Conservation Act 2016*
- *NSW Fisheries Management Act 1994*
- *Environment Protection and Biodiversity Conservation Act 1999*
- *Waste Avoidance and Resource Recovery Act 2001*
- *Contaminated Land Management Act 1997*
- *Water Management Act 2000*
- *SEPP (Transport and Infrastructure) 2021*
- *Cowra Local Environmental Plan 2012*
- *Cowra Development Control Plan 2021*

This REF outlines the activity and addresses the matters required under Part 5 of the EP&A Act in order to allow Council to make a determination on proceeding with the works.

2 The Site and Locality

2.1 Background and Staging

Cowra Shire Council is undertaking a range of renewal works at the Cowra Aquatic Centre that will be undertaken in stages as shown in **Figure I** below.

- The Stage 1 works consist of demolishing the existing pool plant room, 50m lap & program pools. Construction of two concrete pools, a 50m lap and a program pool. Installation of two new water filtration systems with associated heat pumps, electrical and plumbing works. Construction of a new splashpad and associated equipment.
- The stage 2 works will see construction of a new swimming club room/storage area and installation of a retractable shade structure over the 50m lap pool. The new club room/storage area will be constructed underneath the existing shade structure at west end of 50m lap pool.

Note: Stage 2 work has not been included in the current construction program at the Cowra Aquatic Centre.



Source: Intramaps, 2025

Figure I. Site location and staging

2.2 Site location and surrounding locality

Cowra Aquatic Centre is on land owned by Cowra Shire Council. A portion is Crown land (State owned), managed on behalf of the State by Cowra Shire Council as Reserve Trustee. It is located within the township of Cowra on the west side of Taragala St and Brougham St intersection. Cowra Shire Council as landowner and Reserve Trustee appointed by Crown Lands NSW State Government have support from the NSW State Government for the planned redevelopment of the site.

The Cowra Aquatic Centre is located within a wider public recreation area of River Park on the east side of the Lachlan River. The area includes Twigg Oval, Holman Oval, sports fields, playground equipment, undercover basketball court, shared paths, picnics/BBQ areas and open space.

The site is zoned RE1 Public Recreation under the Cowra Local Environmental Plan 2012 (**LEP**) and sits within the 'high hazard floodway' of the Lachlan River (Part O - Cowra DCP 2021). The existing Cowra Aquatic Centre facilities are not listed as a heritage item on Schedule 5 – Environmental Heritage of the Cowra LEP 2012.



Source: Cowra Sport & Recreation Plan 2021

Figure 2. Cowra Aquatic Centre - located within the wider River Park area.

The existing CAC has frontage to Taragala Street and an unnamed carpark entry road to the north. It currently comprises a seven-lane Olympic sized pool, a 15m x 6m program pool and two filtration buildings. The building located on the east side of the CAC site provides entry to the facility, cafe, administration, public amenities and observation area.

The areas of work proposed for the existing aquatic centre are shown by the images below in **Figure 2**.



50 lap pool & program pool to be demolished and replaced with a concrete shell pool.



Rendered filtration building to be retained. Shelter will be retained.



Image of existing filtration room to be demolished.



Open area where new splashpad will be constructed.

Source: CSC Images, 2025

Figure 3. Areas of work

3 Description of the activity

Cowra Aquatic Centre is included in the Cowra Sport & Recreation Plan 2021 and referenced in the Lachlan River Precinct Master Plan 2011.

The Cowra Sport & Recreation Plan 2021 was adopted by Cowra Council after receiving input and guidance from various local sporting bodies and public consultation. Recommendations were made for the River Park Precinct & Cowra Aquatic Centre. Listed as CAC1 and CAC2 in the 1-3 years action band these were,

CAC1. replacement of 50m and program pools due to significant structural issues.

CAC2. Installation of a splash pad to provide increased recreation for young children.

The Cowra Aquatic Centre detailed design has a number aims including,

- Demolition of existing pools, filtration rooms and associated infrastructure.
- Installation of new 50m lap pool with ramped access and new program pool on a timber pile footing system.
- Addition of a new splashpad area.
- Installation of two new filtration systems. One to service the 50m lap pool and one to service the program pool & splashpad area.

As landowner and appointed as 'reserve trustee' Cowra Council have been in regular contact with *Crown Lands - Department of Planning Housing and Infrastructure* to inform the NSW State Government of the aquatic centre redevelopment progress. Crown Lands have given support for the planned redevelopment of the Cowra Aquatic Centre.

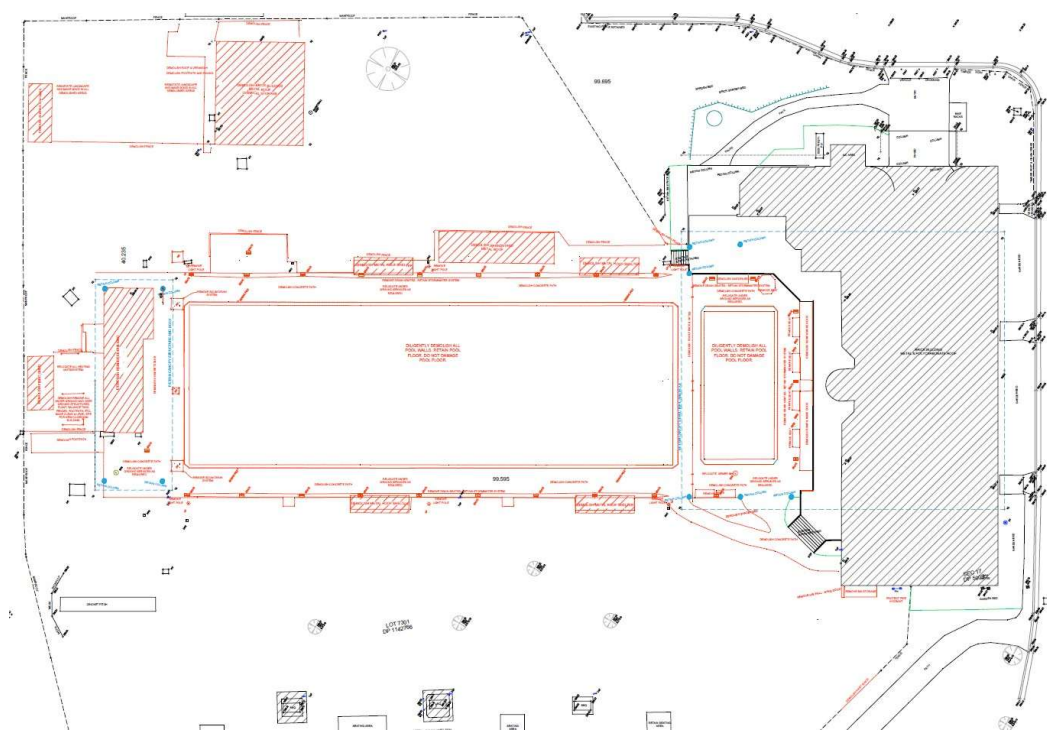
3.1 Staged Works

The proposed works listed below for Stage I are intended to replace and upgrade end-of-life facilities.

