

# industrial development

## PART I



COWRA COUNCIL  
116 KENDAL STREET  
COWRA NSW 2794

COWRA COUNCIL  
**COMPREHENSIVE DCP**  
2021

# table of contents

|  |           |
|--|-----------|
| <b>I.1. GENERAL PROVISIONS</b>                           | <b>5</b>  |
| I.1.1. Application of Section                            | 5         |
| I.1.2. Objectives  | 5         |
| I.1.3. Land-use Conflict & Pollution Management Controls | 6         |
| I.1.4. Setback Controls                                  | 7         |
| I.1.5. Building Design & Form Controls                   | 9         |
| I.1.6. Waste Management Controls                         | 11        |
| I.1.7. Fencing Controls                                  | 12        |
| I.1.8. Servicing Controls                                | 12        |
| I.1.9. Commercial Activity Controls                      | 13        |
| I.1.10. Parking, Access and Mobility                     | 13        |
| I.1.11. Signage  | 13        |
| I.1.12. Landscaping                                      | 13        |
| I.1.13. Soil Erosion and Sediment Control                | 13        |
| <b>I.2. NANGAR STREET CONTROLS</b>                       | <b>15</b> |
| I.2.1. Application of Section                            | 15        |
| I.2.2. Context   | 16        |
| I.2.3. Objectives  | 16        |
| I.2.4. Site Planning Principles & Controls               | 16        |
| I.2.5. Setbacks and Buffers                              | 17        |

|             |  |           |
|-------------|--|-----------|
| <b>I.3.</b> | <b>GLENLOGAN INDUSTRIAL RELEASE AREA</b> | <b>19</b> |
| I.3.1.      | Preliminary                              | 19        |
| I.3.2.      | Application of this Part                 | 19        |
| I.1.3.      | Objectives                               | 21        |
| I.3.1.      | Staging Plan                             | 22        |
| I.3.2.      | Structure Plan                           | 23        |
| I.3.3.      | Subdivision Development                  | 28        |
| I.3.4.      | Built Development                        | 31        |
| I.1.5.      | Other matters for consideration          | 33        |
| <b>I.4.</b> | <b>WAUGOOLA INDUSTRIAL RELEASE AREA</b>  | <b>35</b> |
| I.3.1.      | Preliminary                              | 35        |
| I.3.2.      | Application of this Part                 | 35        |
| I.1.3.      | Objectives                               | 37        |
| I.3.4.      | Subdivision Development                  | 38        |
| I.3.5.      | Built Development                        | 39        |

# general controls

## PART H.1

*This Part provides the standards and controls for new industrial development in the Cowra Local Government Area. The Part applies to any land where industrial development is permissible with Council consent.*

|         |   |    |
|---------|---|----|
| I.1.1.  | Application of Section                            | 5  |
| I.1.2.  | Objectives  | 5  |
| I.1.3.  | Land-use Conflict & Pollution Management Controls | 6  |
| I.1.4.  | Setback Controls                                  | 7  |
| I.1.5.  | Building Design & Form Controls                   | 9  |
| I.1.6.  | Waste Management Controls                         | 11 |
| I.1.7.  | Fencing Controls                                  | 12 |
| I.1.8.  | Servicing Controls                                | 13 |
| I.1.9.  | Commercial Activity Controls                      | 14 |
| I.1.10. | Parking, Access and Mobility                      | 14 |
| I.1.11. | Signage   | 14 |
| I.1.12. | Landscaping                                       | 14 |
| I.1.13. | Soil Erosion and Sediment Control                 | 14 |
| I.1.3.  | Objectives  | 23 |
| I.1.5.  | Other matters for consideration                   | 33 |

### I.1.1. Application of Section

Section I.1 applies to any development that is permissible with consent on land zoned IN1 General Industrial and IN2 Light Industrial under the Cowra Local Environmental Plan 2012, and any other zones where industrial development is permitted.

### I.1.2. Objectives

- a. To encourage high quality, sustainable and innovative industrial design which enhances the quality of the streetscape and surrounding environment.
- b. To ensure that new development supports and does not detract from the functions of the Cowra Central Business District.
- c. To encourage a development layout, design and function that minimises impact on activities in other zones, including sensitive uses such as a residential and recreation uses.
- d. To improve traffic access and safety conditions.
- e. To encourage landscaping that complements the design of the buildings, and provides buffers to neighbouring lots and the public domain.
- f. To ensure that new development is provided with safe adequate vehicle parking, circulation, loading and unloading areas.
- g. To encourage the use of building materials that mitigate noise impacts on adjoining land-uses, particularly residential areas.
- h. To avoid unsightly or visually intrusive development, particularly along main roads or areas that are exposed to the main entry points of the Cowra Township.
- i. To ensure that new developments are provided with adequate waste storage facilities in areas that not visually prominent from the public domain.
- j. To encourage development that contributes to and / or improves the safety and security of industrial and surrounding areas.
- k. To ensure that new development is connected to physical infrastructure and services that have capacity to accommodate the development.
- l. To ensure that new development is designed to prevent the discharge of unacceptable levels of environmental pollution.

### 1.1.3. Land-use Conflict & Pollution Management Controls

*The design of industrial development should take account of the following impact mitigation strategies, particularly when the development is located in close proximity to residential or other sensitive land-uses:*

#### General

- a. Careful site planning should be used to maximise the distance between activities that have potential to generate noise, dust, odour etc, and sensitive uses or activities on adjoining land.
- b. Consideration should be given to conducting noisy, dusty or odorous activities at limited times of the day.

#### Water

- c. Industrial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council.
- d. Development involving construction works should implement an Erosion and Sediment Control Plan prepared and submitted in accordance with Part Q of this DCP.

#### Dust

- e. Vehicle entry, exits, loading, unloading and internal manoeuvring areas should be made of a suitable surface that effectively prevents the emission of dust from trafficable surfaces.

#### Noise

- f. Buildings used for noisy operations should be designed (orientated, insulated etc) to inhibit the transmission of noise onto nearby properties used for residential or other noise sensitive purposes.
- g. The design of industrial buildings should avoid vehicle entry doors, roller shutters and other frequently used openings in walls that adjoin residential and other sensitive uses.

- h. Noisy operations including manufacturing and loading / unloading activities should be carried out at reasonable times.
- i. Hours of operation and access to the site through residential streets may be restricted where the proposed development involves the generation of noise likely to affect residential areas.
- j. An acoustic report from a suitably qualified acoustic consultant may be required to be submitted with a Development Application where there is reasonable likelihood that a proposed industrial activity will generate noise that impacts on residential amenity. The information provided in an acoustic report should include the minimum information recommended in the Noise Guide for Local Government 2013. A copy of the Noise Guide for Local Government 2013 can be downloaded from the following website address: <http://www.epa.nsw.gov.au/noise/nglg.htm>

#### Visual

- k. The design of industrial buildings should avoid the use long blank walls with no articulation.
- l. The design of industrial buildings should incorporate the use of building materials that do not have highly reflective properties.
- m. Light sources, particularly those which may be used for loading and unloading operations should be directed away from adjoining properties.
- n. Effective use of landscaping should be used to screen unsightly areas, improve streetscape appearance, and reduce the impact of pollutants emitted from industrial activities.
- o. Careful site planning should be used to limit the amount of overshadowing on adjoining residential sites caused by bulky industrial buildings.

#### Odour

- p. Development involving odorous activities should be appropriately separated from residential or other sensitive land-uses.



