

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2023/140
Property	Lot 29 DP1092957 9 Mary Angove Crescent COOTAMUNDRA NSW 2590
Development	Erection of a detached garage ancillary to existing dwelling house
Decision	Consent granted (conditionally)
Date of decision	10 January 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and - the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2023/95
Property	Lot 2 DP724913 2 Sutton Street COOTAMUNDRA NSW 2590
Development	Change of Use to Local Distribution Centre and Construction of Undercover Loading Area and associated site works
Decision	Consent granted (conditionally)
Date of decision	12 January 2024
Reasons for decision and how community views were taken into consideration	
▪ The development demonstrates compliance with the relevant Environmental Planning Instruments; ▪ The development has been assessed against 4.15 of the Environmental Planning and Assessment Act 1979; ▪ The development is not considered likely to adversely impact on the amenity or neighbouring properties; ▪ The development satisfies the provisions of the Cootamundra Development Control Plan 2013 where applicable; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved.	

DA No.	DA2023/097
Property	Lot 21 DP656764 40 Florance Street COOTAMUNDRA NSW 2590
Development	Alterations to shed façade including parapet wall and awning already constructed. Changes to shed façade also propose removal of a roller door servicing a storage room within the shed approved under DA2022/156. Submitted SoEE and additional documents detail that the room within the shed will not be utilised for any habitable, commercial or retail purpose. Application originally sought erection of a carport attached to the shed under construction. However amended plans submitted removed the proposed carport
Decision	Consent granted (conditionally)
Date of decision	15 January 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and - the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2023/162
Property	Lot 22 DP1093742 21 Matilda Avenue COOTAMUNDRA NSW 2590
Development	Proposed Swimming Pool
Decision	Consent granted (conditionally)
Date of decision	18 January 2024
Reasons for decision and how community views were taken into consideration	
▪ To satisfy the requirements of the Environmental Planning and Assessment Act 1979 ▪ To ensure the consideration of the public interest ▪ Condition have been imposed to mitigate any impacts of the development	

DA No.	DA2023/134
Property	Lot 236 DP753601 5514 Gundagai Road COOTAMUNDRA NSW 2590
Development	Install a swimming pool and a spa
Decision	Consent granted (conditionally)
Date of decision	19 January 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent as ancillary to the dwelling; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area.	

DA No.	DA2023/167
Property	Lot 44 DP1173450 21 Neil McInerney GUNDAGAI NSW 2722
Development	Inground Fibreglass Swimming Pool - 26,000L
Decision	Consent granted (conditionally)
Date of decision	22 January 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2023/150
Property	Lot 4 DP1134918 15 Lucerndale Road TUMBLONG NSW 2729
Development	Proposed skillion roof extension to existing shed
Decision	Consent granted (conditionally)
Date of decision	24 January 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is not inconsistent with the objectives of the zone, ▪ The proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2019/126.4
Property	Lot 72 DP1216738 48 Wills Street COOTAMUNDRA NSW 2590
Development	S4.55(1A) Modification of Development Consent – DA10.2019.126.4 - Modification 1
Decision	Consent granted (conditionally)
Date of decision	25 January 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed modification application meets the provisions of S4.55(1A) of the Environmental Planning and Assessment Act 1979. ▪ The proposed modification application satisfied the provisions of S4.15 of the Environmental Planning and Assessment Act 199. ▪ The proposed development is substantially the same development as initially approved under DA2019/126.1) ▪ The proposed development will not result in adverse impacts on the residential or environmental surrounds.	

DA No.	DA2023/151
Property	Lot 3 DP961926 1 Thompson Street COOTAMUNDRA NSW 2590
Development	Alterations to Existing Dwelling (sunroom to ensuite)
Decision	Consent granted (conditionally)
Date of decision	30 January 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development has been assessed against the relevant heads of consideration, governing legislation including LEPs and SEPPS and regulations made thereunder, and complies with the provisions of the development control plan where applicable; ▪ The proposed alterations (sunroom to ensuite) have been designed to remain subservient to the heritage character of the site and surrounding items, and respect the built form and curtilage. ▪ The overall impact on the heritage character is minimal; ▪ The impact on the built form and surrounding residential area is minor; ▪ Conditions have been imposed to mitigate any unforeseen impacts	

DA No.	DA2023/157
Property	Lot 1 DP806631 178 O'Briens Road GUNDAGAI NSW 2722
Development	Continued use of and completion of works for inground fiberglass swimming pool installed without consent ancillary to existing dwelling house
Decision	Consent granted (conditionally)
Date of decision	31 January 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area.	