Stage I Works

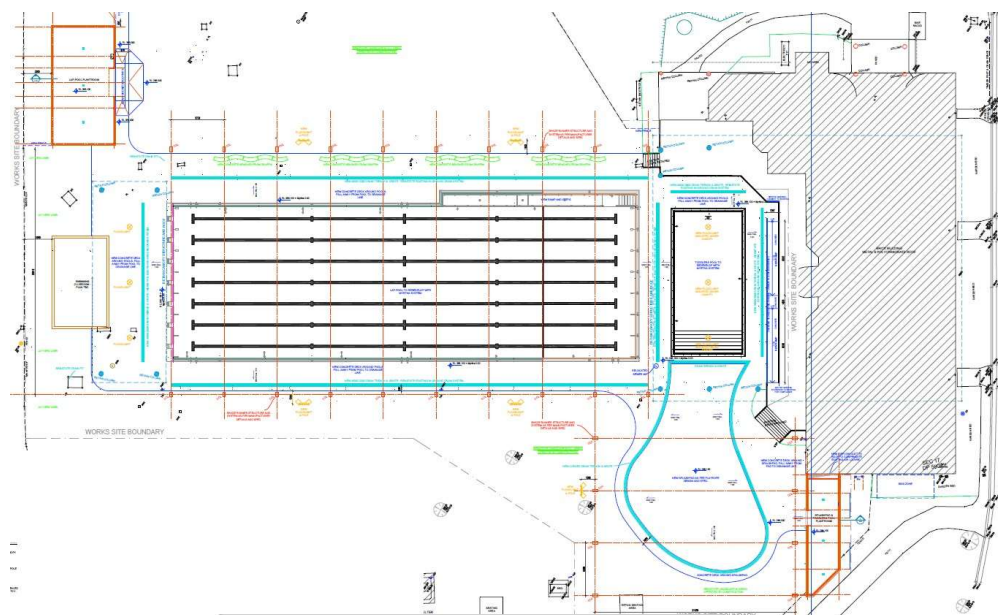
- Demolishing the existing 50m lap pool and program pool sides, ends and removal from site to licensed waste facility.
- Existing concrete pool floors will be removed. Engineered approved timber piling will be used to support the new concrete 'shell' of each pool.
- Earthworks and concrete work to form and pour the new concrete pool walls.
- Construction of ramped access on the northeast side of the new seven lane 50m lap pool.
- Decommission and demolition of existing filtration system / pool heating systems and building. Including removal from site to licensed waste facility.
- Construction of a new plant room (including plant for heat exchangers, pumps, electrical work and other equipment). One plant room will service the new lap pool, program pool and splashpad. It will be constructed on the northwest corner of the site.

- Construction of a new splashpad area adjoining the program pool at the south end. This includes all plumbing, electrical work and installation of water jet play equipment.



Source: Mova Rasi Architects

Figure 4. Location of demolition works outlined in red above.



Source: Mova Rasi Architects

Figure 5. Redevelopment plan for Stage I.

3.2 Equipment, hours of operation and duration

Construction equipment would consist of earthmoving equipment, trucks, vehicles, hiabs or cranes, hand-held power tools and smaller sized machines. The area of works at the Cowra Aquatic Centre will be closed off to the public while the works are being undertaken. The majority of usual work hours will be,

- Monday to Friday 7.00am to 6.00pm
- Saturday 8.00am to 1.00pm
- No work on Sunday or public holidays

It is envisaged Stage 1 works will be undertaken in the 'closed season' commencing April 2026 and finishing late November 2026.

3.3 Need for the proposed activity and alternatives

The proposed activity has been identified in the Cowra Sport & Recreation Plan 2021. The works have been identified as priority works by Council and are intended to replace end of life plant equipment and deliver refurbishment works to the existing 50m lap and program pool. The project includes meeting accessibility standards for the facility and a new splash play area.

4 Statutory planning framework

This section identifies the statutory and planning context for the proposed works and responds to the requirements of other relevant legislation.

4.1 Commonwealth legislation

The *Environment Protection and Biodiversity Conservation Act 1999* protects matters of National Environmental Significance (**NES**), such as threatened species and ecological communities, migratory species (protected under international agreements), and National Heritage places (among others).

Any actions that will or are likely to have a significant impact on the matters of NES require referral and approval from the Commonwealth Minister for the Environment. Significant impacts are defined by the Commonwealth² for matters of NES. The activity would not impact any matters of NES.

4.2 Environmental Planning and Assessment Act 1979

The *Environmental Planning and Assessment Act 1979* (**EP&A Act**) establishes the system for the review and assessment of land use and development decisions in NSW. Developments that require consent are generally assessed under Part 4 of the EP&A Act. Activities that do not require consent (but are not 'exempt' development) are still required to have their environmental impacts assessed under Part 5 of the EP&A Act, which is the case for this project.

There are two key aspects of the EP&A Act that need to be considered for this activity. These are Section 1.7 and Part 5. These are discussed below.

4.2.1 Section 1.7

This section of the EP&A Act requires consideration as to whether a proposed development will have a significant effect on threatened species, populations or ecological communities relating to terrestrial and/or aquatic environments.

The proposed works will be confined to the existing footprint of Cowra Aquatic Centre. The proposed works would not impact threatened species, populations or ecological communities.

4.2.2 Part 5 - Environmental Impact Assessment

In accordance with the State Environmental Planning Policy (Transport and Infrastructure) 2021 (**SEPP TI**), this activity does not require development consent under Part 4 (see **Section 4.3.1**) and is therefore subject to the environmental impact assessment and planning approval requirements of Part 5 of the EP&A Act.

In accordance with Sections 5.5 and 5.7 of the EP&A Act, the proponent and determining authority, must:

² <http://www.environment.gov.au/epbc/guidelines-policies.html>

- examine and consider to the fullest extent possible all matters affecting or likely to affect the environment by reason of the proposed activity.
- be satisfied that the impacts of the proposed activity are not likely to significantly affect the environment.

Clause 171 of the *Environmental Planning and Assessment Regulation 2021* (the **EP&A Regulation**) lists the factors which must be considered when determining if an activity assessed under Part 5 of the EP&A Act has a significant impact on the environment. The assessment of the proposed activity against clause 171 matters is contained in **section 5** of this REF. For activities with an estimated development cost of more than \$5 million, the REF must be published on Council's website.

Council will advertise tenders for stage 1 renewal works at the Cowra Aquatic Centre. Consequently, the activity may be assessed and determined by Council under Part 5 of the EP&A Act.

4.3 State and local plans and policies

The components of the project meet the definition of 'development without consent' under clause 2.73 of the SEPP TI. Meeting this requirement has the effect of not needing to comply with the requirements of other State environmental planning policies, local environmental planning instruments, development control plans and other strategies, where inconsistent with SEPP TI. Nonetheless, relevant legislation has been used as a framework to assess the activity and its acceptability within the surrounding environment as outlined in the following sections.

4.3.1 State Environmental Planning Policy (Transport and Infrastructure) 2021

The aims of the SEPP TI, (formerly SEPP Infrastructure 2007) include facilitating the effective delivery of infrastructure across NSW by identifying whether certain types of infrastructure and works require consent, can be carried out without consent or are exempt development.

The proposed renewal works at the Cowra Aquatic Centre are located on land within River Park which is owned by Cowra Shire Council and Crown Land. Cowra Shire Council have been appointed as 'reserve trustee' over the crown land within River Park.

The Cowra Sport & Recreation Plan 2021 identifies the replacement of aging pool infrastructure such as the 50m lap and toddlers pool as a short-term priority. Additionally, it identifies the need to expand the facility and include a 'splashpad' to provide increased recreation opportunities for young children.

Subclause 2.73 (2) of the SEPP provides that 'development for the purpose of implementing a plan of management' as works that do not require development consent.

The proposed Stage 1 renewal works are consistent with the Cowra Sport & Recreation Plan 2021 which provides an outline of works required at Cowra Aquatic Centre. A detailed assessment against the relevant provisions of the SEPP TI is provided at **Appendix A**.

