

commercial development

PART H



COWRA COUNCIL
116 KENDAL STREET
COWRA NSW 2794

COWRA COUNCIL
COMPREHENSIVE DCP
2021

table of contents

H.1. COWRA CBD CONTROLS	5
H.1.1. Application of this part	5
H.1.2. Objectives	6
H.1.3. Setback Controls	6
H.1.4. Building Design Controls	7
H.1.6. Building Height Controls	8
H.1.5. Awning Controls	8
H.1.7. External Lighting Controls	9
H.1.8. Solar Access Controls	9
H.1.10. Fencing & Security Controls	10
H.1.9. Open storage areas and waste management	10
H.1.11. Servicing Controls	11
H.1.12. Signage	11
H.1.13. Landscaping	11
H.1.14. Soil Erosion and Sediment Control	11
H.2. REDFERN STREET CONTROLS	13
H.2.1. Application of this part	13
H.2.2. Objectives	14
H.2.3. Setback Controls	15
H.2.4. Building Height Controls	15
H.2.5. Building Design Controls	16

H.2.6. External Lighting Controls	17
H.2.7. Solar Access Controls	17
H.2.8. Fencing & Security Controls	18
H.2.9. Waste Management Controls	18
H.2.10. Servicing Controls	19
H.2.11. Signage	19
H.2.12. Landscaping	19
H.2.13. Soil Erosion and Sediment Control	19
H.2.14. Parking, Access and Mobility	19
H.3. WEST COWRA CONTROLS	21
H.3.1. Application of this part	21
H.3.2. Objectives	22
H.3.3. Setback Controls	23
H.3.4. Building Height Controls	23
H.3.5. Building Design Controls	24
H.3.6. External Lighting Controls	25
H.3.7. Solar Access Controls	25
H.3.8. Fencing & Security Controls	26
H.3.9. Waste Management Controls	26
H.3.10. Servicing Controls	27
H.3.11. Signage	27
H.3.12. Landscaping	27
H.3.13. Soil Erosion and Sediment Control	27
H.3.14. Parking, Access and Mobility	27

central business district

PART H.1

This Part provides the standards and controls for new development in the Cowra Central Business District, being land to which the B2 Local Centre zone applies.

H.1.1. Application of Section	5
H.1.2. Objectives	5
H.1.3. Setback Controls	6
H.1.4. Building Height Controls	6
H.1.5. Building Design Controls	7
H.1.6. Awning Controls	8
H.1.7. External Lighting Controls	8
H.1.8. Solar Access Controls	9
H.1.9. Fencing & Security Controls	9
H.1.10. Open storage areas and waste management	10
H.1.11. Servicing Controls	10
H.1.12. Signage	11
H.1.13. Landscaping	11
H.1.14. Soil Erosion and Sediment Control	11
H.1.15. Parking, Access and Mobility	11
H.1.8. Fencing & Security Controls	17
H.1.9. Waste Management Controls	17

H.1.2. Objectives

The objectives for development in the Cowra Central Business District (CBD) are:

- a. To promote functional commercial and business development that makes a positive contribution to the streetscape and visual amenity of the surrounding area.
- b. To promote a high standard of design, materials and construction.
- c. To encourage the continued use of street awnings, where these are prominent features of the commercial environment.
- d. To minimise the visual impact of larger buildings fronting public spaces or neighbouring residential dwellings.
- e. To ensure that building height is consistent with the scale appropriate to the location of the land.
- f. To encourage the creation of secure environments for commercial businesses and customers of those businesses.
- g. To reinforce strong definition of streets and public spaces.
- h. To improve pedestrian amenity and the quality of the public domain.
- i. To improve pedestrian access and mobility.
- j. To enable the safe and appropriate use of footpaths for outdoor dining and trading activities.

H.1.3. Setback Controls

Setbacks are important as they establish the building's location in relationship to the lot boundaries, the streetscape and neighbouring buildings. In commercial areas, setbacks can be used to reinforce a strong street definition and improve pedestrian accessibility.