## I.1.4. Setback Controls

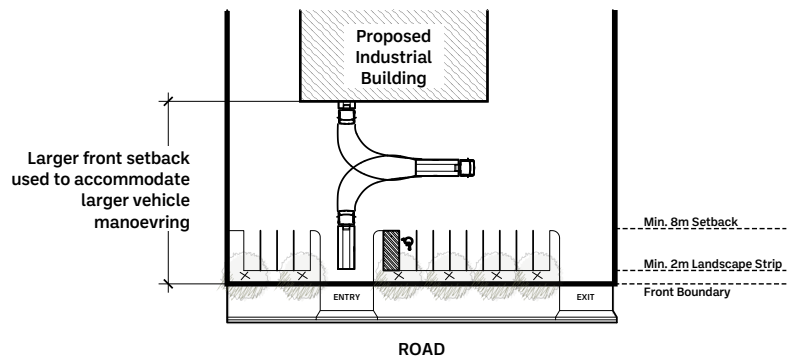
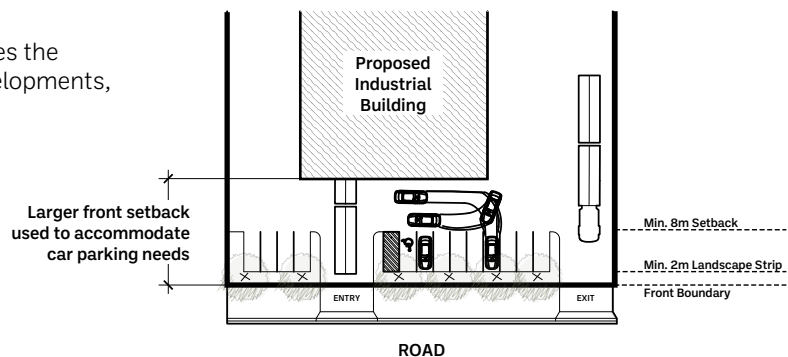
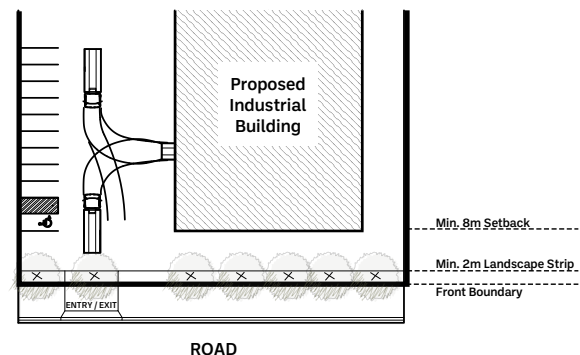
### I.1.4.1. Front Setbacks

Front setbacks are important as they establish the building's location in relationship to the lot boundaries, the streetscape and neighbouring buildings. Front setbacks allow space for landscaping and car parking.

Front setbacks are measured from the front boundary of the allotment to the outer edge of the wall of the building.

- Front setback areas must be a minimum of 8m, incorporating a minimum 3 metre landscaping strip. Front setback areas larger than the minimum are encouraged where this area is used for on-site car parking, or large vehicle manoeuvrability.
- New developments on sites that have a corner frontage are to provide an 8 metre front setback to the primary road and a minimum 4 metre setback to the secondary road.

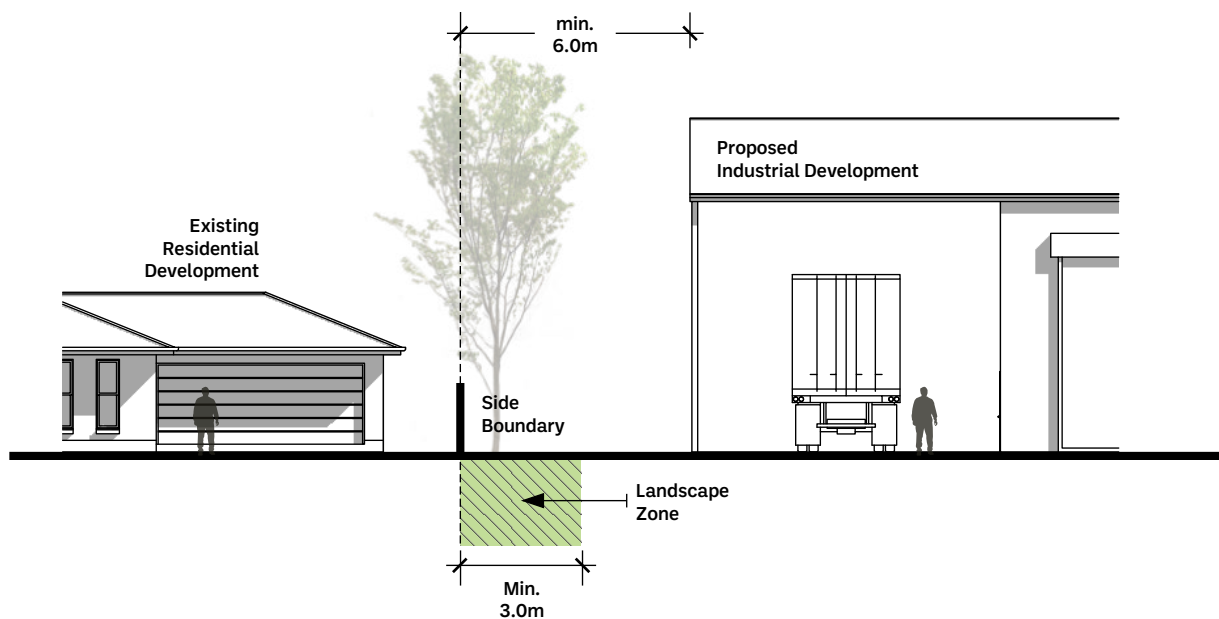
The following diagrams conceptually illustrates the front setback requirements for industrial developments, incorporating a landscape strip.



### I.1.4.2. Side and Rear Setbacks

*Side and rear setbacks are designed to allow separation between building on adjoining blocks. It is important to consider how a side and rear setback could impact on neighbouring land-use.*

- a. Industrial buildings should generally be setback 3 metres from side and rear property boundaries.
- b. Despite control (a), industrial buildings should be setback the following distances from side and rear boundaries:
  - i. 3m, incorporating a 2m wide landscape strip, where the adjoining property is used for a non-industrial / non-residential purpose.
  - ii. 6m, incorporating a 3m wide landscape strip, where the adjoining property is used for a residential purpose. This setback applies only to the boundary that is adjoined by the residential use.
- c. Zero side and rear setbacks are permitted subject to compliance with the Building Code of Australia and merit issues are deemed acceptable in relation to adjoining or adjacent properties.



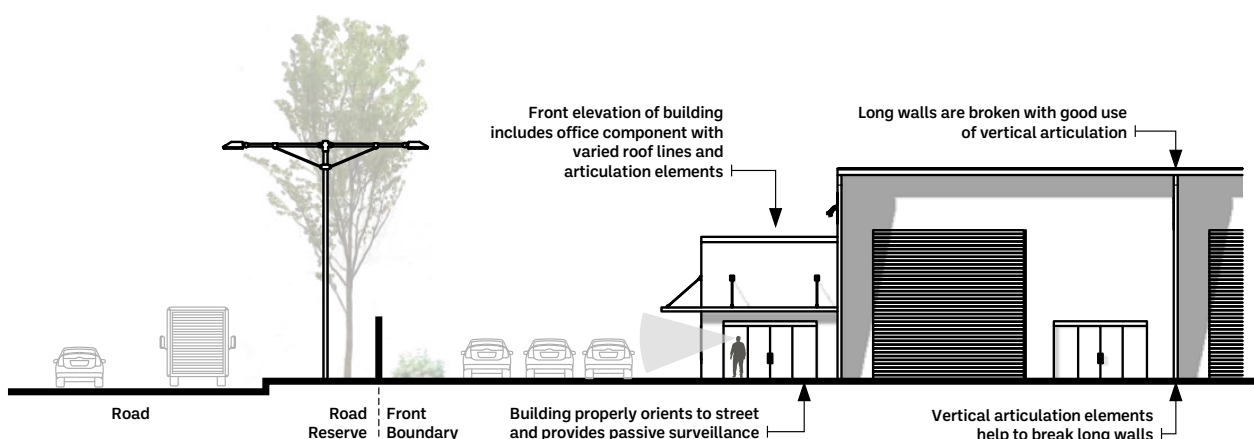


## I.1.5. Building Design & Form Controls

### I.1.5.1. Building Design

- a. Office components should:
  - i. be located at the street frontage of the structure;
  - ii. be architecturally differentiated to break up the facade,;
  - iii. provide passive surveillance to the street.
- b. Creative architecture is encouraged to express new building structures and minimise use of reflective glass or large blocks of one material.
- c. Long blank walls and unbroken roof lines should be avoided facing the street or public domain. This can be achieved by incorporating one or more of the following techniques into the building facades:
  - i. Wall plane projection or recesses.
  - ii. Windows.
  - iii. Variation of roof height.
  - iv. Material changes.
  - v. Archades or trellises.
  - vi. Landscaping.
- d. All rooftop or exposed structures including lift motor rooms, plant rooms, air conditioning, ventilation and exhaust systems should be integrated with the building design in order to ensure interesting and high quality appearance.
- e. New developments on corner sites should address both street frontages in terms of facade treatment and articulation of elevations.

The following diagram conceptually illustrates an industrial building with differentiated office component, creative architecture and good articulation.