DA No.	DA2023/147.2
Property	Lot 4 DP1293130 23 Wonder View COOTAMUNDRA NSW 2590
Development	S4.55(1) Modification of Development Consent (New Dwelling) to remove BAL conditions on consent
Decision	Consent granted (conditionally)
Date of decision	31 January 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has not changed as per previously approved	

DA No.	DA2023/154
Property	Lot 7 DP1237342 405 Back Brawlin Road COOTAMUNDRA NSW 2590
Development	Proposed New Dwelling with attached Garage
Decision	Consent granted (conditionally)
Date of decision	31 January 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2023/089
Property	Lots 1 and 2 Section 31 DP 758287 1-5 Wallendoon Street COOTAMUNDRA NSW 2590
Development	Motel accommodation – to erect a two (2) storey, 33 room (32 unit) motel, with a managers residence, guest gym, 24 seat restaurant, car parking and ancillary infrastructure, and to consolidate the two (2) existing lots into one (1) lot.
Decision	Consent granted (conditionally)
Date of decision	1 February 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is consistent with the objectives of the zone. ▪ The proposed development is permitted in the zone. ▪ The heritage value of the local heritage items in the area and the heritage conservation area have been preserved. ▪ The proposal will be consistent with the built form and character, established by existing developments in the area. ▪ Any potential concerns and amenity impacts have been ameliorated by appropriate conditions. ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments. ▪ The proposal will have an acceptable environmental impact. ▪ The proposal is consistent with the zone and desired future character of the area. ▪ Notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received.	

DA No.	DA2024/001
Property	Lot 290 DP1135506 8855 Hume Highway GUNDAGAI NSW 2722
Development	Proposed Farm Shed
Decision	Consent granted (conditionally)
Date of decision	5 February 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area.	

DA No.	DA2023/166
Property	Lot 15 Sec A DP2203 27 Queen Street COOTAMUNDRA NSW 2590
Development	Proposed New Shed
Decision	Consent granted (conditionally)
Date of decision	5 February 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2023/111
Property	Lot 2 DP725154 2 Justin Street COOTAMUNDRA NSW 2590
Development	Proposed Alterations & Additions to Dwelling
Decision	Consent granted (conditionally)
Date of decision	5 February 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received	

DA No.	DA2023/153
Property	Lot 1 DP726061 19 Cooper Street COOTAMUNDRA NSW 2590
Development	Internal Alterations and Additions (Garage to bedroom and ensuite)
Decision	Consent granted (conditionally)
Date of decision	6 February 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development has been assessed against the relevant heads of consideration, governing legislation including LEPs and SEPPs and regulations made thereunder, and complies with the provisions of the development control plan where applicable; ▪ The proposed alterations (garage to bedroom and ensuite) have been designed to remain subservient to the heritage character of the site and surrounding items, and respect the built form and curtilage. ▪ The overall impact on the heritage character is minimal; ▪ The impact on the built form and surrounding residential area is minor; ▪ Conditions have been imposed to mitigate any unforeseen impacts	

DA No.	DA2022/120.2
Property	Lot 23 DP872049 2510 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
Development	S4.55(1A) – Modification (No 1) of DA DA2022/120 - Amend from proposed 3 bedroom to proposed 2-bedroom new Manufactured Home (including removal of the existing manufactured home)
Decision	Consent granted (conditionally)
Date of decision	6 February 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the character of the area. ▪ The impacts of the proposed modification are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The original development application was notified with no submissions received	

DA No.	DA2024/003
Property	Lot 54 DP707561 5 Allumba Place COOTAMUNDRA NSW 2590
Development	Proposed Alterations & Additions to Dwelling
Decision	Consent granted (conditionally)
Date of decision	6 February 2024
Reasons for decision and how community views were taken into consideration	
▪ To ensure the public interest ▪ To ensure compliance with the Environmental Planning and Assessment Act 1979 ▪ To ensure consideration of the State Environmental Planning Policies ▪ To ensure the appropriate management of the development	

DA No.	DA2023/121
Property	Lot A DP 408876 176 Parker Street COOTAMUNDRA NSW 2590 (Including the footpath area adjacent to this property)
Development	Commercial premises (alterations and additions) – the demolition/removal of the existing cantilevered awning, and the erection of a replacement post-supported awning.
Decision	Consent granted (conditionally)
Date of decision	8 February 2024
Reasons for decision and how community views were taken into consideration	
▪ The impacts of the development are minimal. ▪ The heritage value of the heritage conservation area have been preserved. ▪ The new works are consistent with and in keeping with existing works that are being replaced. ▪ The works are necessary to ensure the going safety of general public and users of the building, and to allow for the continued use of the property. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was not notified.	