- a. New buildings along Kendal Street should be constructed with frontages to the street alignment (i.e. zero setback). Circumstances where it may be inappropriate for buildings to be built flush with the street alignment include:
 - i. The site is adjacent to a freestanding or setback heritage building. In this case, the new building may need to be aligned with the setback of the heritage building.
 - ii. A larger setback is required for suitable uses such as outdoor seating or a cafe.
- b. For buildings outside of Kendal Street, setbacks should:
 - i. Reinforce the existing street pattern, character and function.
 - ii. Be compatible with adjacent building setbacks.
 - iii. Be appropriate for the level of pedestrian activity and proposed land-use.
- c. Side and rear setbacks must allow for adequate servicing of the development and must meet the requirements of the Building Code of Australia.

H.1.4. Building Design Controls

The Cowra CBD is the hub of commercial activity in the Cowra Shire. High quality building design is important to ensure that this area remains attractive, cohesive and functional for all users.

General

- a. The continuity of retail, business premises and shop fronts is to be maintained.
- b. New development should promote an enhanced pedestrian environment through attractive facades and frontage treatments that open up onto the street.
- c. Passive surveillance of all public places is to be promoted by ensuring appropriate orientation of buildings.
- d. New commercial buildings should be designed so that all external infrastructure / services (including air conditioning units, plant rooms, ducting etc) can be screened from view from a public place or road (as much as is practically possible).

Articulation

- e. Building elevations / facades (especially for larger buildings) should reduce bulk and scale and provide visual interest through the use of variations in:
 - i. Facade treatments
 - ii. Roof lines.
 - iii. Openings, recesses and windows.
 - iv. Building materials and colours.
- f. Large expansive blank walls are not permitted unless abutting a building wall (with no openings) on adjoining allotment.

Street frontages

- g. Development at the ground level adjacent to streets should avoid large blank walls, have clearly defined entrances, incorporate windows for visibility in and out of any business, promote pedestrian activity, and provide for accessible entry and exit.
- h. Commercial or retail development on corner sites with limited setbacks should incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a landmark feature of the street.

Colours and Materials

- i. External materials (particularly metal clad roofs and walls) should have low reflectivity if they are visible from a public road, public place of neighbouring residential property and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive.
- j. Colour schemes selected for buildings should be sympathetic and complementary to surrounding buildings and should be designed to blend with the streetscape in order to strengthen urban design and streetscape appearance.

H.1.6. Building Height Controls

Managing building height is about ensuring there is a reasonable level of uniformity along the streetscape. There are no set height limits for buildings in the Cowra CBD, however the design of new commercial buildings needs to be carefully considered with the following controls to avoid adverse impacts on the streetscape.

- a. New buildings should be designed to be compatible with streetscape character.
- b. New buildings should be sympathetic to adjacent buildings and, if necessary, provide a transition in height to adjacent buildings to minimise visual impact.
- c. New buildings should be designed to minimise overshadowing of public places and private open spaces of adjacent buildings.

H.1.5. Awning Controls

Awnings contribute significantly to the positive characteristics of the streetscape in the Cowra CBD. They are a prominent feature of most buildings in the area, and improve pedestrian amenity by providing shelter from the elements. The following controls aim to reinforce the use of awnings in the Cowra CBD:

- a. Continuous street frontage awnings are to be provided for all new developments facing Kendal Street, between Macquarie and Brisbane Streets.
- b. Awning design must be coordinated with building facades and be complementary in alignment and depth to the adjoining buildings and its awnings.
- c. The reinstatement of historical awnings is encouraged where appropriate.
- d. Awning dimensions should generally be:
 - i. Minimum soffit height of 3.3 metres.
 - ii. Low profile, with slim vertical fascia or eaves (generally not to exceed 300mm height)
 - iii. Setback a minimum of 600mm from the kerb.
 - iv. Extend a maximum of 3.6 metres from the building.
 - v. Located to ensure no conflict with street trees.
- e. Canvas blinds along the street edge are generally not permitted.
- f. Under awning recessed lighting is to be provided to facilitate night use and public safety.
- g. Where the street or ground level is sloped, awnings should step down the hill.
- h. Where an awning is supported by one or more posts, the awning must be structurally adequate such that if any one of the supporting posts were removed or damaged by vehicle impact, the awning would not collapse.

Note: Awning maintenance remains the responsibility of the relevant property owner, and not Cowra Shire Council.