#### **I.1.5.2. Building Height**

- a. Building height should not exceed 3 storeys.
- b. Building height should not adversely impact on the visual amenity of the locality.
- c. Building height should not result in the unreasonable loss of solar access to adjoining and adjacent properties between the hours of 9:00am and 3:00pm on 22 June.

#### **I.1.5.3. Building Materials**

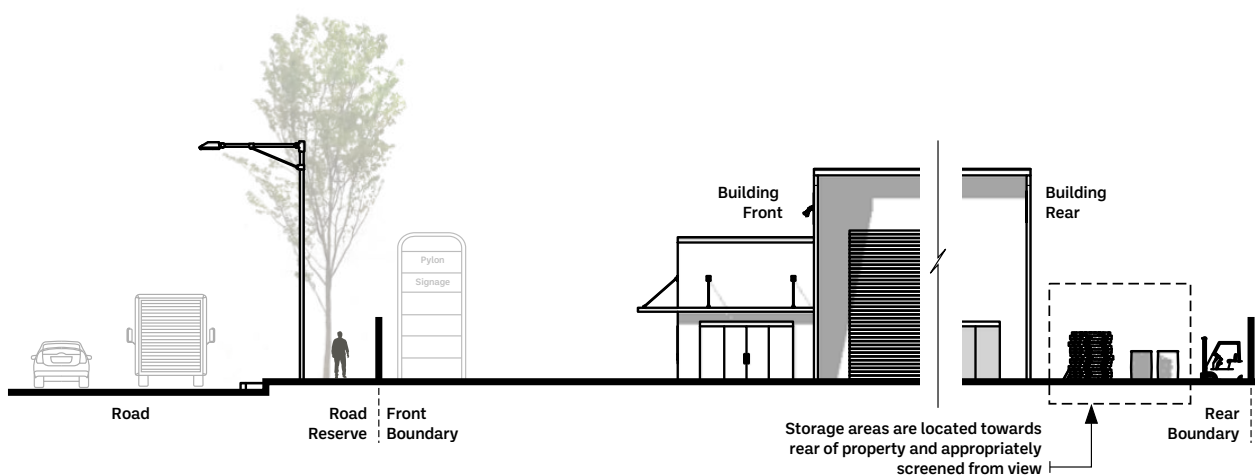
- d. Masonry textured concrete or concrete block, render, brick or other earthen material, glass and metal is encouraged to be incorporated into building design.
- e. External materials (particularly metal clad roofs and walls) should not be highly reflective if they are visible from a public road or residential area and there is a reasonable probability of glare affecting driver safety or residential amenity.
- f. All external building materials including roofing should be of a neutral colour appropriate to the site.

### I.1.6. Waste Management Controls

Most industrial activities generate a waste stream and require the temporary or permanent storage of goods. Waste collection and storage areas need to be properly designed, located or maintained to minimise impacts on the environment, the streetscape and neighbouring land-uses.

- a. Storage areas should be located behind the building or another part of the site that cannot be seen from the street or from adjoining properties. Alternatively, these areas must be screened from public view.
- b. Screen fences should be a maximum of 2.4 metres in height and goods should not to be stacked higher than the actual fence.
- c. Landscaping is generally not an acceptable method of screening, 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.
- d. The storage of hazardous goods, materials or wastes will not be permitted in areas that adjoin residential or other sensitive land-uses.
- e. Sufficient space should be provided on-site for the loading and unloading of wastes. This activity is not to be undertaken on any public place.
- f. Industrial activities that generate and discharge liquid trade waste to the reticulated sewerage system must obtain the relevant Liquid Trade Waste approval from Council. The industrial 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.

The following diagram conceptually illustrates an industrial building with its waste collection and storage area located behind the building and away from view from the public street.



### I.1.7. Fencing Controls

*Fencing is typically required for security purposes in industrial areas, however it can also be used to improve the appearance, functionality and safety of a development if it designed and placed properly. The visual impact, scale and design of fences in industrial areas all need to be carefully considered.*

- a. Security fencing should provide for the protection of property and should be avoided (where possible) around non-productive and exposed areas of the site such as car parking and landscaped areas.
- b. Security fencing should not wholly obstruct the view of landscaping from the street.
- c. Security fencing should preserve safe sight distances for all vehicle entry and exit locations, including those on adjoining properties.
- d. Mesh security fencing should not be located in front of the main building wall towards the street and must not be erected to a height greater than 2.4 metres.

### I.1.8. Servicing Controls

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

- a. All new industrial developments are to be fully serviced by reticulated water and reticulated sewerage, and must be connected to the street stormwater drainage system where this is available.
- b. Despite control (a), new industrial developments on land in the IN2 Light Industrial zone south of Waratah Street may use on-site domestic waste disposal subject to compliance with the recommendations of a site suitability report prepared by a qualified geotechnical engineer. Such a report is to be submitted to Council for assessment with the Development Application.
- c. The development is to be connected to the reticulated electricity system to the relevant authority's requirements. An underground service should be provided where possible.
- d. The development is to be connected to a telecommunication system to the relevant authorities requirements.
- e. 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 Council.
- f. Buildings and structures should be located clear of utility infrastructure. For sewer mains, structures are to be located a minimum of one metre plus the equivalent invert depth from the centreline of the main.

### I.1.9. Commercial Activity Controls

*A variety of commercial activities are permitted with consent in the IN1 General Industrial and IN2 Light Industrial zones under Cowra Local Environmental Plan 2012.*

*The controls contained in this Part apply generally to new commercial activities on industrial zoned land, however these applications will be subject to merit assessment where strict compliance with these controls is deemed unnecessary. Notwithstanding, commercial activities in an industrial zone should demonstrate that they are:*

- a. Ancillary to the approved industry; and / or
- b. Intended to serve persons occupied or employed in a landuse otherwise permitted in the zone; and / or
- c. Most suited to the location in an industrial area by virtue of their operation (i.e. they must not be otherwise more appropriately located in the Cowra Central Business District or another commercial area).

### I.1.10. 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.

#### I.1.11. Signage

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

#### I.1.12. Landscaping

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

#### I.1.13. Soil Erosion and Sediment Control

New developments involving construction work must comply with the controls contained in Part Q of this Development Control Plan – Land Management.