4.3.2 Cowra Local Environmental Plan 2012

The site is zoned REI Public Recreation under the LEP (green highlighted area in **Figures 7 & 8**). Whilst the LEP specifies development with and without consent in the respective zones and the land use table in Part 2 (in which outdoor recreation facilities as proposed are permissible), these provisions are superseded by the application of SEPP TI.



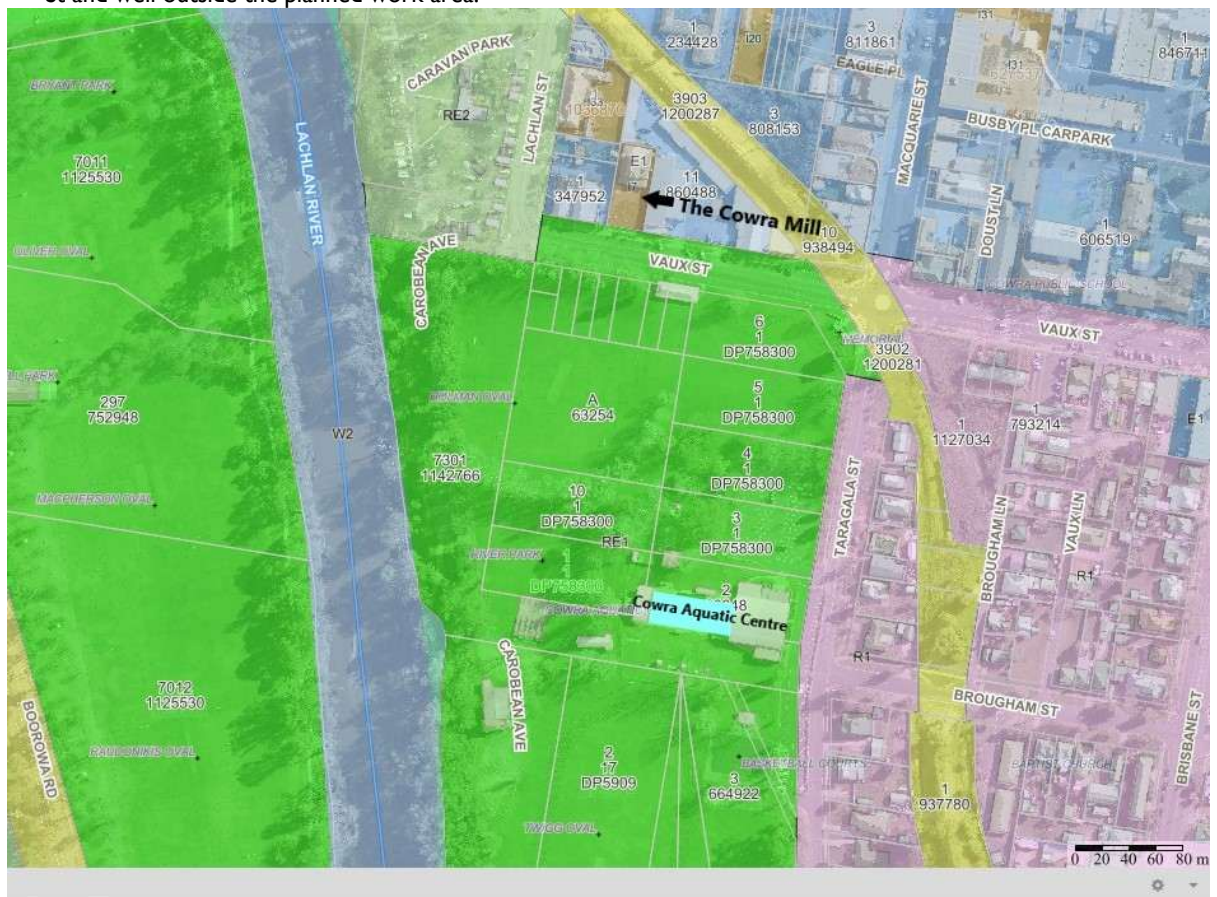
Source: Cowra IntraMaps, accessed 18/12/24

Figure 7. Land Use Zoning - REI Public Recreation

The remaining relevant provisions of the LEP are discussed below.

4.4 Heritage

River Park which includes *Twigg Oval*, *Holman Oval*, *Cowra Aquatic Centre* and associated infrastructure are not listed in Schedule 5 Environmental Heritage of the Cowra LEP 2012 (as shown in **Figures 8 & 9**). The nearest Schedule 5 listed item is 'The Cowra Mill' building located to the north of the site on Vaux St and well outside the planned work area.



= RE1 Public Recreation

= E1 Heritage Listed

Source: NSW Legislation, 2025 – Cowra Local Environmental Plan 2012 – Schedule 5 & Intramaps Planning Layer

Figure 8. Heritage Map – Cowra LEP 2012



Source: Cowra Local Environmental Plan – Heritage Maps - 2012

Figure 9. 002C Heritage Map – Cowra LEP 2012

History of River Park

It is important to recognise the culturally important significance of the area River Park is situated on. Aboriginal people lived along the Lachlan River, known by the Wiradjuri people as Kalari, Galiyarr for thousands of years. The inland river areas provided bush foods, medicines and formed part of a culturally significant landscape that supported the Aboriginals for generations.

River Park is located on the east side of the Lachlan River just upstream of the Cowra bridge. Prior to being declared and developed as a public recreation area the land consisted of open stretches cut by gullies and gravel outcrops. A number of dilapidated houses existed in the area.

In 1926 E.S.Twigg submitted a proposal to acquire the land along the western bank of the Lachlan River for the purpose of developing a recreation reserve. Mr. Twigg's proposal was not accepted by council, however he was instrumental in forming the New Sportsground Association which went ahead to acquire and develop the land with some limited council assistance.

Council took over this area in 1935 and went on to expand the recreation area by purchasing the land bounded by Lachlan St, Brougham St, west from Macquarie and Lachlan Streets and south from Vaux St. The Town Clerk Harold Holman and his staff planned and developed the ovals, groves of trees, open grasslands and an area for a children's playground.

In July 1946 it was announced by the Minister for Works & Local Government (Mr Cahill) that 20,000

pounds had been approved as an ordinary loan to Cowra Municipal Council to build swimming baths on 'the new recreation area on the river bank' (River Park).

Town Clerk, Mr. Holman was instrumental in the planning and construction of the Cowra Olympic Pool in 1947 – 1948. The 'Cowra Swimming Baths' were officially opened 4th December 1948 attended by an estimated 2,500 people.

River Park includes Twigg Oval, Holman Oval and Cowra Aquatic Centre these collectively form an area of 107 500m². Over the years the parks and facilities have been heavily utilised for both organised and recreational activities. River Park has accommodated Little Athletics, soccer, cricket, rugby league, basketball, school athletic and swimming carnivals over many years for the Cowra community.

There have been a variety of facility upgrades throughout the park area in the years following including irrigation, sports equipment storage sheds, cricket nets, shared paths, COLA (Cover Over Large Area) for the basketball court, public amenities, picnic areas, play equipment, vehicle parking areas and aquatic centre renovations.

With it's riverside setting River Park provides a picturesque natural environment for public enjoyment and recreation.

Statement of significance

The following sites of heritage significance is extracted from the State Heritage Inventory Database (10 Jan 2025) entry for Cowra township. None of the listed sites are located within the River Park area.