H.1.7. External Lighting Controls

External lighting can be used to enhance the appearance and functionality of buildings and spaces within the commercial environment. Lighting is also important for public safety, particularly at night time for pedestrians and motorists. The following controls aim to guide the appropriate use of lighting in the Cowra CBD:

- a. Any external lighting of buildings is to be considered with regard to:
 - i. The integration of external light fixtures with the architecture of the building (for example, highlighting external features of the building).
 - ii. The contribution of the visual effects of external lighting to the character of the building, surrounds and skyline.
 - iii. The energy efficiency of the external lighting system.
 - iv. The amenity of residents in the locality.
 - v. The potential impact on motoring safety.
- b. Floodlights should not be installed on buildings in the B2 Local Centre zone.

H.1.8. Solar Access Controls

The solar access of a property refers to its potential to receive adequate sunlight so certain areas of a building can catch the sun's energy. In areas where residential and commercial land uses co-exist, such as the periphery of the CBD, it is important for commercial building design to consider the solar access of neighbouring residential areas.

- a. New commercial development is to ensure that a minimum of 3 hours of direct sunlight is received to at least 50% of the living areas and private open space of adjoining dwellings in residential zones between 9.00am and 3.00pm on 21 June.
- b. If the existing residential property or open space already receives less than 3 hours of sunlight then the development should not further reduce this solar access.

H.1.10. Fencing & Security Controls

The design of fences has an impact on the real and perceived safety of users within a commercial environment. Poorly designed fencing can also reduce motorist's safety and also adversely impact on the attractiveness of commercial spaces. The visual impact, scale and design of fences in commercial areas all need to be carefully considered.

Fencing

- a. Fencing that is visible from a public place should be visually unobtrusive and softened with a high standard of landscaping where physically possible.
- b. Fencing that is forward of the building should be constructed with a combination of solid and open landscaped elements in a style that complements the commercial building.

Security Gates / Grills

- c. Access gates shall be set back from the public roadway a sufficient distance to allow a vehicle to stand without hindering vehicular or pedestrian traffic on the public road whilst the gate is open and closed.
- d. Security grilles are permissible on shopfronts but only where they are see through, and will not dominate the streetscape or adversely impact on passive surveillance.

H.1.9. Open storage areas and waste management

Most business activities generate a waste stream and require the temporary or permanent storage of goods. If waste collection and storage areas are not properly designed, located or maintained, they can impact on the attractiveness, functionality and general amenity of commercial spaces.

- a. Open storage areas should be screened from public places, including public roads, and are to be sealed.
- b. Screen fences are to be a maximum of 2.4 metres in height and goods are not to be stacked higher than the actual fence.
- c. Open storage areas are to be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties.
- d. Landscaping is generally not an acceptable method of screening on its own, unless it is already well established and the applicant can demonstrate that the storage area will be effectively screened. Landscaping may only be used for screening purposes when undertaken in conjunction with fencing, and other screening devices.
- e. Full details of the materials likely to be stored on the site are to be provided to Council for assessment as part of the Development Application.
- f. The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.
- g. Sufficient space must be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.
- h. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The commercial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.1.11. Servicing Controls

All new commercial development is expected to be serviced to a minimum level. The provision of essential services allows commercial development to function properly.

- a. New commercial developments must be connected to Council's reticulated water and sewerage supply system.
- b. The design and layout of commercial developments must provide space and facilities to enable efficient and cost-effective provision of reticulated services.
- c. Any upgrades to public infrastructure including water, sewer, electricity, natural gas, roads and stormwater, necessary to service the proposed development must be carried out by the applicant and at no cost to service providers.
- d. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The business activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.1.12. Signage

Developments proposing signage must comply with the controls contained in Part L of this Development Control Plan – Advertising and Signage.

H.1.13. Landscaping

New commercial developments must comply with the controls contained in Part N of this Development Control Plan – Landscaping.

H.1.14. Soil Erosion and Sediment Control

New commercial developments involving construction work must comply with the controls contained in Part Q of this Development Control Plan – Soil Erosion & Sediment Control.

H.1.15. Parking, Access and Mobility

New development must comply where required with the controls contained within Part M of this Development Control Plan – Parking, Access & Mobility.

redfern street commercial area

PART H.2

This Part provides the standards and controls for new development in the Redfern Street commercial area, being land to which the B5 Business Development zone applies.