# nangar street controls

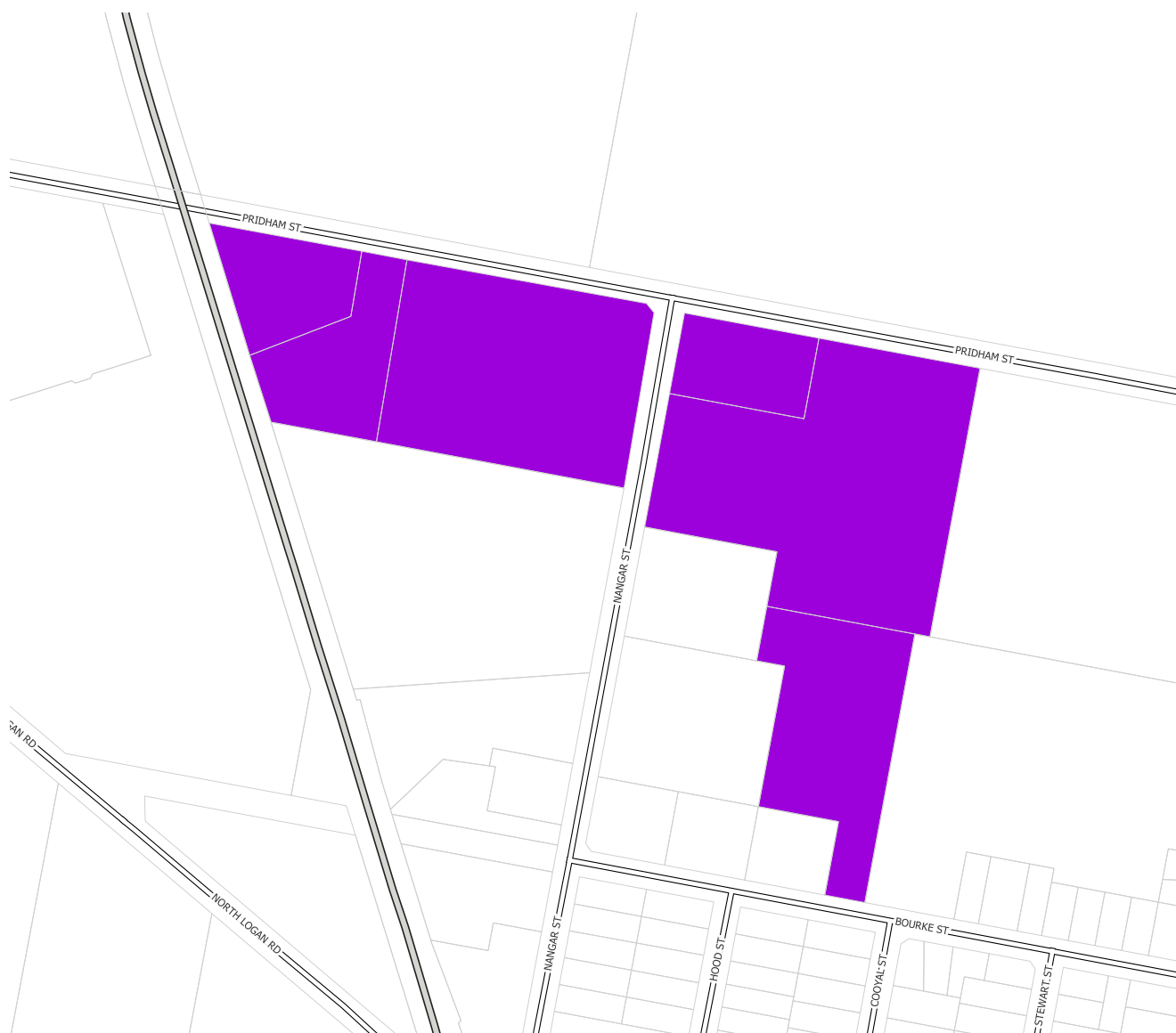
## PART I.2

*This Part provides the standards and controls for new industrial development in the Nangar Street industrial precinct.*

|        |                                     |    |
|--------|-------------------------------------|----|
| I.2.1. | Application of Section              | 17 |
| I.2.2. | Context                             | 17 |
| I.2.3. | Objectives                          | 17 |
| I.2.4. | Site Planning Principles & Controls | 17 |
| I.2.5. | Setbacks and Buffers                | 18 |

### I.2.1. Application of Section

Section I.2 of this Part applies to the precinct shown in the map below.





### 1.2.2. Context

The Nangar Street industrial precinct is located on the north eastern periphery of the Cowra Township. Residential and recreation uses are located in close proximity to the area, and immediately adjoin the industrial precinct in some places. Instances of land-use conflict between industrial and residential land-use have been known to exist.

There is scope to improve the transition between industrial and residential uses, particular in the north of the Nangar Street Industrial Precinct, which is predominantly vacant industrial land which adjoins vacant residential land.

### 1.2.3. Objectives

The objectives for development in this precinct are:

- a. To encourage a development layout, design and function that minimises impact on activities in nearby residential and recreation zones.
- b. To ensure that new development is well designed and does not have an unacceptable impact when viewed from nearby residential and recreation zones.

### 1.2.4. Site Planning Principles & Controls

In addition to the general controls contained in Section 1.1 of this plan, the following specific controls will apply (and prevail in the event of an inconsistency) to land within the Nangar Street Industrial Precinct:

The following planning principles apply to new development within the mapped precinct.




- a. New industrial buildings are sited on the allotment to achieve the maximum separation possible between adjoining residential or open space areas.
- b. Sources of potential pollution (noise, smell, odour, vibration) are identified and sited to achieve the maximum separation possible between adjoining residential or open space areas.
- c. Ancillary uses such as car parking, landscaping and storage areas are incorporated into the setback areas between new industrial buildings and adjoining residential or open space areas.
- d. New industrial buildings are designed and sited to limit the extent of overshadowing on adjoining residential or open space areas.
- e. New industrial buildings are sited to ensure that vehicle entry doors, roller shutters and other frequently used openings are oriented away from adjoining residential and open space areas.
- f. Landscaping screens unsightly areas, improve streetscape appearance, and reduces the impact of pollutants emitted from industrial activities.
- g. Entrances to new industrial development shall be located off Nangar Street or Bourke Street. New entrances will not be permitted onto Pridham Street unless it can be demonstrated that there are no other practical alternatives.

### 1.2.5. Setbacks and Buffers

New development is required to demonstrate compliance with the following setback and buffer requirements.

A 10 metre wide landscape strip is to be provided along any boundary that is shared with Pridham Street, Mulyan Oval, or Lot 29 DP 975291 (including any subsequent subdivision lots created therefrom)

All new industrial buildings are to be setback a minimum 30 metres from any boundary that is shared with Pridham Street, Mulyan Oval, or Lot 29 DP 975291.

|   |   |
|---|---|
|  | Available building area                 |
|  | 30m setback (includes landscape buffer) |
|  | 10m landscape buffer                    |



# glenlogon industrial release area

## PART 1.3

*This Part provides the standards and controls for new industrial development in the Glenlogon Industrial Release Area.*

### I.3.1. Preliminary

The Glen Logan Industrial Release Area (the Release Area) is comprised of approximately 64 hectares to the north west of the Cowra Township that was identified in the Cowra Shire Land-use Strategy as the most suitable location for the expansion of the local industrial sector. The entire 64 hectare site was subsequently rezoned to IN1 General Residential as part of Cowra Local Environmental Plan 2012. The site was also identified as an Urban Release Area in Cowra Local Environmental Plan 2012. This Part of the Cowra DCP has been prepared pursuant to the requirements of Clause 6.3 of the Cowra Local Environmental Plan 2012.

### I.3.2. Application of this Part

Part I.3 applies generally to land within the Release Area, the boundaries of which are shown on Map Sheet URA\_002B of Cowra Local Environmental Plan 2012 and depicted also in Diagram 1.


The controls contained in Part I.3 apply to all new developments requiring the lodgement of a Development Application with Cowra Council, including:

- a. Applications to subdivide land.
- b. Applications to erect buildings, extend existing buildings, or the change of use of existing buildings.
- c. Applications for the use of land, or for the change of use land.



DIAGRAM NO. 1 - LAND APPLICATION MAP

LEGEND

 Glenlogan Industrial Release Area





### I.1.3. Objectives

The objectives for the Release Area are:

- a. To ensure the timely and efficient release of industrial land.
- b. To prevent residential development, or other sensitive land-uses, within a distance of the Glen Logan Road Industrial Estate that could result on noise land-use conflict.
- c. To protect the amenity of adjacent land uses, where necessary, from the effects of industrial development.
- d. To encourage a development layout, design and function that minimises impact on activities in other zones, including sensitive uses such as a residential use.
- e. To ensure stormwater can be effectively and efficiently drained from the industrial land without affecting the water quality of any water resource.
- f. To ensure that stormwater is managed appropriately and does not adversely impact the downstream environment.
- g. To ensure that new developments are provided with adequate waste storage facilities in areas that are not visually prominent from the public domain.
- h. To ensure that new development is connected to physical infrastructure and services that have capacity to accommodate the development.
- i. To ensure that new development is designed to prevent the discharge of unacceptable levels of environmental pollution.
- j. To encourage the development of well designed industrial areas serving the full range of general and light industrial needs throughout the Shire.
- k. To provide for infrastructure and services in a cost effective and efficient manner, consistent with the operational needs of industrial users.
- l. To encourage high quality, sustainable and innovative industrial design which enhance the quality of the streetscape and surrounding environment.
- m. To encourage development that contributes to and / or improves the safety and security of industrial and surrounding areas.
- n. To provide for the safe and efficient movement of traffic to and from new industrial allotments.
- o. To ensure that new development is provided with adequate vehicle parking, circulation, loading and unloading areas.
- p. To preserve and enhance the existing natural environmental character and ecology of Cowra Shire.
- q. Ensure opportunities for the provision of landscaping to new industrial allotments.