- **Cowra Prisoner of War Camp Site**

State Heritage Register

Item Name: Cowra Prisoner of War Camp Site

Address: Evans Street, Cowra

LGA: COWRA

LALC: COWRA

Listing No: 00619

Gazette Date: 04/02/1999

- **Cowra rail bridge over Lachlan River**

State Heritage Register

Item Name: Cowra rail bridge over Lachlan River

Address: Blayney-Harden railway, Cowra

LGA: COWRA

LALC: COWRA

Listing No: 01031

Gazette Date: 04/02/1999

- **Cowra Railway Station and yard group**

State Heritage Register

Item Name: Cowra Railway Station and yard group

Address: Blayney-Harden railway, Cowra

LGA: COWRA

LALC: COWRA

River Park is of high local historic, aesthetic and social significance as part of the 20th century development of the local area and largest open space recreation reserve south of Cowra township.

The establishment of the park in the 1930s recognised the need for open public space and parkland in the expanding town of Cowra.

It significantly continues to cater for passive recreation and sporting activities for the local and wider community. The various elements including two ovals and aquatic centre are enhanced by the parks planting including mature exotic/native trees and Carob tree avenue. Overall visual character, views and waterfront setting make a positive contribution to the local and wider area.

Impact Assessment

A review of the proposed redevelopment works at the aquatic centre will not adversely affect the identified heritage significance of River Park:

- Schedule 5 of the Cowra LEP 2012 does not specifically mention, nor ascribe significance to the aquatic centre. Opened in 1948, the site is a pool complex that provides a community amenity within River Park. To do so, it has been continuously and substantially modified to fulfil the evolving needs of the Cowra community.
- The area of works, including the pools, plant building and supporting concrete slab terrace, was constructed in 1947-48 with a renovation of these areas carried out in 2003 to extend the life of the original infrastructure. This infrastructure is now at the end of its service life and will be replaced as part of the upgrade of the aquatic centre. Therefore, there are no adverse impacts to the original aquatic centre footprint or the heritage of 'River Park'.
- Upgrades will introduce well designed amenities to Cowra Aquatic Centre enhancing kids pool safety, enjoyment and encouraging further patronage from the general public. New filtration systems saving power & water will be compliant with current standards. Accessibility at the facility will be upgraded to current requirements for patrons with mobility issues.
- The proposed works will not impact views from other parts of River Park or residences to the east of the site.
- There will be no impact on the heritage significance of River Park, part of which relates to its use as a place of active and passive recreation.

Whilst the other provisions of the LEP do not apply due to the development not requiring consent under Part 4 EP&A Act, a brief statement of consistency with relevant clauses is provided in **Table 2** below.

Table 2. Consistency with provisions of Cowra Local Environmental Plan 2012

Clause	Requirement	Compliance
2.2 Zone	The site is zoned REI Public Recreation. The proposed works do not involve a change in use.	Yes
4.3 Height of buildings	The proposed works do not result a change in building height.	Not applicable
4.4 Floor Space Ratio	The works will not change the existing FSR of the building.	Not applicable
5.10 Heritage Conservation	The proposed works comply with this provision in that: (a) they will not affect the environmental heritage of Cowra; (b) they will not impact on the heritage significance of River Park or heritage items in its vicinity; (c) River Park is not identified as an archaeological site in Schedule 5 of the LEP; (d) Cowra Aquatic Centre site is not known to be a place of Aboriginal heritage significance. As discussed in Section 4.3.1 the proposed works can be classed as development without consent under SEPP T1 as they are for the purposes of implementing an existing use of the site with Cowra Council appointed as reserve trustee. The heritage of the area has been considered in the Lachlan River Precinct Master Plan 2011 summary provided in Section 4.4. The Statement concludes the proposed works to CAC will have no impact on the heritage significance of River Park and will provide a considerable improvement to public amenity at CAC.	Yes
5.21 Flood Planning	River Park and the aquatic centre is identified in Part O of the Cowra DCP as located within a 'high hazard' floodway. The proposed work in Stage 1 are within the existing footprint of the aquatic centre and will be constructed to mitigate damage from flood inundation. The construction when completed will not significantly increase the distribution or height in flood levels of the area. The stormwater infrastructure on site is to be upgraded as necessary to support the proposed works.	Yes
6.1 Acid Sulfate Soils	The area of works is not located on land categorised as Acid Sulfate Soils class 5. The borehole logs from the geotechnical report did not identify organic sediments or hydrogen sulfide odours during the investigations	Yes

4.4.1 Cowra Shire Council Development Control Plan 2021

The *Cowra Shire Council Development Control Plan 2021 (DCP)* provides guidelines for development. While not applicable to the proposed works under this REF, a review against relevant sections has been undertaken to assess and guide the context of the activity as outlined within **Table 3**.

Table 3. Review against DCP

Clause	Comment	Compliance
General Provisions		
Demolition	The activity involves demolition of existing facilities to allow for the construction of new pools and filtration systems. The demolition works are required for items that cannot be reasonably repaired or which need to be altered to comply with more recent user requirements and current Australian Standards. Demolition of these areas are not anticipated to impact on the heritage value of the Aquatic Centre or River Park. Replacement infrastructure will be compatible with the materials and design style of the existing aquatic centre.	Yes
Alterations and Additions	The proposed works are to be constructed where existing additions have previously been built and are compatible with the design and function of the existing aquatic centre.	Yes
Heritage Conservation Areas and Heritage Items	The proposed pool facility & plant upgrades will be constructed on the existing aquatic centre footprint and will not significantly alter the Cowra Aquatic Centre appearance or wider River Park area. The proposed addition of a splash play area is not an unsympathetic alteration as it encourages greater use of the facility as an aquatic centre, and the works are to outdoor areas modified since the original 1948 swimming baths. The activity is considered to provide substantial improvements and new facilities at the aquatic centre. The activity is minor in terms of the change of the facilities appearance and will maintain the existing character of the area.	Yes
Ecologically Sustainable Development	The upgrades to the plant infrastructure support Council's sustainability targets by moving to more efficient and modern infrastructure.	Yes
Recreational Facility	No changes are proposed to the hours of operation. The activity is intended provide accessibility improvements, to refurbish and provide new higher quality facilities at the Aquatic Centre. Noise, traffic and parking matters will be further addressed in subsequent Stages if required by the works proposed.	Yes

Energy Efficiency	The proposed plant upgrades are intended to deliver energy efficiency improvements to the aquatic centre, increased thermal capacity, reliability and redundancy.	Yes
General Requirements - Waste	A construction waste management plan is to be prepared prior to the commencement of works.	Yes
Contamination	Remediation of the Site is to be conducted in accordance with industry best practice and the Construction Environmental Management Plan (CEMP) for the project.	Yes
Equity of Access and Mobility	Part of the renewal works will ensure all facilities being upgraded have been reassessed to ensure access arrangements comply with the current BCA standards for accessibility. The Architectural Plans identify the relevant works to be constructed in accordance with the relevant requirements.	Yes