H.2.1. Application of Section	13
H.2.2. Objectives	13
H.2.3. Setback Controls	14
H.2.4. Building Height Controls	14
H.2.5. Building Design Controls	15
H.2.6. External Lighting Controls	16
H.2.7. Solar Access Controls	16
H.2.8. Fencing & Security Controls	17
H.2.9. Waste Management Controls	17
H.2.10. Servicing Controls	18
H.2.11. Signage	18
H.2.12. Landscaping	18
H.2.13. Soil Erosion and Sediment Control	18
H.2.14. Parking, Access and Mobility	18

Part H.2 applies to any commercial development that is permissible within the following the B5 Business Development Zone under Cowra Local Environmental Plan 2012.



H.2.2. Objectives

The objectives for development in Redfern Street are:

- a. To promote functional commercial and business development that makes a positive contribution to the streetscape and visual amenity of the surrounding area.
- b. To promote a high standard of design, materials and construction.
- c. To minimise the visual impact of larger buildings fronting public spaces or neighbouring residential dwellings.
- d. To ensure that building height is consistent with the scale appropriate to the location of the land.
- e. To encourage the continued use of street awnings, where these are prominent features of the commercial environment.
- f. To avoid unsightly or visually intrusive development
- g. To reinforce strong definition of streets and public spaces.
- h. To improve pedestrian amenity and the quality of the public domain.
- i. To improve pedestrian access and mobility.
- j. To encourage the creation of commercial environments that meet the principles of Crime Prevention Through Environmental Design.
- k. To enable the safe and appropriate use of footpaths for outdoor dining and trading activities.

H.2.3. Setback Controls

Setbacks are important as they establish the buildings location in relationship to the lot boundaries, the streetscape and neighbouring buildings. In commercial areas, setbacks can be used to reinforce a strong street definition and improve pedestrian accessibility.

Generally, setbacks should:

- a. Reinforce the existing street pattern, character and function.
- b. Be compatible with adjacent development and adjacent building setbacks.
- c. Be appropriate for the level of pedestrian activity and proposed land-use.
- d. Not result in buildings that obstruct sight distance at intersections.
- e. Allow for adequate servicing of the development
- f. Comply with the requirements of the Building Code of Australia.
- g. Be not less than 3 metres where the boundary is shared by a residential zone.
- h. Not be used for on-site car parking.

H.2.4. Building Height Controls

Managing building height is about ensuring there is a reasonable level of uniformity along the streetscape. There are no set height limits for buildings in the B5 Business Development Zone, however the design of new commercial buildings needs to be carefully considered with the following controls to avoid adverse impacts on the streetscape.

- a. New buildings should be designed to be compatible with streetscape character.
- b. New buildings should be sympathetic to adjacent buildings and, if necessary, provide a transition in height to adjacent buildings to minimise visual impact.
- c. New buildings should be designed to minimise overshadowing of public places and private open spaces of adjacent buildings.

H.2.5. Building Design Controls

High quality building design is important to create attractive and functional commercial environments for all users. The application of the following controls will lead to the growth and development of a new standard of commercial buildings in the B5 Business Development Zone.

General

- a. The continuity of retail, business premises and shop fronts is to be maintained.
- b. New development should promote an enhanced pedestrian environment through attractive facades and frontage treatments that open up onto the street.
- c. Passive surveillance of all public places is to be promoted by ensuring appropriate orientation of buildings.
- d. New commercial buildings should be designed so that all external infrastructure / services (including air conditioning units, plant rooms, ducting etc) can be screened from view from a public place or road (as much as is practically possible).

Articulation

- e. Building elevations / facades (especially for larger buildings) should reduce bulk and scale and provide visual interest through the use of variations in:
 - i. Facade treatments
 - ii. Roof lines.
 - iii. Openings, recesses and windows.
 - iv. Building materials and colours.
- f. Large expansive blank walls are not permitted unless abutting a building wall (with no openings) on adjoining allotment.

Street frontages

- g. Development at the ground level adjacent to streets must avoid large blank walls, have clearly defined entrances, incorporate windows for visibility in and out of any business, and promote pedestrian activity.
- h. Commercial or retail development on corner sites with limited setbacks must incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a landmark feature of the street.

Colours and Materials

- i. Corporate colours and logos should, where possible, be incorporated into the overall colour scheme and not be the dominant feature.
- j. External materials (particularly metal clad roofs and walls) must have low reflectivity if they are visible from a public road, public place or neighbouring residential property and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive.
- k. Colour schemes selected for buildings shall be sympathetic to surrounding buildings and should be designed to blend with the streetscape in order to strengthen urban design and streetscape appearance.