### 1.3.1. Staging Plan

*The Release Area comprises 64 hectares of currently undeveloped land. The progression of new development is likely to take place over many years in a staged manner.*

*A staging plan has been prepared to guide the development of the Release Area in a way that is logical, practical and efficient in terms of the need for service and infrastructure provision. This is generally achieved by facilitating the development of areas closer to Pridham Street first, where urban services are currently located, and growing the estate northwards as those urban services are gradually extended in the same direction.*

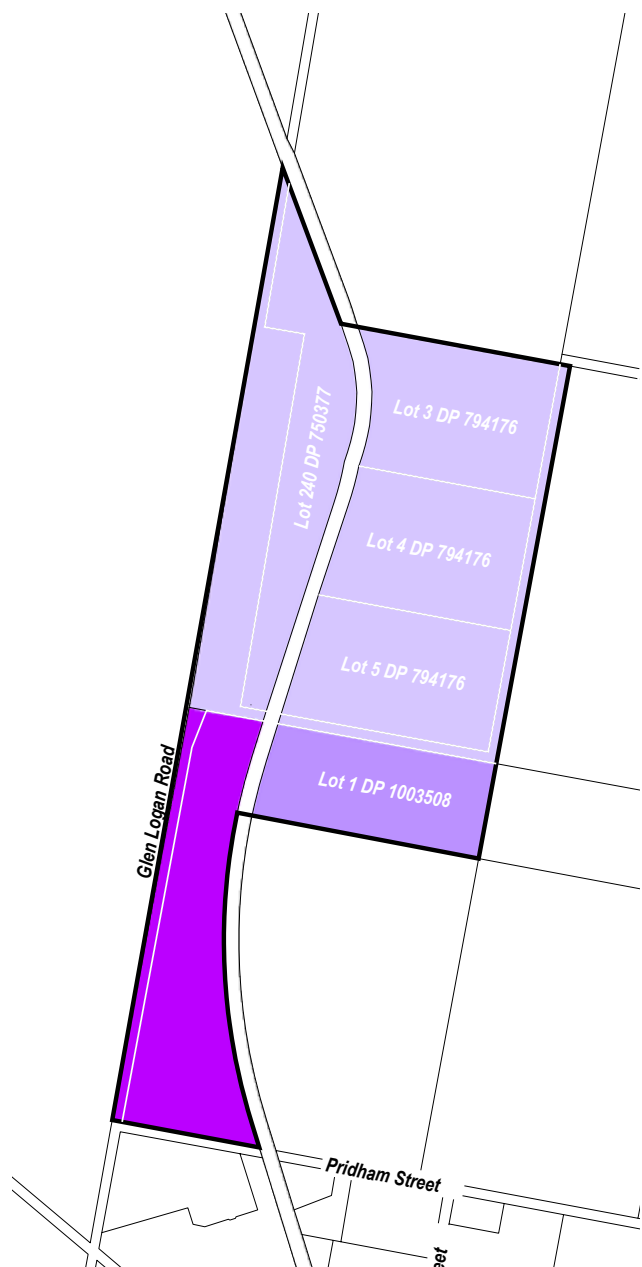
The staging arrangements are described as follows and illustrated in Diagram 2.

**Stage 1** - The subdivision of Lot 1 DP 833955 should be progressed as Stage 1 of development at the Release Area.

**Stage 2** - The subdivision of Lot 1 DP 1003508 should be progressed as Stage 2 of development at the Release Area.

**Stage 3** - The subdivision of Lots 3, 4 and 5 DP 794176, and Lot 240 DP 750377 (or parts thereof), should be progressed as Stage 3 of development at the Release Area.

Because the Release Area is currently held by multiple different private ownerships, there may be a possibility that the land will be developed in a manner that is inconsistent with the staging plan presented in this DCP. Council will not object to this, provided adequate arrangements are made for the provision of infrastructure and services, and the requirements of this DCP are complied with.



**DIAGRAM NO. 2 - STAGING MAP**

**LEGEND**

|   |         |
|---|---------|
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| <span style="display: inline-block; width: 20px; height: 10px; background-color: #800080; border: 1px solid black;"></span> | Stage 2 |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #800080; border: 1px solid black;"></span> | Stage 3 |



### 1.3.2. Structure Plan

*Cowra Council recognises that the final form of design at the Glenlogan Industrial Release Area is subject to detailed site investigation and planning processes likely to be completed at a future stage by the proponents of new development. A structural plan has however been prepared by Council to help guide planning and development processes at the Release Area.*

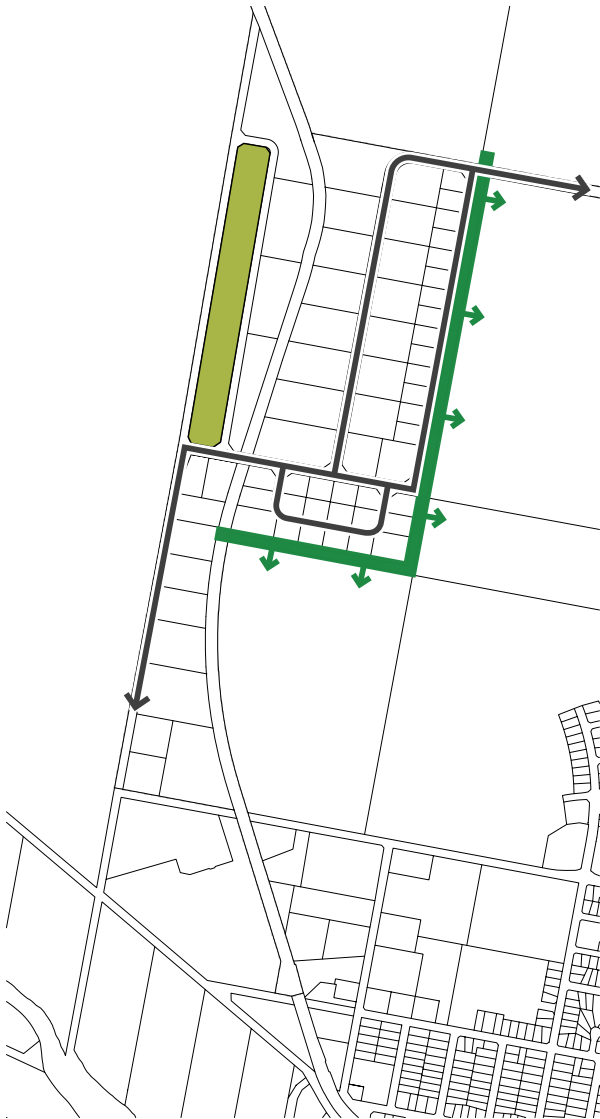
The Structure Plan is a response to:

- a. the constraints and opportunities of the land,
- b. the preliminary strategic work completed by relevant stakeholders as part of the rezoning of the land in Cowra Local Environmental Plan 2012,
- c. Land-use compatibility assessment,
- d. Identification of the key planning needs for the area.

The Glenlogan Industrial Release Area – Structure Plan is presented in Diagrams R.2.3 and R.2.4.

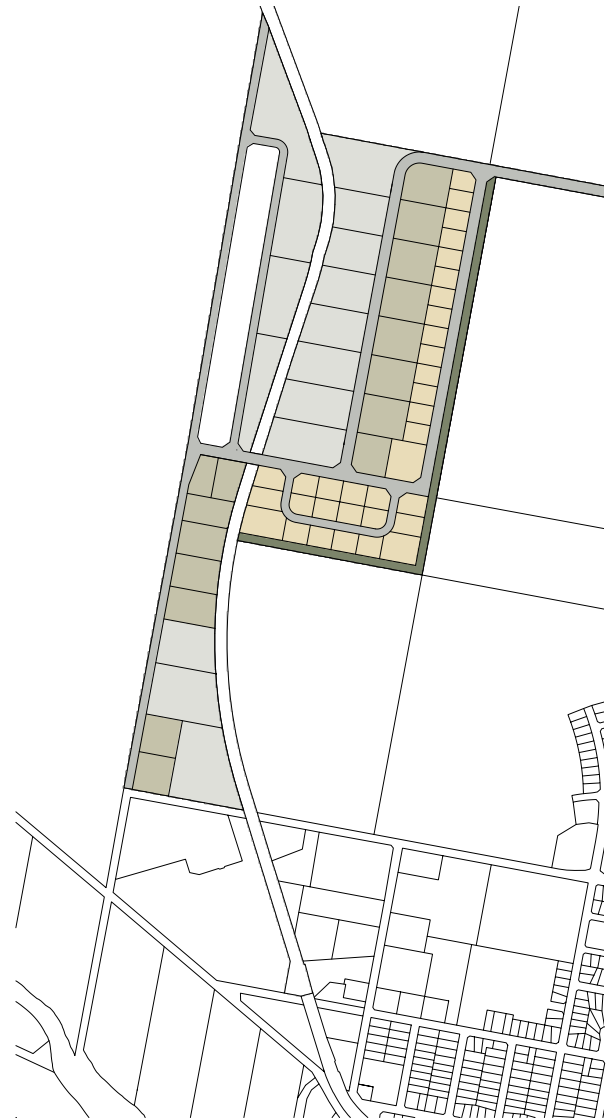
An overview of the key features of the structural plan is included as follows:

- a. Glen Logan Road to be the primary road access to the site, linking with existing industrial precincts south of Pridham Street.
- b. Existing locations of native vegetation to be protected from development where possible.
- c. Perimeter roads where possible, combined with landscape buffers to increase separation distances to neighbouring land-use.
- d. Extension of key utility services from existing locations to the south.
- e. A mix of lot sizes to be created throughout the Release Area, catering for a wide range of different industrial land-uses and activities.
- f. Smaller lot design along the perimeters of the Release Area to minimise the possibility of larger, higher impact uses impacting on neighbouring land-use.
- g. Concentration of high-noise industrial activities in the north-west precinct of the Release Area, with all other areas being suitable for low-noise industrial activities.
- h. A wide network of roads suitable for heavy vehicle use and connecting to appropriate locations of the existing local and state road system.
- i. Identification of existing transport infrastructure locations that may need to be investigated for potential upgrades to accommodate any expected increases in traffic associated with new development at the Release Area.