Clause	Comment	Compliance
Cowra Council DCP Part C Biodiversity Management	A detailed ecological assessment of the River Park has been undertaken previously by Total Earth Care. Given the Cowra Aquatic Centre sits within managed open space and, - will not require the removal of any trees - not increase the footprint of the existing aquatic centre - has a relatively low habitat complexity the planned redevelopment should not cause any further threat to biodiversity of the park area. The extract below from Lachlan River Precinct – Ecological Assessment - Total Earth Care 2011 describes the aquatic centre area as, <i>Managed open space</i> <i>Area of managed open space, predominantly parkland and sports grounds, offer limited habitat features to fauna species as these areas are generally lower in habitat complexity. Single or isolated trees may offer some sheltering habitat to medium to large birds and arboreal mammals. Cleared mown areas offer foraging habitat for terrestrial mammals and birds. There is generally an absence of fully structured vegetation, large trees supporting hollows, limited leaf litter and loose surface soils, and an absence of logs and rotting stumps.</i> The following documents and registers have also been reviewed and will be considered in the preparation of the CEMP for the project construction phase. EPBC 2025 Cowra LEP 2012 Ecological	

Cowra Council DCP Part K Land-use buffers	Cowra Airport Obstacle Limitation Surface (OLS) is not infringed or impacted by the planned works. Any cranes or temporary structures will be assessed during construction and a NOTAM issued if necessary.	N/A
Cowra Council DCP Part M Parking	There is currently ample parking available at the facility. It is not envisaged the new work will cause a shortage of vehicle parking for patrons using the facility. The parking rates for the aquatic centre may be re- assessed at a later stage to confirm whether any additional requirements are necessary.	N/A
Cowra Council DCP Part N Landscaping	The area of works will be undertaken on the existing aquatic centre footprint which has existing trees, garden beds and grassed open space. The redevelopment will not require the removal of any trees. The addition of a splashpad area will be reduce the grassed area to the south of the program pool. However, the splashpad area will encourage greater use of this space for recreation by the public. Ample grassed area will remain available for patrons at aquatic centre. Once work is completed as outlined the turf areas will be reinstated around the new facilities. No additional landscaping is required to address or offset the works proposed.	Yes
Cowra Council DCP Part O Flooding Considerations	River Park is identified as a 'high hazard' floodway under the DCP. The proposed works do not result in an increase in the intensity of use on the site that would require any additional consideration of flood risk. Additionally, River Park has minor grade changes between the top of the riverbank and the aquatic centre which is located on the east side of River Park (170m from the river bank). The aquatic centre is likely to be inundated in a 'major' flood event by overland flow from the river. The buildings and infrastructure will be constructed to resist the effects of these events according to the BCA. All upgrades required to the hydraulic drainage/water systems to support the proposed works are to be carried out in accordance with the Specifications prepared for this project and constructed to the relevant Australian Standards.	Yes
Cowra DCP Part P (CPTED) Crime Protection Through Environmental Design	Where possible the final design will incorporate these principles. The facility has existing security features including fencing, alarm, cameras and lighting.	Yes

4.5 Other relevant legislation

Table 4 provides a list of other relevant legislation and its applicability (if any) to the activity.

Table 4. Summary of other legislative requirements

Legislation	Requirements for the activity
Heritage Act 1977	Not applicable. A section 60 approval is required where items listed on the State Heritage Register are to be impacted. The site does not contain any items listed on the State Heritage Register.
Fisheries Management Act 1994	Not Applicable.
National Parks and Wildlife Act 1974	Not Applicable.
Protection of the Environment Operations Act 1997	Not Applicable. The activity is not a Scheduled Activity and is not likely to generate significant waste streams. Therefore, an environmental protection licence under this Act is not required.
Waste Avoidance and Resource Recovers Act 2001 (WARR ACT)	The WARR Act aims to encourage the efficient use of resources in accordance with the principles of ecologically sustainable development. A Waste Management Plan (WMP) is to be prepared prior to the commencement of works.
Roads Act 1993	Not applicable. There are no works associated with the public roads adjacent to the site that require a section 138 approval. Council owns the roadway adjacent to the aquatic centre. Any future works in this roadway will require a section 138 approval.
Rural Fires Act 1997	Not applicable.
Water Management Act 2000	Not applicable.

Contaminated Land Management Act 1997	The purpose of this Act is to establish the process for investigating and where appropriate, remediation of land that the EPA considers to be significantly contaminated. The site is not listed as a contaminated site by the EPA. The site has been used as an aquatic centre since its construction in 1948. A site inspection and check of the Cowra Council Asbestos register shows there are two shed storage areas at the rear of the aquatic centre which contain asbestos containing wall lining or 'fibro' sheeting. The asbestos containing building material will require removal and disposal by a licensed removalist and taken to a licensed waste facility. The geotechnical report prepared for the site by Aitken & Rowe 2020 found the soil to be considered 'neutral' with very low salinity, low sulphate levels and considered non-aggressive and non-corrosive towards concrete & steel. There are two further bore test holes required to address a data gap (in the base of the existing pool). To be further investigated by the contractor when they are in care and control of site and have land access before undertaking works. Evidence and data to date indicate the soil material can be considered suitable for classification as General Solid Waste (GSM) and can be appropriately managed and disposed of as required.
Building Code of Australia (BCA)	A Detailed Design has been provided which demonstrates that all works are capable of complying with the relevant requirements provided the following recommendations are implemented: <i>Swimming pools over 40m must be provided with an accessible entry/exit area in compliance with Specification</i> <i>16. The below must be provided:</i> • an aquatic wheelchair; • slip resistance surface; • grade not steeper than 1:14; • a single handrail in compliance with Clause 12 of AS1428.1-2009 - Handrail to be provided full length from the top to the bottom area; • 1500mm long levelled area at the zero-depth entry point; levelled area at the bottom of the entry, maximum depth between 900-1100mm below the stationary level.

5 Environmental assessment and mitigation

This section of the REF describes how the activity would be managed, via environmental management plans and specific safeguards, to reduce the potential environmental impacts throughout detailed design, construction and operation. All factors of the environment potentially impacted upon by the activity have been considered. This includes:

- consideration under Section 171 of the EP&A Regulation
- biodiversity
- noise
- air quality
- Aboriginal cultural heritage
- non-Aboriginal heritage
- stormwater/floodwater
- waste and resources.
- traffic and parking

5.1 Clause 171 matters

Clause 171 of the EP&A Regulation sets out 18 matters that need to be considered when assessing environmental impact under Part 5 of the EP&A Act. The following headings address these factors.

Any environmental impact on a community?

The proposed works are to improve and update the existing facilities to meet user requirements including converting a grassed area for a 'splashpad' water play area and improving plant and equipment required for the aquatic centre.

During the proposed works there may be a minor impact on the community by causing:

- A minor increase in dust.
- A minor increase in noise resulting from additional plant equipment, however this will still be compliant with noise levels for construction in an urban area. Noting the works are located within a park area The Lachlan River on the west side and treed park area north and south of the site. Largely shielding the site from residential areas.
- At times there may be a minor increase in vehicles entering and/or leaving the site via the roadway to the east of the site.

The works will be carried out during standard construction hours as referred to in **Section 6.2** for safeguards and management measures.

Any transformation of a locality?

The proposed works are for maintenance, renewal and minor expansion of the Cowra Aquatic Centre within the existing footprint and would not have any adverse transformative impact on the locality.

Any environmental impact on the ecosystems of the locality?

No environmental impact on local ecosystems is anticipated.

Any reduction of the aesthetic, recreational, scientific or other environmental quality or value of a locality?

The proposed pool upgrades to the 50m lap pool, program pool and new splash play area would provide improved amenity and recreational benefits to the aquatic centre.

The proposed plant upgrade works will not be readily noticeable from any street frontages. The new filtration equipment will be enclosed in the new plant room. These works are mostly internal and are not accessible by the public.

Any effect on a locality, place or building having aesthetic, anthropological, archaeological, architectural, cultural, historical, scientific or social significance or other special value for present or future generations?