H.2.6. External Lighting Controls

External lighting can be used to enhance the appearance and functionality of buildings and spaces within the commercial environment. Lighting is also important for public safety, particularly at night time for pedestrians as well as motorists.

- a. Any external lighting of buildings is to be considered with regard to:
 - i. The integration of external light fixtures with the architecture of the building (for example, highlighting external features of the building)
 - ii. The contribution of the visual effects of external lighting to the character of the building, surrounds and skyline
 - iii. The energy efficiency of the external lighting system
 - iv. The amenity of residents in the locality.
 - v. The potential impact on motoring safety.
- b. Floodlights should not be installed for buildings in the Redfern Street commercial area.

H.2.7. Solar Access Controls

The solar access of a property refers to its potential to receive adequate sunlight so certain areas of a building can catch the sun's energy. It is important for commercial building design to consider the solar access of neighbouring residential areas.

- a. New commercial development is to ensure that a minimum of 3 hours of direct sunlight is received to at least 50% of the living areas and private open space of adjoining dwellings in residential zones between 9.00am and 3.00pm on 21 June.
- b. If the existing residential property or open space already receives less than 3 hours of sunlight then the development should not further reduce this solar access.

H.2.8. Fencing & Security Controls

The design of fences has an impact on the real and perceived safety of users within a commercial environment. Poorly designed fencing can also reduce motorist's safety and also adversely impact on the attractiveness of commercial spaces. The visual impact, scale and design of fences in commercial areas all need to be carefully considered.

Fencing

- a. Fencing that is visible from a public place should be visually unobtrusive and softened with a high standard of landscaping where physically possible.
- b. Fencing that is forward of the building should be constructed with a combination of solid and open landscaped elements in a style that complements the commercial building.

Security Gates / Grills

- c. Access gates shall be set back from the public roadway a sufficient distance to allow a vehicle to stand without hindering vehicular or pedestrian traffic on the public road whilst the gate is open and closed.
- d. Security grilles are permissible on shopfronts but only where they are see through, and will not dominate the streetscape adversely impact on passive surveillance.

H.2.9. Waste Management Controls

Most business activities generate waste or take deliveries as part of their day to day business. If these areas are not properly designed, located or maintained, they can impact on the attractiveness, functionality and general amenity of commercial spaces.

- a. Open storage areas should be screened from public places, including public roads, and are to be sealed.
- b. Screen fences are to be a maximum of 2.4 metres in height and goods are not to be stacked higher than the actual fence.
- c. Open storage areas are to be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties.
- d. Landscaping is generally not an acceptable method of screening on its own, unless it is already well established and the applicant can demonstrate that the storage area will be effectively screened. Landscaping may only be used for screening purposes when undertaken in conjunction with fencing, and other screening devices.
- e. Full details of the materials likely to be stored on the site are to be provided to Council for assessment as part of the Development Application.
- f. The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.
- g. Sufficient space must be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.
- h. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The commercial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.2.10. Servicing Controls

All new commercial development is expected to be serviced to a minimum level. The provision of essential services allows commercial development to function properly.

- a. New commercial developments must be connected to Council's reticulated water and sewerage supply system.
- b. The design and layout of commercial developments must provide space and facilities to enable efficient and cost-effective provision of reticulated services.
- c. Any upgrades to public infrastructure including water, sewer, electricity, natural gas, roads and stormwater, necessary to service the proposed development must be carried out by the applicant and at no cost to service providers.
- d. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The business activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.2.11. Signage

Developments proposing signage must comply with the controls contained in Part L of this Development Control Plan – Advertising and Signage.

H.2.12. Landscaping

New commercial developments must comply with the controls contained in Part N of this Development Control Plan – Landscaping.

H.2.13. Soil Erosion and Sediment Control

New commercial developments involving construction work must comply with the controls contained in Part Q of this Development Control Plan – Soil Erosion & Sediment Control.