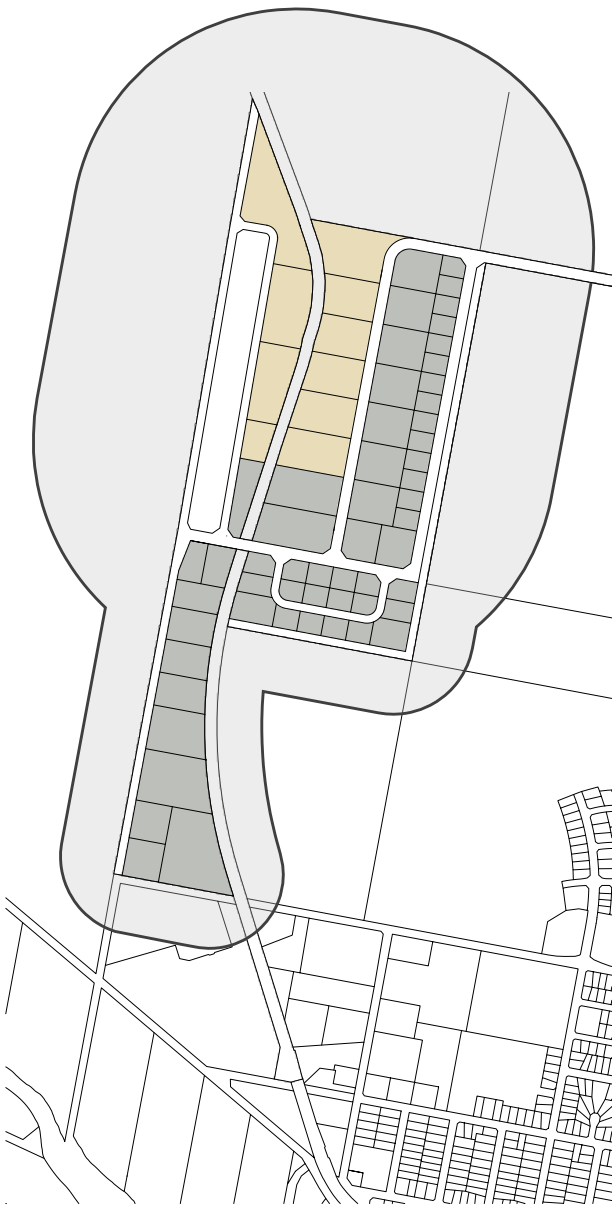
**DIAGRAM NO. 3**  
**LANDSCAPING STRATEGY**

- Protected Vegetation / Habitat Restoration Area
- Street Tree Planting - Public Domain Landscaping
- Landscaped Buffer



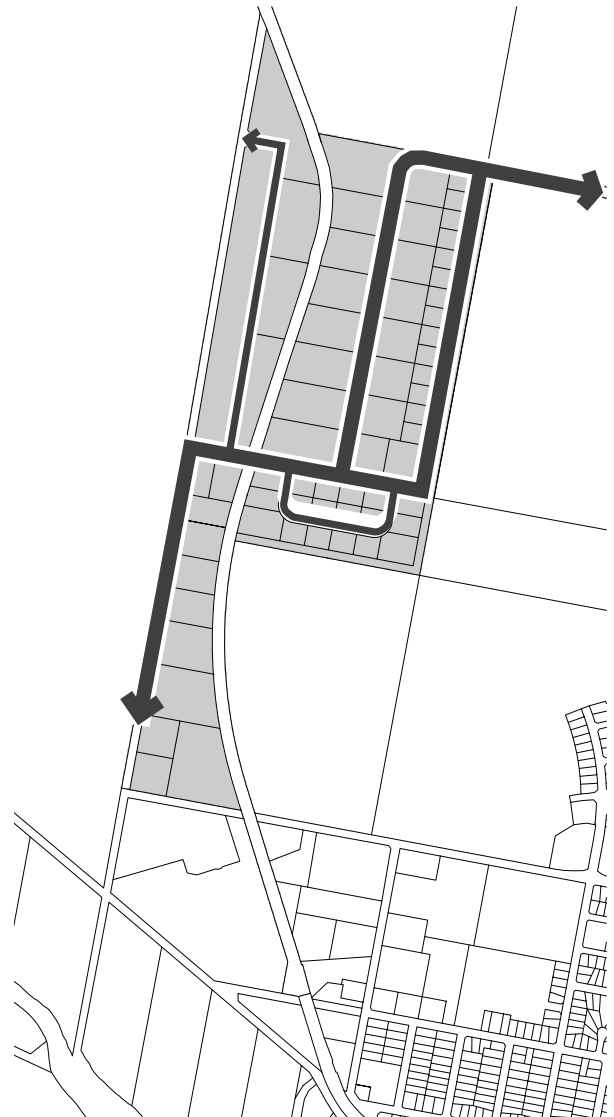
**DIAGRAM NO. 4**  
**LOT SIZE LOCATION AND MIX**

- Smaller Lots - 3000m2 - 8000m2
- Mid Sized Lots - Avg. 11000m2
- Larger Lots - 15000m2 to 20000m2



**DIAGRAM NO. 5**  
**LAND-USE STRATEGY**

- Higher impact industrial land-use activities
- Lower impact industrial land-use activities
- Acoustic Buffer Footprint



**DIAGRAM NO.6**  
**ROAD HIERARCHY**

- Major connection
- Minor / internal connection




**DIAGRAM NO. 7**  
**ACCESS**

- Permissible road / access connection location
- Prohibited road / access connection location



**DIAGRAM NO. 8**  
**KEY INTERSECTION - ROAD TRANSPORT**

 Key intersection - existing road network

### 1.3.3. Subdivision Development

*Part D of the Cowra Council Development Control Plan 2021 contains objectives, standards and controls that apply generally to the subdivision development of industrial zoned land.*

*In particular, the following existing sections of Part D will also apply to development within the Glenlogan Industrial Release Area.*

#### 1.3.3.1. Lot Design

*The controls for lot design in respect of new subdivisions within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.4 of this Development Control Plan.*

The following additional controls apply to the *Glenlogan Industrial Release Area* and prevail in the event of an inconsistency:

- a. A mix of lot sizes should be provided for in any subdivision design at the Release Area. The design should be generally in accordance with the Structure Plan in Diagram No. 3.

#### 1.3.3.2. Street Design

*The controls for street design in respect of new subdivisions within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.5 of this Development Control Plan.*

The following additional controls apply to the *Glenlogan Industrial Release Area* and prevail in the event of an inconsistency:

- b. Independent traffic and transport studies are required with Development Applications for subdivisions to determine the extent of roads works, intersection upgrades, and ancillary vehicular and pedestrian infrastructure requirements generated by the development. Key intersections for investigation are identified in the Diagram No. 8
- c. The road pattern for the Glen Logan Road Release Area should generally be developed in accordance with Diagram No. 6.

- d. No new future lot (in Stages 2 or 3 or parts thereof) should have direct access to the Glen Logan Road unless it can be demonstrated through design that it is impractical not to do so.
- e. Perimeter roads are encouraged to be provided as a way of increasing the buffer to adjoining lands, and providing opportunities for the mass planting of trees to reduce potential environmental impacts and improve visual amenity for neighbouring land-use.
- f. New road locations should not necessitate the clearing of vegetation within the area shown in Diagram No. 3 as protected vegetation / habitat restoration.

#### 1.3.3.3. Access Provision

*The controls for access provision to new subdivisions within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.6 of this Development Control Plan.*

The following additional controls apply to the *Glenlogan Industrial Release Area* and prevail in the event of an inconsistency:

- a. The design of new subdivision development at the Release Area must not propose access for new allotments directly to the section of Glen Logan Road shown in Diagram No. 7.