The proposed works are in areas where existing alterations to the aquatic centre have previously occurred. Additionally, the Cowra Aquatic Centre does not contribute significantly to the heritage value of River Park being a substantially modified centre that has been upgraded to meet changing community needs and expectations. No impacts to the heritage value of the aquatic centre are anticipated.

As identified in the Aboriginal Cultural Heritage Assessment for Lachlan River Precinct Master Plan (Oliver Brown Consulting Archaeology), River Park is a disturbed site due to cyclical flooding therefore it is unlikely that any Aboriginal sites or places will be impacted as a result of the activity. Furthermore, the previous development of the site has significantly disturbed the aquatic centre footprint. However, Council and associated contractors should still be aware that if a potential Aboriginal object is identified, all work must cease in the general vicinity and an archaeologist should be contacted to assess the object and advise on any further actions.

Any impact on the habitat of protected fauna (within the meaning of the National Parks and Wildlife Act 1974)?

The proposed works will have no impact on the habitat of protected fauna.

Any endangering of any species of animal, plant or other form of life, whether living on land, in water or in the air?

No fauna or flora species will be endangered by the proposed works.

Any long-term effects on the environment?

There would be no long-term impact on the environment.

The proposed works are located within the existing Aquatic Centre building footprint and would only present short-term construction impacts. These would include dust and noise from demolition and construction activities. The Stage 1 work will be undertaken with the aquatic centre closed to the public. Appropriate safeguards and management measures have been identified in **Section 6.2**.

Any degradation of the quality of the environment?

The proposed works would not degrade the quality of the surrounding environment. The site will continue to be used as an aquatic centre. Short term impacts of dust and noise may be evident although the measures to be taken anticipate this will be minimal.

Any risk to the safety of the environment?

The works involve demolition and construction works. However, these works will be appropriately maintained and not present a risk to the safety of the environment.

Any reduction in the range of beneficial uses of the environment?

The proposed maintenance works will not impact on the function of the space. The site will continue to be used as an aquatic centre and the proposed refurbishments and upgrades will increase the utility of the space to support community expectations.

Any pollution of the environment?

Dust may be generated from the demolition works required. These impacts would be short term in nature and could be managed during construction through use of temporary sound and dustproof barriers.

Qualified demolition contractors will be employed to undertake work, this includes handling any hazardous material such as asbestos containing building materials.

The proposed works are important for reducing maintenance and operating costs of the Aquatic Centre through improving thermal and energy efficiency. The new heat pump will improve the thermal capacity of the facility and will lower the operating capacity of the equipment, in turn contributing towards Council's sustainability targets.

Any environmental problems associated with the disposal of waste?

The proposed works would create minor construction and demolition waste streams.

Demolition waste would include, concrete, steel, ceramic tiles, fixtures and fittings, metal ducting, filtration equipment. Construction waste may include minor volumes of timber, concrete, tiles bricks, metal, plasterboard offcuts, floor coverings and soils classified as General Solid Waste. Demolition areas would be tested for hazardous materials and substances before construction starts. Waste streams will be managed by the nominated builder, pending confirmation of appropriate waste disposal locations.

Refer to **Section 6.2** for safeguards and management measures.

Any increased demands on resources (natural or otherwise) that are, or are likely to become, in short supply?

Given the nature of the works, and availability of construction materials, the proposed works would not place increased demands on resources.

Any cumulative environmental effect with other existing or likely future activities?

The proposed Stages 1 & 2 works are part of a planned suite of refurbishment and upgrade works which will occur in stages over time. The combined works will have a positive cumulative impact by improving the amenity of the facilities as well as water, energy and thermal efficiency of the aquatic centre.

Any impact on coastal processes and coastal hazards, including those under projected climate change conditions?

The proposed works would not have any impact on coastal processes or coastal hazards.

Any applicable local strategic planning statements, regional strategic plans or district strategic plans made under the Act, Division 3.1.

The proposed works will not have any impact on the strategic direction of Council's LSPS or the district strategic plans.

Any other relevant environmental factors.

In the event of a flood event, depending on notice measures will be taken to reduce the potential damage while construction is taking place. These measures may involve

- moving plant and material to higher ground,
- construction of temporary levy banks.
- pre-filling pools with water.
- rescheduling works.

5.2 Biodiversity

No trees have been identified to be removed, however there are trees located in close proximity to the area of works that will be protected during construction.

Refer to **Section 6.2** for safeguards and management measures.

5.3 Noise

The operation of the new plant equipment is not anticipated to result in an increase in noise at the site as it will be enclosed within a new purpose-built plant room. Additionally, the redevelopment of the existing pools and addition of the splash play area is not expected to result in an increase in noise as the activity is consistent with the existing uses.

Appropriate safeguards and management measures to address construction related noise issues have been identified in **Section 6.2**.

5.4 Traffic and parking

The existing parking facilities to the north and east of the Cowra Aquatic Centre more than cater for the current patronage of the aquatic centre and park areas. It is envisaged these parking areas will adequately support any increases in patronage of the aquatic centre after the redevelopment works are completed.

For larger events such as swimming carnivals there is extra parking available on the east side of River Park and surrounding local road network.

During construction works, there should not be parking impacts associated with the delivery of construction materials, machinery and increased demand for parking from construction workers as the aquatic centre will be closed for public use. An area of the parking area to the north and east of the aquatic centre may be used for a temporary compound if required for construction purposes.

If required, traffic control measures will be put in place for vehicles entering and leaving the site.

Vehicle access to the new plant rooms will be provided via existing gate access points at the aquatic centre.

5.5 Aboriginal Cultural Heritage

The Lachlan River Precinct Master Plan and associated Aboriginal Cultural Heritage Assessment (OBCHA) for the Lachlan River Precinct does not identify any Aboriginal Sites, objects or potential archaeological deposits within the aquatic centre footprint. The existing site is heavily disturbed by cyclic flood events prior to development of River Park and construction of the aquatic centre since, it is unlikely Aboriginal heritage impacts will arise from the proposed activity.

However, Council and associated contractors should be aware that if a potential Aboriginal object is identified, all work must cease in the vicinity and an archaeologist should be contacted to assess the object and advise on any further actions.

Refer to **Section 6.2** for safeguards and management measures.

5.6 Non-Aboriginal Heritage

The proposed Stage 1&2 works at the aquatic centre will not adversely affect the identified heritage significance of River Park. Refer to **Section 4.4** for additional discussion.

Refer to **Section 6.2** for safeguards and management measures.

5.7 Stormwater

There is a minor potential for increased stormwater runoff associated with the refurbishment works and the installation of the new splash play area. As shown in the provided civil engineering package, upgrades to the stormwater infrastructure on site is proposed to accommodate the changes to the aquatic centre facilities.

There is also potential for sediment runoff associated with the construction works. This can be effectively managed through appropriate sediment and erosion control measures identified in the civil package.

Refer to **Section 6.2** for safeguards and management measures.

5.8 Waste and Resources

There will be construction waste because of the activity with the anticipated waste streams resulting from the demolition and removal of plant equipment, upgrades to the pools and the construction of the new splash play area. Demolition areas would be tested for hazardous materials and substances before construction starts. Waste streams will be managed by the nominated builder, pending confirmation of appropriate waste disposal locations. Any hazardous materials will be disposed of in accordance with the relevant Environmental Protection Authority requirements.

A plan for waste management should be included in the project Construction Environmental Management Plan (**CEMP**).

Refer to **Section 6.2** for safeguards and management measures.