H.2.14. Parking, Access and Mobility

New development must comply where required with the controls contained within Part M of this Development Control Plan – Parking, Access & Mobility.

west cowra commercial area

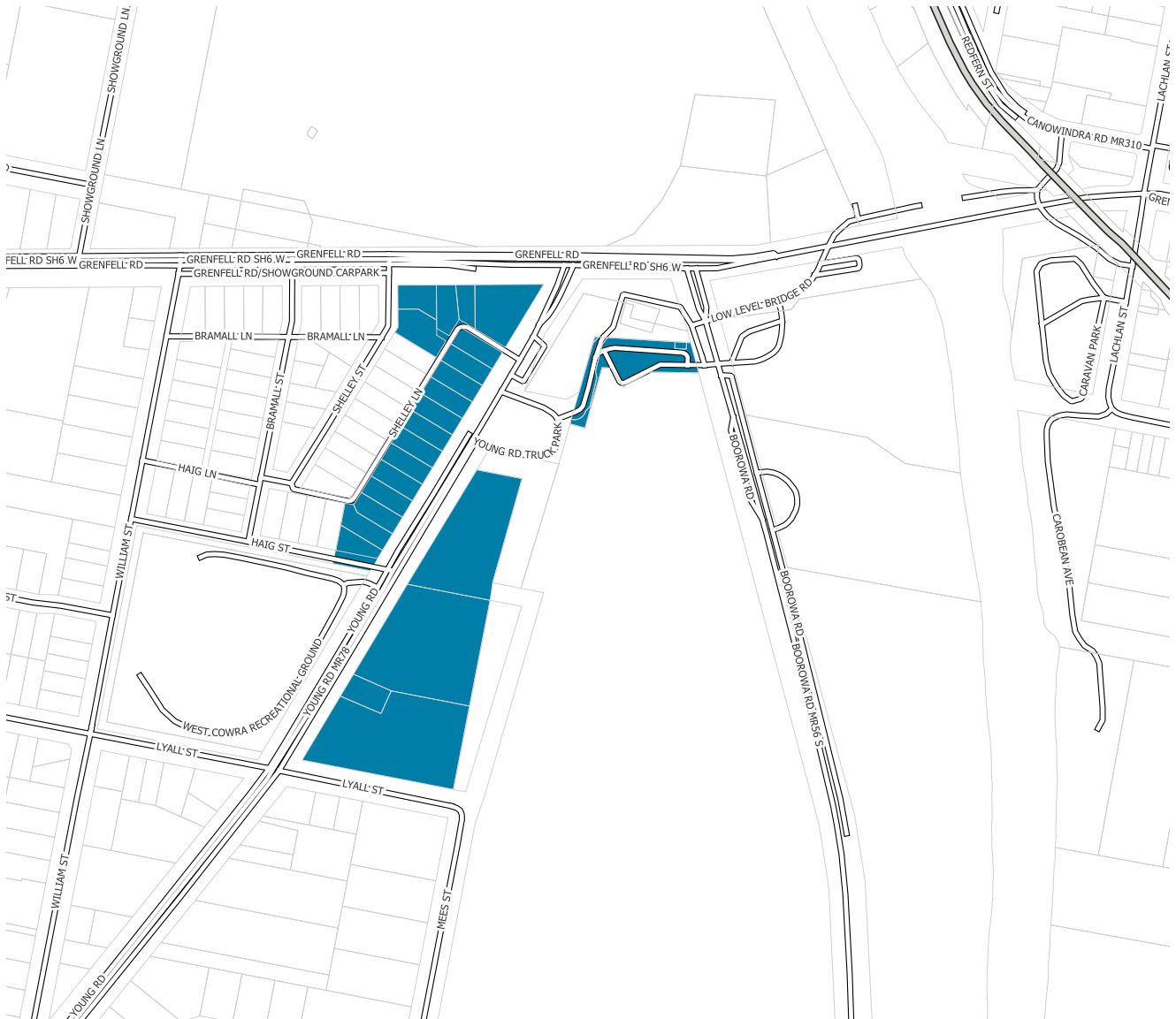
PART H.3

This Part provides the standards and controls for new development in the West Cowra commercial area, being land to which the B1 Neighbourhood Centre zone applies.