#### 1.3.3.4. Utility Provision

*The controls for utility provision to new subdivision within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.7 of this Development Control Plan.*

**I.3.3.5. Stormwater, Drainage**

*The controls for the provision of stormwater drainage to new subdivisions within the Glenlogan Industrial Release Area are the same controls that are contained within Section D.7.8 of this Development Control Plan.*

**I.3.3.6. Landscaping**

*The controls for landscaping as part of new subdivision within the Glenlogan Industrial Release Area are the same controls that are contained within Part N of this Development Control Plan.*

The following additional controls have been developed to address the specific landscaping requirements of the Glenlogan Industrial Release Area:

- a. The design of new subdivision at the Release Area should incorporate provision for landscape buffers (min. 20m wide) in accordance with the landscaping strategy shown in Diagram No. 3. The landscaping should be incorporated into a road reservation where this is achievable.
- b. Development Applications for subdivision in the Release Area are to be accompanied by a detailed landscape plan which includes, as a minimum, the following detail:
  - i. Buffer location.
  - ii. Species selection, including mature heights.
  - iii. Planting spacings.

**I.3.3.7. Natural Hazards**

*The controls for the natural hazard management within the Glenlogan Industrial Release Area are the same controls that are contained within Part O of this Development Control Plan.*

**I.3.3.8. Environmental Hazards**

*The controls for environmental hazard management (contaminated land) are the same controls that are contained within Part O.3 of this Development Control Plan.*

**I.3.3.9. Soil Erosion and Sediment Control**

*The controls for soil erosion and sediment control within the Glenlogan Industrial Release Area are the same controls that are contained within Part B of this Development Control Plan.*

**I.3.3.10. Noise Management**

*In addition to the impact management strategies contained in Section I.1.3 of this Development Control Plan, the following controls will apply to new development in the GGlenlogan Industrial Release Area, and will prevail to the extent of any inconsistency.*

- a. Development Applications to subdivide land at the Glenlogan Industrial Release Area must be accompanied by a report (prepared by a suitably qualified acoustic consultant) which contains recommendations for the implementation of a noise allowance strategy that plans for the cumulative impact of initial and future industrial activity in a way that allows for the noise goals (for sensitive



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receivors) under the NSW Policy for Industry – NSW EPA to be met.

- b. Council will enforce control (a) for the first Development Application received to subdivide land in each of the Stages identified in Diagram No. 2.
- c. Council may require any acoustic report, prepared in accordance with control (a), to be peer reviewed by an appropriately qualified acoustic consultant.

### **I.3.4. Built Development**

Section I.1 of this Part contains objectives, standards and controls that apply generally to the development of industrial zoned land.

In particular, the following existing sections of this Part will also apply to development within the Glenlogan Industrial Release Area.

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#### **I.3.4.1. Building Setbacks**

The controls for building line setbacks within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.4

#### **I.3.4.2. Building Design and Form**

The controls for building design and form within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.5.

#### **I.3.4.3. Waste Management**

The controls for open storage areas and waste management within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.6

#### **I.3.4.4. Fencing Controls**

The controls for fencing within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.7

#### **I.3.4.5. Servicing**

The controls for the servicing of new development within the Glenlogan Industrial Release Area are the same controls that are contained within Section I.1.8

#### **I.3.4.6. Parking, Access and Mobility**

The controls for the provision of on-site parking and access facilities for new development within the Glenlogan Industrial Release Area are the same controls that are contained within Part M of this DCP.

#### **I.3.4.7. Signage**

The controls for the provision of signage as part of new development within the Glenlogan Industrial Release Area are the same controls that are contained within Part L of this DCP.

#### **I.3.4.8. Landscaping**

The controls for landscaping as part of new development within the Glenlogan Industrial Release Area are the same controls that are contained within Part N of this Development Control Plan.

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#### **1.3.4.9. Natural Hazards**

The controls for the natural hazard management within the Glenlogan Industrial Release Area are the same controls that are contained within Part O of this Development Control Plan.

- b. In the absence of any such report, the requirements of the most up to date version of the NSW Noise Policy for Industry – NSW EPA. Council may require Development Applications to be supported by an acoustic report, prepared by a suitably qualified consultant.

#### **1.3.4.10. Environmental Hazards**

The controls for environmental hazard management (contaminated land) are the same controls that are contained within Part O.3 of this Development Control Plan.

#### **1.3.4.11. Soil Erosion and Sediment Control**

The controls for soil erosion and sediment control within the Glenlogan Industrial Release Area are the same controls that are contained within Part B of this Development Control Plan.

#### **1.3.4.12. Noise Management**

In addition to the impact management strategies contained in Section 1.1.3, the following controls will apply to new development in the Glenlogan Industrial Release Area, and will prevail to the extent of any inconsistency.

New development at the Glenlogan Industrial Release Area is to comply with the noise goals contained in:

- a. Any report prepared pursuant to the requirements of Section 1.3.3.10(a), or

### **I.1.5. Other matters for consideration**

Clause 6.3 of Cowra Local Environmental Plan 2012 requires this DCP to address the following matters in respect to the planning for new development at the Glenlogan Industrial Release Area:

- a. Measures to encourage higher density living around transport, open space and service nodes;
- b. Measures to accommodate and control neighbourhood commercial and retail uses; and
- c. Suitable networks of active and passive recreation areas.
- d. Measures to ensure public facilities and services, traffic management and parking facilities, are suitable located and provided for.

The Glenlogan Industrial Release Area is zoned to permit industrial uses only. The zone does not permit any form of residential, commercial or retail development and as a result there is no requirement for Part I.3 of this DCP to address items (a), (b) and (d) above.

Provisions have been incorporated into Part I.3 of this DCP to ensure that appropriate standards of the following public facilities and services are provided to the Glenlogan Industrial Release Area:

- a. Public roads and drainage
- b. Services and utilities.
- c. Landscaping of the public domain.
- d. Car parking.

# waugoola industrial release area

## **PART I.4**

*This Part provides the standards and controls  
for new industrial development in the waugoola  
industrial estate*

### 1.3.1. Preliminary

The Waugoola Industrial Release Area (the Release Area) is comprised of approximately 9 hectares of land and accommodates an existing group of large sheds that have historically been used for a variety of industrial purposes over many years, including a wool scour facility, a film studio, a modular home construction company and several other industrial uses. The land-use options for the site were explored by Council as part of the Cowra Shire Land-use Strategy and the site was subsequently upzoned from rural to light industrial as part of Cowra Local Environmental Plan 2012. Because of the up-zoning, the site was also identified as an Urban Release Area in Cowra Local Environmental Plan 2012.

This part of the Cowra DCP has been prepared pursuant to the requirements of Clause 6.3 of the Cowra Local Environmental Plan 2012.

The Waugoola Industrial Release Area is an area that has existing built form and structure and does not require the same level of planning that would be warranted for a greenfield release area. For this reason, many of the matters specified in Clause 6.3(3) of Cowra Local Environmental Plan 2012 do not have specific relevance to this site. In particular, it is considered unnecessary to plan for the following matters:

- a. Staging plan for timely release of urban land.
- b. Transport movement hierarchy.
- c. Landscape strategy for the protection and enhancement of riparian areas and remnant vegetation and detailed landscaping requirement for the public and private domain (note - the provisions of Part N of this DCP will continue to apply).
- d. Network of active and passive recreation areas.
- e. Urban design controls for significant development controls.
- f. Measures to encourage higher density living around neighbourhood commercial and retail uses.
- g. Suitably located public facilities and services, including provision for appropriate traffic management facilities and parking.

### 1.3.2. Application of this Part

Part 1.4 applies generally to land within the Release Area, the boundaries of which are shown on Map Sheet URA\_002G of Cowra Local Environmental Plan 2012 and depicted also in Diagram 1.

The controls contained in Part 1.4 apply to all new developments requiring the lodgement of a Development Application with Cowra Council, including:

- a. Applications to subdivide land.
- b. Applications to erect buildings, extend existing buildings, or the change of use of existing buildings.
- c. Applications for the use of land, or for the change of use land.