5.9 Contamination

Inspections and reports prepared to date for the site do not reveal any sign of significant contamination at the Cowra Aquatic Centre.

Remediation of the site will be undertaken where required during construction. At the conclusion of construction works, contractors will be responsible for any remediation of the work areas.

Stage I - will provide minor returfing of the open space area at the conclusion of works.

Refer to the Remediation Action Plan and **Section 6.2** for safeguards and management measures.

5.10 Cumulative Impacts

Cumulative impacts occur when two or more projects are carried out concurrently and in close proximity to one another. The impacts may be caused by both construction and operational activities and can result in a greater impact to the surrounding area than would be expected if each project was undertaken in isolation. Multiple projects undertaken at a similar time/similar location may also lead to construction fatigue, particularly around noise, traffic and air quality impacts, if not appropriately managed.

The proposed Stage I of work at aquatic centre has been designed to minimize disruption and the length of closure for the facility to deliver the upgrades.

6 Environmental Management

6.1 Environmental Management Plans (or System)

Safeguards and management measures have been identified in the REF in order to minimize adverse environmental impacts, including social impacts, which could potentially arise as a result of the activity. Should the activity proceed, these safeguards and management measures would be incorporated into the detailed design and applied during the construction and operation of the activity.

A Construction Environmental Management Plan (**CEMP**) will be prepared to describe the safeguards and management measures identified. The CEMP provides a framework for establishing how these measures will be implemented and who would be responsible for their implementation.

The CEMP will be prepared prior to construction of the activity and must be reviewed and certified by Council. The CEMP will be a working document, subject to ongoing change and updated as necessary to respond to specific requirements that may arise through the construction process.

6.2 Safeguards and Management Measures

Environmental safeguards and management measures outlined in this REF will be incorporated into the detailed design phase of the activity and during construction and operation phase. These safeguards and management measures will minimise any potential adverse impacts arising from the proposed works on the surrounding environment. The safeguards and management measures are summarised in Table 5.

Table 5. Summary of mitigation and management measures

Item / ID	Mitigation and management measure	Responsibility	Timing
General	A Construction Environment Management Plan (CEMP) is to be prepared prior to any construction works commencing to minimise impacts. The CEMP should include relevant REF Environmental Safeguards and Mitigation Measures including, but not limited to, erosion, sediment and control protocols for implementation during construction. This will ensure there are no impacts from erosion or runoff associated with the construction.	Contractor	Pre-Construction
	All key stakeholders including businesses and residents affected by the activity are to be notified at least five business days prior to the start of the activity.	Council / Contractor	Pre-Construction
	All personnel working on site are required to receive training to ensure awareness of environment protection requirements to be implemented during the project. This is to include site	Contractor	Pre-Construction
Item / ID	Mitigation and management measure	Responsibility	Timing

	induction and regular 'toolbox' briefings. Records of site induction training to be kept by project manager.		
	- Standard construction hours: * Monday to Friday 7:00am to 6:00pm * Saturdays 8:00am to 1:00pm * No work on Sundays or Public Holidays - Works outside these times may be carried out provided residents have been given a minimum 5 days' notice relating to 'out of hours construction. Unless the work is deemed to be urgent or an emergency.	Contractor	During Construction
Biodiversity	Care must be taken when moving equipment near vegetation to be retained. If works appear to encroach on retained vegetation including tree root zone, then advice from a qualified Arborist should detail appropriate tree protection measures. Clear signage should be in place to clearly delineate the impact areas from the retained trees.	Contractor	During Construction
Traffic	- Where possible, current traffic movements and property access locations are to be maintained during the works. Any disturbance is to be minimised to prevent unnecessary traffic delays - If required, appropriate traffic control measures will be put in place for vehicles entering and leaving the site and signs are to be erected regarding proposed works, temporary road closures, diversions, etc.	Contractor	During Construction
Stormwater	All sediment and erosion control measures must be installed appropriately for the duration of the works.	Contractor	Pre-Construction / During Construction
Construction Noise and Vibration	Always locate stationary mechanical plant as far away as practical from surrounding residential areas and staff working onsite.	Contractor	During Construction
	Construction of acoustic enclosures or other screening shall be provided around items of mobile plants such as generators or compressors where required.	Contractor	Pre-Construction / During Construction
	Mobile plants shall be selected that are already acoustically treated to provide low noise options.	Contractor	Pre-Construction / During Construction

Item / ID	Mitigation and management measure	Responsibility	Timing
	Construction shall be managed to minimise overall noise from the work place (designated vehicle routes, construction sheds to be located away from operating facilities, etc).	Contractor	During Construction
	- A Community Liaison Officer (Project Manager or Site Manager) is required to be appointed by the contractor prior to any works commencing on-Site. The Officer shall: - explain the project, duration of works, potential noisy periods and determine any particularly sensitive receivers or sensitive time periods and schedule works accordingly. - Ensure the contact details are easily accessible (i.e. on construction fencing, project newsletter updates, etc) and made available to residents prior to the works beginning. - As far as practicable, document and respond to any noise complaints received in relation to the project. - Provide on-going communication with the community for the length of the project via a range of media (e.g. individual contact, letter box drops, emailed newsletters, social media projects pages, clearly visible notice board at the Site office or on construction Site boundaries). - Undertake noise and/or vibration monitoring and testing upon receipt of a complaint from a neighbouring residential property.	Contractor	Pre-Construction / During Construction
Aboriginal Heritage	In the unlikely event that Aboriginal, or suspected Aboriginal, archaeological material is uncovered during the development, then works in that area are to stop and the area is to be cordoned off. The project manager is to contact the heritage consultant to make an assessment as to whether the material is classed as Aboriginal object/s under the <i>National Parks and Wildlife Act 1974</i>, and advise on the required management and mitigation measures. Works are not to recommence in the cordoned off area until heritage clearance has been given and/or the required management and mitigation measures have been implemented.	Contractor	During Construction

Item / ID	Mitigation and management measure	Responsibility	Timing
European Heritage	In the unlikely event archaeological, or suspected archaeological, material is uncovered during works, then works in that area are to cease and the area is to be cordoned off. The material is to be inspected by a heritage consultant and works in that area are only to recommence once heritage clearance has been gained and/or mitigation and management measures implemented.	Contractor	During Construction
Waste	A construction waste management plan is to be prepared prior to the commencement of works.	Contractor	Pre-Construction
	Waste is to be recycled where possible in accordance with the Waste Management Report.	Contractor	During Construction
	Any asbestos waste or other hazardous materials identified must be transported and disposed of in accordance with the relevant state or territory Environment Protection Authority (EPA) requirements.	Contractor	During Construction
	Working areas are to be maintained, kept free of rubbish and cleaned up at the end of each working day.	Contractor	During Construction
Contamination	Remediation of the Site is to be conducted in accordance with the industry best practice and Construction Environmental Management Plan (CEMP) for the project.	Council / Contractor	During Construction

7 Stakeholder and community consultation

This section summarises the consultation strategy for the activity and the consultation to occur during construction. It includes consultation with the community, relevant government agencies and stakeholders.

Community consultation requirements are set out under section 3.9 of SEPP T1. The SEPP states that consultation is required if the development:

- is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item, in a way that is more than minor or inconsequential, and
- is development that may be carried out without consent.

The proposed works will not impact the original heritage as they serve as general alterations and additions to existing facilities at the Aquatic Centre.

Council will notify the proposed works and nearby residents in accordance with the consultation and notification process in the Cowra DCP.

In accordance with clause 171 of the EP&A Regulations, as the activity has an estimated development cost of more than \$5 million, the REF will be published on Council's website.