H.3.1. Application of Section	21
H.3.2. Objectives	21
H.3.3. Setback Controls	22
H.3.4. Building Height Controls	22
H.3.5. Building Design Controls	23
H.3.6. External Lighting Controls	24
H.3.7. Solar Access Controls	24
H.3.8. Fencing & Security Controls	25
H.3.9. Waste Management Controls	25
H.3.10. Servicing Controls	26
H.3.11. Signage	26
H.3.12. Landscaping	26
H.3.13. Soil Erosion and Sediment Control	26
H.3.14. Parking, Access and Mobility	26

H.3.1. Application of this part

Part H.3 applies to any commercial development that is permissible within the B1 Neighbourhood zone under Cowra Local Environmental Plan 2012. The B1 Neighbourhood zone is shown in the map below:



H.3.2. Objectives

The objectives for commercial development in the West Cowra Neighbourhood area are:

- a. To promote functional commercial and business development that makes a positive contribution to the streetscape and visual amenity of the surrounding area.
- b. To promote a high standard of design, materials and construction.
- c. To minimise the visual impact of larger buildings fronting public spaces or neighbouring residential dwellings.
- d. To ensure that building height is consistent with the scale appropriate to the location of the land.
- e. To avoid unsightly or visually intrusive development
- f. To reinforce strong definition of streets and public spaces.
- g. To improve pedestrian amenity and the quality of the public domain.
- h. To improve pedestrian access and mobility.
- i. To encourage the creation of secure environments for commercial businesses and customers of those business.

H.3.3. Setback Controls

Setbacks are important as they establish the buildings location in relationship to the lot boundaries, the streetscape and neighbouring buildings. In commercial areas, setbacks can be used to reinforce a strong street definition and improve pedestrian accessibility.

- a. Generally, setbacks should:
 - i. Reinforce the existing street pattern, character and function.
 - ii. Be compatible with adjacent development and adjacent building setbacks.
 - iii. Be appropriate for the level of pedestrian activity and proposed land-use.
 - iv. Not result in buildings that obstruct sight distance at intersections.
 - v. Allow for adequate servicing of the development
 - vi. meet the requirements of the Building Code of Australia.

Be not less than 3 metres where the boundary is shared by a residential zone.

H.3.4. Building Height Controls

Managing building height is about ensuring there is a reasonable level of uniformity along the streetscape. There are no set height limits for buildings in the B1 Neighbourhood zone, however the design of new commercial buildings needs to be carefully considered to avoid adverse impacts on the streetscape.

- a. New buildings should be design to be compatible with streetscape character.
- b. New buildings should be sympathetic to adjacent buildings and, if necessary, provide a transition in height to adjacent buildings to minimise visual impact.
- c. New buildings should only be as high as is necessary for the proposed use to function effectively with good internal amenity.
- d. New buildings should be designed minimise overshadowing of public places and private open spaces of adjacent buildings.

H.3.5. Building Design Controls

High quality building design is important to create attractive and functional commercial environments for all users. The application of the following controls will lead to the growth and development of a new standard of commercial buildings in West Cowra.

General

- a. The continuity of retail, business premises and shop fronts is to be maintained.
- b. New development should promote an enhanced pedestrian environment through attractive facades and frontage treatments that open up onto the street.
- c. Passive surveillance of all public places is to be promoted by ensuring appropriate orientation of buildings.
- d. New commercial buildings should be designed so that all external infrastructure / services (including air conditioning units, plant rooms, ducting etc) can be screened from view from a public place or road (as much as is practically possible).

Articulation

- e. Building elevations / facades (especially for larger buildings) should reduce bulk and scale and provide visual interest through the use of variations in:
 - i. Facade treatments
 - ii. Roof lines.
 - iii. Openings, recesses and windows.
 - iv. Building materials and colours.
- f. Large expansive blank walls are not permitted unless abutting a building wall (with no openings) on adjoining allotment.

Street frontages

- g. Development at the ground level adjacent to streets must avoid large blank walls, have clearly defined entrances, incorporate windows for visibility in and out of any business, and promote pedestrian activity.
- h. Commercial or retail development on corner sites with limited setbacks must incorporate splays, curves, building entries and other architectural elements to reinforce the corner as a landmark feature of the street.

Colours and Materials

- i. Corporate colours and logos should, where possible, be incorporated into the overall colour scheme and not be the dominant feature.
- j. External materials (particularly metal clad roofs and walls) must have low reflectivity if they are visible from a public road, public place or neighbouring residential property and there is a reasonable probability of glare affecting driver safety, residential amenity, or the building being too visually intrusive.
- k. Colour schemes selected for buildings shall be sympathetic to surrounding buildings and should be designed to blend with the streetscape in order to strengthen urban design and streetscape appearance.