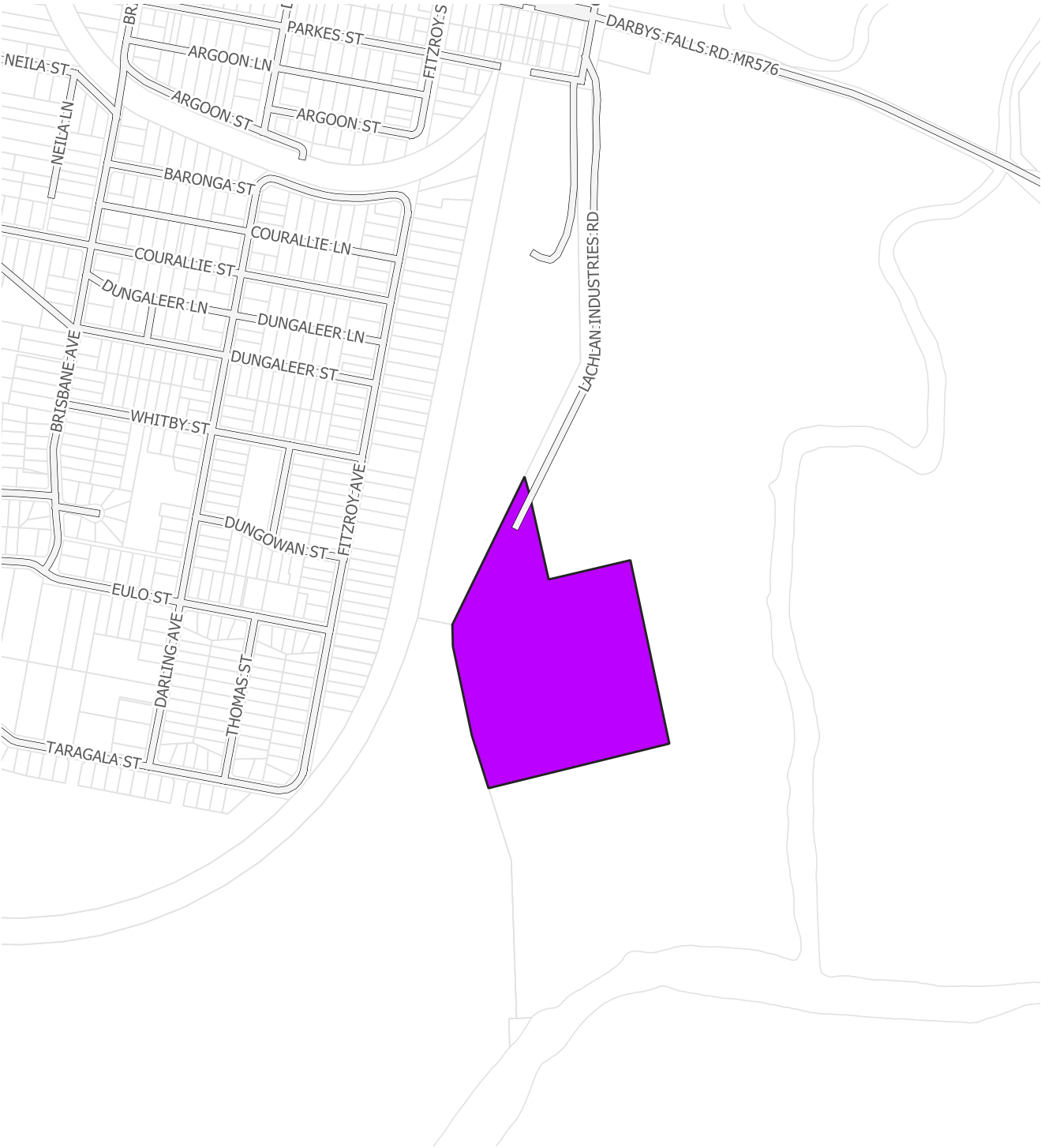



DIAGRAM NO.1 - LAND APPLICATION MAP

LEGEND

 Waugoola Industrial Release Area



### I.1.3. Objectives

The objectives for the Release Area are:

- a. To protect the amenity of adjacent land uses, where necessary, from the effects of industrial development.
- b. To encourage a development layout, design and function that minimises impact on activities in other zones, including sensitive uses such as a residential use.
- c. To ensure stormwater can be effectively and efficiently drained from the industrial land without affecting the water quality of any water resource.
- d. To ensure that stormwater is managed appropriately and does not adversely impact the downstream environment.
- e. To ensure that new developments are provided with adequate waste storage facilities in areas that are not visually prominent from the public domain.
- f. To ensure that new development is connected to physical infrastructure and services that have capacity to accommodate the development.
- g. To ensure that new development is designed to prevent the discharge of unacceptable levels of environmental pollution.
- h. To encourage the development of well designed industrial areas serving the full range of general and light industrial needs throughout the Shire.
- i. To provide for infrastructure and services in a cost effective and efficient manner, consistent with the operational needs of industrial users.
- j. To encourage high quality, sustainable and innovative industrial design which enhance the quality of the streetscape and surrounding environment.
- k. To encourage development that contributes to and / or improves the safety and security of industrial and surrounding areas.
- l. To provide for the safe and efficient movement of traffic to and from new industrial allotments.
- m. To ensure that new development is provided with adequate vehicle parking, circulation, loading and unloading areas.
- n. To preserve and enhance the existing natural environmental character and ecology of Cowra Shire.
- o. Ensure opportunities for the provision of landscaping to new industrial allotments.

### 1.3.4. Subdivision Development

*Part D of the Cowra Council Development Control Plan 2021 contains objectives, standards and controls that apply generally to the subdivision development of industrial zoned land.*

*In particular, the following existing sections of Part D will also apply to development within the Waugoola Industrial Release Area.*

#### 1.3.4.1. Lot Design

*The controls for lot design in respect of new subdivisions within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.4 of this Development Control Plan.*

#### 1.3.4.2. Street Design

*The controls for street design in respect of new subdivisions within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.5 of this Development Control Plan.*

The following additional controls apply to the *Waugoola Industrial Release Area* and prevail in the event of an inconsistency:

- a. Independent traffic and transport studies are required with Development Applications for subdivisions to determine the extent of roads works, intersection upgrades, and ancillary vehicular and pedestrian infrastructure requirements generated by the development.

#### 1.3.4.3. Access Provision

*The controls for access provision to new subdivisions within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.6 of this Development Control Plan.*

#### 1.3.4.4. Utility Provision

*The controls for utility provision to new subdivision within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.7 of this Development Control Plan.*

#### 1.3.4.5. Stormwater, Drainage

*The controls for the provision of stormwater drainage to new subdivisions within the Waugoola Industrial Release Area are the same controls that are contained within Section D.7.8 of this Development Control Plan.*

#### 1.3.4.6. Landscaping

*The controls for landscaping as part of new subdivision within the Waugoola Industrial Release Area are the same controls that are contained within Part N of this Development Control Plan.*

#### 1.3.4.7. Natural Hazards

*The controls for the natural hazard management within the Waugoola Industrial Release Area are the same controls that are contained within Part O of this Development Control Plan .*

#### 1.3.4.8. Environmental Hazards

*The controls for environmental hazard management (contaminated land) are the same controls that are contained within Part O.3 of this Development Control Plan.*

#### 1.3.4.9. Soil Erosion and Sediment Control

*The controls for soil erosion and sediment control within the Waugoola Industrial Release Area are the same controls that are contained within Part B of this Development Control Plan.*

### **I.3.5. Built Development**

Section I.1 of this Part contains objectives, standards and controls that apply generally to the development of industrial zoned land.

In particular, the following existing sections of this Part will also apply to development within the Waugoola Industrial Release Area.

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#### **I.3.5.1. Building Setbacks**

The controls for building line setbacks within the Waugoola Industrial Release Area are the same controls that are contained within Section I.1.4

#### **I.3.5.2. Building Design and Form**

The controls for building design and form within the Waugoola Industrial Release Area are the same controls that are contained within Section I.1.5.

#### **I.3.5.3. Waste Management**

The controls for open storage areas and waste management within the Waugoola Industrial Release Area are the same controls that are contained within Section I.1.6

#### **I.3.5.4. Fencing Controls**

The controls for fencing within the Waugoola Industrial Release Area are the same controls that are contained within Section I.1.7

#### **I.3.5.5. Servicing**

The controls for the servicing of new development within the Waugoola Industrial Release Area are the same controls that are contained within Section I.1.8

#### **I.3.5.6. Parking, Access and Mobility**

The controls for the provision of on-site parking and access facilities for new development within the Waugoola Industrial Release Area are the same controls that are contained within Part M of this DCP.

#### **I.3.5.7. Signage**

The controls for the provision of signage as part of new development within the Waugoola Industrial Release Area are the same controls that are contained within Part L of this DCP.

#### **I.3.5.8. Landscaping**

The controls for landscaping as part of new development within the Waugoola Industrial Release Area are the same controls that are contained within Part N of this Development Control Plan.



PREPARED BY  
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2021  
COMPREHENSIVE DCP