Consultation to date

As part of the development of the Cowra Sport & Recreation Plan 2021 Otium Planning Group were appointed to undertake consultation with various stakeholders. These included sport and recreation clubs, primary and secondary schools, local government Councillors and employees, neighbouring Councils, NSW Office of Sport Western and Orana Region, youth and seniors' groups, and the general community.

Consultation methods were planned to maximise participation in the engagement process and included the use of one-on-one interviews, user-group surveys, community surveys, school surveys and workshops.

During this consultation process the 1-3yr Sport & Recreation Facility Priorities was drafted and adopted by Cowra Council in 2021. These priorities include the recommendations for the Cowra Aquatic Centre.

Where appropriate the recommendations from the community have been incorporated into the revised plans published with this REF.

8 Conclusion

This REF has been prepared to fulfil the requirements of Section 5.5 of the EP&A Act to facilitate determination of an activity by the determining authority, which in this case is the Council.

This REF outlines the potential environmental impacts of the proposed redevelopment works to the Cowra Aquatic Centre. The proposed activity warrants favorable consideration and support as:

- The proposed works are expected to result in positive social impacts resulting from the increased amenity of the improved facilities.
- The proposed works seek to implement the Sports & Recreation Facility Priorities for the aquatic centre.
- The activity will not negatively impact on the heritage values of River Park.
- Funding for the project to proceed has been provided by,

Cowra Shire Council

NSW State Government – Stronger Country Communities Fund Round 5

NSW State Government - Growing Regions Program Round 1

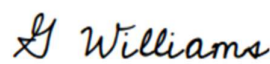
Australian Government – Local Roads & Community Infrastructure Round 3

The key environmental impacts are temporary construction related impacts such as noise and dust generated from the use of construction plant, tools and demolition works.

All anticipated environmental impacts can be satisfactorily managed through the implementation of site-specific mitigation measures as described within this REF. Carried out in this manner the proposed activity is unlikely to significantly affect the environment and therefore, under section 5.7(1) of the EP&A Act, does not require the preparation of an environmental impact statement.

9 Certification

This Review of Environmental Factors provides a true and fair review of the activity in relation to its potential effects on the environment. It addresses the fullest extent possible all matters affecting or likely to affect the environment as a result of the activity.

Prepared by:	Reviewed by:
Signed: 	Signed: 
Rod Hayes – Project Manager, Cowra Council	Grace Williams Project Manager - Cowra Works
Date: 25 – 9 - 2026	Date: 25/09/2026
I certify that I have reviewed and endorsed the contents of this REF document and, to the best of my knowledge, it is in accordance with the EP&A Act, the EP&A Regulation and the Guidelines approved under clause 170 of the EP&A Regulation, and the information it contains is neither false nor misleading. Endorsed by Cowra Council Representative: Name: Dirk Wymer Position: Director – Infrastructure & Operations Date: 14-10-2026  Signature	

10 Glossary

Abbreviation	
ACM	Asbestos Containing Material
BCA	Building Code of Australia
BC Act	Biodiversity Conservation Act 2016
CEMP	Construction Environment Management Plan
CLM Act	Contaminated Land Management Act 1997
CMP	Conservation Management Plan
Council	Cowra Shire Council
DCP	Cowra Shire Council Development Control Plan 2021
DP	Deposited Plans
DSI	Detailed Site Investigation
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPA	Environmental Protection Authority
GSM	General Solid Waste
HCA	Heritage Conservation Area
LEP	Cowra Shire Council Local Environmental Plan 2012
NES	National Environmental Significance
PFAS	Perfluoroalkyl and Polyfluoroalkyl Substances
Activity	Proposed Stage 1 & 2 works including plant upgrades, new 50m lap pool & toddlers pool, new splash play area, new clubroom/storage area & shade structure at Cowra Aquatic Centre, the subject of this Review of Environmental Factors
REF	Review of Environmental Factors
SEPP TI	State Environmental Planning Policy (Transport and Infrastructure) 2021
TSC Act	Threatened Species Conservation Act 1995
WARR Act	Waste Avoidance and Resource Recovers Act 2001

APPENDIX A: ASSESSMENT AGAINST SEPP TI

(State Environmental Planning Policy – Transport & Infrastructure 2021)

A.1: Assessment against SEPP TI (State Environmental Planning Policy – Transport & Infrastructure 2021)

Clause	Requirement	Compliance
Division 1 Consultation		
2.11	2.11 Consultation with councils—development with impacts on local heritage (1) This section applies to development carried out by or on behalf of a public authority if the development— (a) is likely to affect the heritage significance of a local heritage item, or of a heritage conservation area, that is not also a State heritage item, in a way that is more than minor or inconsequential, and (b) is development that this Chapter provides may be carried out without consent. (2) A public authority, or a person acting on behalf of a public authority, must not carry out development to which this section applies unless the authority or the person has— (a) had an assessment of the impact prepared, and (b) given written notice of the intention to carry out the development, with a copy of the assessment and a scope of works, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located, and (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.	This REF has been prepared on behalf of Council demonstrating the proposed works will not have an impact on the heritage significance of River Park.
Division 12 Parks and other public reserves		
2.73	Development permitted without consent (1) Development for any purpose may be carried out without consent— (a) on land reserved under the National Parks and Wildlife Act 1974, or acquired under Part 11 of that Act, if the development is for a use authorised under that Act, or (b) on land declared under the Marine Estate Management Act 2014 to be a marine park or an aquatic reserve if the development is for a use authorised under that Act, or (2) Development for any purpose may be carried out without consent—	The proposed works at Cowra Aquatic Centre are located on land zoned RE1 within River Park. The area is identified as Crown managed land. Cowra Council is the Crown Land manager for the park. The development is for the purposes of implementing an adopted council plan for the continued use of the area as an aquatic centre.
Clause	Requirement	Compliance

(a) on Trust lands within the meaning of the Centennial Park and Moore Park Trust Act 1983, by or on behalf of the Centennial Park and Moore Park Trust, or (b) on trust lands within the meaning of the Parramatta Park Trust Act 2001, by or on behalf of the Parramatta Park Trust, or (c) on Crown managed land, by or on behalf of— (i) the Secretary, or (ii) a Crown land manager of the land (or an administrator of the manager), or (iii) the Ministerial Corporation, or (iv) the Minister administering the Crown Land Management Act 2016, if the development is for the purposes of implementing a plan of management adopted for the land under the Act referred to above in relation to the land or in accordance with the Local Government Act 1993 in relation to Crown managed land managed by a council. (3) Any of the following development may be carried out by or on behalf of a public authority without consent on land owned or controlled by the public authority— (a) development for any of the following purposes— (i) roads, pedestrian pathways, cycleways, single storey car parks, ticketing facilities, viewing platforms and pedestrian bridges, (ii) recreation areas and recreation facilities (outdoor), but not including grandstands, (iii) visitor information centres, information boards and other information facilities, (iv) lighting, if light spill and artificial sky glow is minimised in accordance with the Lighting for Roads and Public Spaces Standard, (v) landscaping, including landscape structures or features (such as art work) and irrigation systems, (vi) amenities for people using the reserve, including toilets and change rooms, (vii) food preparation and related facilities for people using the reserve, (viii) maintenance depots, (ix) portable lifeguard towers, (b) environmental management works, (c) demolition of buildings (other than any building that is, or is part of, a State or local heritage item or is within a heritage conservation area). Note—	The Cowra Sport & Recreation Plan 2021 identifies the works which are the subject of this REF.
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