Plan Introduction

PART A



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

COWRA COUNCIL
DEVELOPMENT
Control Plan
2026

Cowra Council

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2026
DEVELOPMENT
Control Plan

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Introduction to Plan

PART A.1

This part provides introduction information relating to the Cowra Council Development Control Plan 2026.

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A.1.1. Introduction

A.1.1.1. Name of Plan

This Plan is called the Cowra Shire Council Development Control Plan 2026

The Plan has been prepared in accordance with section 3.43 of the Environmental Planning and Assessment Act 1979 (the EP&A Act).

A.1.1.2. Application of this plan

This plan applies to all land in the Cowra Shire Local Government Area (LGA).

A.1.1.3. Date of commencement

The plan was adopted by Cowra Shire Council at its Ordinary Meeting held on the 25th May 2026 and came into effect on 3rd June 2026, being the date notice of commencement of plan was published on website of Cowra Shire Council.

A.1.1.4. Purpose of the Plan

The principal purpose of this Plan is to provide guidance on the following matters:

a. Giving effect to the aims of Cowra Local Environmental Plan 2012,

b. Guiding development that is permissible under Cowra Local Environmental Plan 2012,

c. Achieving the objectives of land-use zones prescribed under Cowra Local Environmental Plan 2012.

The controls included in this Plan should be taken into account as part of the design phase of new development and will be taken into consideration by Council as part of the assessment of new Development Applications. All controls are designed to improve planning outcomes for the Cowra community.

Together, the LEP and this Plan form the land-use planning framework for the Cowra LGA.

A.1.1.5. Aims and Objectives of Plan

The broad aims of this Plan are:

d. To improve Cowra's social, economic and environmental challenges through development and growth.

e. To ensure growth and development in Cowra is inclusive, safe, resilient and sustainable.

f. To create development that enhances all aspects of our daily lives, and creates better places, public spaces and the built environment for people to enjoy.

A.1.1.6. Relationship to other plans

This plan is to be read in conjunction with other environmental planning instruments, Cowra Council policies, codes and specifications such are relevant to specific aspects of a development proposal.

In the event of an inconsistency between this Plan and any other environmental planning instrument applying to the same land, the provisions of the other environmental planning instrument will prevail to the extent of the identified inconsistency.

In addition to the provisions of this Plan, Council must also make an assessment of those matters specified for consideration under Section 4.15 of the EP&A Act.

A.1.1.7. References in plan

References to specific legislation, standards, policies and or government agency names are current at the date of commencement of this plan and are to be referenced as including any updates and changes made post commencement of this plan.

A.1.1.8. Repeal of existing DCPs

In accordance with Clause 16(2) of the Environmental Planning and Assessment Regulation 2021, this Plan repeals the Cowra Shire Council Development Control Plan 2021.

A.1.2. Parts of this Plan

The Cowra Shire Council Development Control Plan 2025 (DCP) is comprised of 16 Parts. A list of these Parts is contained to the right of page.

Depending on the nature of a particular proposed development, one or more Parts of the DCP may contain relevant controls that need to be considered.

Applicants are encouraged to review all parts of the DCP for relevance to their application and contact Council direct for any further advice.

Part	Name of Part
A	Introduction to plan
B	Land Management
C	Biodiversity Management
D	Subdivision Code
E	Residential Development
F	Rural Development
G	Rural Residential Development
H	Commercial Development
I	Industrial Development
J	Cowra Regional Airport
K	Land-use Buffers
L	Advertising and Signage
M	Parking, Access and Mobility
N	Landscaping
O	Environmental Hazard Management
P	CPTED

A.1.3. Plan amendments

This plan is subject to amendment from time to time, subject to the plan making requirements of the EP&A Act. Readers of this Plan should refer to the list of amendments described in the table to the bottom of page.

A.1.4. Variation to controls

Council accepts that it is not possible to plan for all development scenarios and there will inevitably be situations where strict compliance is not able to the achieved for some developments.

Where the DCP contains provisions or sets standards with respect to an aspect of a development, and the Development Application does not comply with those provisions or standards, Council will be flexible in applying those provisions or standards and allow reasonable alternative design responses that achieve the objectives of those provisions or standards for dealing with that aspect of the development.

Where an aspect of a development does not comply with a provision or standard in this plan, Council may consent to the Development Application but only where a written statement has been provided which seeks to justify the non compliance and evaluate how any proposed alternative solution achieves the objectives of those provisions or standards for dealing with that aspect of the development.

Development Applications involving a departure from a control or standard contained within this DCP may need to be reported to a Council meeting for determination, depending upon the variation requested. The process of reporting a Development Application to Council can lead to an increase in the time taken to finalise the determination of the Development Application.

Amendment No.	Date of Council Resolution	Effective Date	Description of Amendment

Glossary

Acronym	Definition
AEP	Annual Exceedence Probability
AHD	Australian Height Datum
APZ	Asset Protection Zone.
ARI	Average Recurrence Interval
AS	Australian Standards
AS/NZS	Australian Standards / New Zealand Standards
BAM	Biodiversity Assessment Method
BC Act	Biodiversity Conservation Act 2016
BCA	Buiding Code of Australia
BDAR	Biodiversity Development Assessment Report
BFSA	Bushfire Safety Authority
BOS	Biodiversity Offset Scheme
CBD	Central Business District
CC	Construction Certificate
CPTED	Crime Prevention Through Environmental Design
DA	Development Application
DCP	Development Control Plan. The acronym DCP is given to mean the Cowra Development Control Plan 2026.
DDA	Commonwealth Disability Discrimination Act 1992
DIA	Disability Inclusion Act 2014
DIAP	Cowra Disability Action Plan
DP	Deposited Plan
DSP	Developer Servicing Plan
DPIE	Department of Planning, Infrastructure and the Environment
EPA	Environmental Protection Authority
EPA Act	Environmental Planning and Assessment Act 1979
ESCP	Erosion and Sediment Control Plan
FPA	Flood Planning Area
FPRM	Flood Plain Risk Management Plan
FPL	Flood Planning Level
GFA	Gross Floor Area
LEP	Local Environmental Plan. In the context of the Cowra DCP, the acronym LEP is given to mean the Cowra Local Environmental Plan 2012.
LGA	Local Government Area
LLS Act	Local Land Services Act 2013
LSZ	Minimum Lot Size Map Series
MLS	Minimum Lot Size
NatHERS	National Housing Energy Ratin Scheme
NDB	Non-Direction Beacon
NSW	New South Wales
OLS	Obstacle Limitation Surface
PBP	Planning for Bushfire Protection
RFS	NSW Rural Fire Service
POS	Private Open Space

Acronym	Definition
PSA	Public Safety Area
PSZ	Public Safety Zone
REF	Review of Environmental Factors
RL	Reduced Level
SC	Subdivision Certificate
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SFPP	Special Fire Protection Purpose
STP	Sewage Treatment Plant
SWMP	Soil and Water Management Plan (SWMP)
URA	Urban Release Area
VPA	Voluntary Planning Agreement
WSUD	Water Sensitive Urban Design



PREPARED BY
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