H.3.6. External Lighting Controls

External lighting can be used to enhance the appearance and functionality of buildings and spaces within the commercial environment. Lighting is also important for public safety, particularly at night time for pedestrians as well as motorists.

- a. Any external lighting of buildings is to be considered with regard to:
 - i. The integration of external light fixtures with the architecture of the building (for example, highlighting external features of the building)
 - ii. The contribution of the visual effects of external lighting to the character of the building, surrounds and skyline
 - iii. The energy efficiency of the external lighting system
 - iv. The amenity of residents in the locality.
 - v. The potential impact on motoring safety.

Floodlights should not be installed for buildings in the West Cowra Neighbourhood Centre.

H.3.7. Solar Access Controls

The solar access of a property refers to its potential to receive adequate sunlight so certain areas of a building can catch the sun's energy. In areas where residential and commercial land uses co-exist, such as the B5 Business Development zone, it is important for commercial building design to consider the solar access of neighbouring residential areas.

- a. New commercial development is to ensure that a minimum of 3 hours of direct sunlight is received to at least 50% of the living areas and private open space of adjoining dwellings in residential zones between 9.00am and 3.00pm on 21 June.
- b. If the existing residential property or open space already receives less than 3 hours of sunlight then the development should not further reduce this solar access.

H.3.8. Fencing & Security Controls

The design of fences has an impact on the real and perceived safety of users within a commercial environment. Poorly designed fencing can reduce motorist's safety and also adversely impact on the attractiveness of commercial spaces. The visual impact, scale and design of fences in commercial areas all need to be carefully considered.

Fencing

- a. Fencing that is visible from a public place should be visually unobtrusive and softened with a high standard of landscaping where physically possible.
- b. Fencing that is forward of the building should be constructed with a combination of solid and open / landscaped elements in a style that complements the commercial building.

Security Gates / Grills

- c. Access gates shall be set back from the public roadway a sufficient distance to allow a vehicle to stand without hindering vehicular or pedestrian traffic on the public road whilst the gate is open and closed.
- d. Security grilles are permissible on shopfronts but only where they are see through, and will not dominate the streetscape adversely impact on passive surveillance.

H.3.9. Waste Management Controls

Most business activities generate waste or take deliveries as part of their day to day business. If these areas are not properly designed, located or maintained, they can impact on the attractiveness, functionality and general amenity of commercial spaces.

- a. Open storage areas should be screened from public places, including public roads, and are to be sealed.
- b. Screen fences are to be a maximum of 2.4 metres in height and goods are not to be stacked higher than the actual fence.
- c. Open storage areas are to be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties.
- d. Landscaping is generally not an acceptable method of screening on its own, unless it is already well established and the applicant can demonstrate that the storage area will be effectively screened. Landscaping may only be used for screening purposes when undertaken in conjunction with fencing, and other screening devices.
- e. Full details of the materials likely to be stored on the site are to be provided to Council for assessment as part of the Development Application.
- f. The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.
- g. Sufficient space must be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.
- h. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The commercial activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.3.10. Servicing Controls

All new commercial development is expected to be serviced to a minimum level. The provision of essential services allows commercial development to function properly.

- a. New commercial developments must be connected to Council's reticulated water and sewerage supply system.
- b. The design and layout of commercial developments must provide space and facilities to enable efficient and cost-effective provision of reticulated services.
- c. Any upgrades to public infrastructure including water, sewer, electricity, natural gas, roads and stormwater, necessary to service the proposed development must be carried out by the applicant and at no cost to service providers.
- d. Commercial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The business activity must comply at all times with the requirements of the Liquid Trade Waste Regulation Guidelines and any conditions of the Liquid Trade Waste Approval.

H.3.11. Signage

Developments proposing signage must comply with the controls contained in Part L of this Development Control Plan – Advertising and Signage.

H.3.12. Landscaping

New commercial developments must comply with the controls contained in Part N of this Development Control Plan – Landscaping.

H.3.13. Soil Erosion and Sediment Control

New commercial developments involving construction work must comply with the controls contained in Part Q of this Development Control Plan – Soil Erosion & Sediment Control.

H.3.14. Parking, Access and Mobility

New development must comply where required with the controls contained within Part M of this Development Control Plan – Parking, Access & Mobility.



PREPARED BY
COWRA SHIRE COUNCIL
116 KENDAL STREET
COWRA NSW 2794

2021
COMPREHENSIVE DCP