DA No.	DA2022/156 .4
Property	Lot 21 DP656764 40 Florance Street COOTAMUNDRA NSW 2590
Development	Modification of Development Consent (Shed) – Remove the north wall of shed and north roller door to be replaced with cladding
Decision	Consent granted (conditionally)
Date of decision	8 February 2024
Reasons for decision and how community views were taken into consideration	
▪ To ensure compliance with the Environmental Planning and Assessment Act 1979 ▪ To ensure compliance with the National Construction Codes ▪ The proposed modification will not impact the public domain	

DA No.	DA2023/142
Property	Lot 23 DP1058350 215 Punch Street GUNDAGAI NSW 2722
Development	Proposed New Shed
Decision	Consent granted (conditionally)
Date of decision	9 February 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is not inconsistent with the objectives of the zone, ▪ The proposed development is permitted in the zone, ▪ The proposed development does not compromise the relevant Environmental Planning Instruments, ▪ The proposal will be compatible with the built form and character, established by existing development in the area, ▪ Any potential concerns have been ameliorated conditions, with those conditions ensuring compliance with relevant legislation, regulations and standards, ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ The impacts of the development are minimal. ▪ The proposal is consistent with the zone and desired future character of the area.	

DA No.	DA2023/171
Property	Lot 27 DP1110255 2 Gilmore Place GUNDAGAI NSW 2722
Development	Proposed Swimming Pool
Decision	Consent granted (conditionally)
Date of decision	9 February 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2023/158
Property	Lot 1 DP355858 24 Bourke Street COOTAMUNDRA NSW 2590
Development	Demolition – the demolition/removal of the existing free-standing awning/shade structure.
Decision	Consent granted (conditionally)
Date of decision	14 February 2024
Reasons for decision and how community views were taken into consideration	
▪ The impacts of the development are minimal. ▪ The development complies with all relevant environmental planning instruments. ▪ Any potential concerns have been ameliorated by appropriate conditions. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received. ▪ The demolitions works will have a positive impact on the visual amenity of the area and the heritage conservative area	

DA No.	DA2023/143
Property	Lot 2 DP390691 335 Tumblong Reserve Road TUMBLONG NSW 2729
Development	Demolition of an existing dwelling (attached to a Farm Shed) and the Installation of a Manufactured Home for the purpose of a Principal Dwelling House
Decision	Consent granted (conditionally)
Date of decision	20 February 2024
Reasons for decision and how community views were taken into consideration	
▪ To confirm the details of the application as submitted by the applicant and as approved by Council. ▪ To manage any inconsistencies between the approved plan/documents and conditions of consent. ▪ To achieve the objectives of section 1.3 of the Environmental Planning and Assessment Act 1979, having regard to the relevant matters for consideration contained in section 4.15 of the Act and the Environmental Planning Instruments applying to the land. ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments. ▪ To protect the amenity of the local environment, residents and adjoining landowners. ▪ To ensure the development complies with all relevant approvals.	

DA No.	DA2023/22.2
Property	Lot 11 DP18650 16 Hay Street COOTAMUNDRA NSW 2590
Development	Section 4.55(1A) Modification of development Consent - Construction of 2 x single storey units – Modification 1
Decision	Consent granted (conditionally)
Date of decision	27 February 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of S4.55 of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2023/152
Property	Lot 1 DP212222 63 Cowcumbra Street COOTAMUNDRA NSW 2590
Development	Proposed New Shed
Decision	Consent granted (conditionally)
Date of decision	12 March 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received.	

DA No.	DA2023/138
Property	Lot 1 DP133536 Crowes Road COOLAC NSW 2727
Development	Remove existing Swimming Pool and replace with Fibreglass Swimming Pool
Decision	Consent granted (conditionally)
Date of decision	12 March 2024
Reasons for decision and how community views were taken into consideration	
▪ To confirm the details of the application as submitted by the applicant and as approved by Council. ▪ To manage any inconsistencies between the approved plan/documents and conditions of consent. ▪ To achieve the objectives of section 1.3 of the Environmental Planning and Assessment Act 1979, having regard to the relevant matters for consideration contained in section 4.15 of the Act and the Environmental Planning Instruments applying to the land. ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments. ▪ To protect the amenity of the local environment, residents and adjoining landowners. ▪ To ensure the development complies with all relevant approvals.	

DA No.	DA2024/004
Property	Lot 31 DP1180884 13 Springflat Drive GUNDAGAI NSW 2722
Development	Remove existing Swimming Pool and replace with Fibreglass Swimming Pool
Decision	Consent granted (conditionally)
Date of decision	14 March 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area.	

DA No.	DA2023/41.2
Property	Lot 4 DP236729 5 Williams Avenue COOTAMUNDRA NSW 2590
Development	Proposed Modification of Development Consent for new carport and garage ancillary to existing dwelling house. The garage remains unchanged, but the carport has been lengthened
Decision	Consent granted (conditionally)
Date of decision	19 March 2024
Reasons for decision and how community views were taken into consideration	
▪ To confirm the details of the application as submitted by the applicant and as approved by Council. ▪ To manage any inconsistencies between the approved plan and documents and conditions of consent. ▪ To ensure the amenity of the neighbourhood is maintained during construction. ▪ To ensure that adequate measures are in place so that damage from sediment run off to adjoining sites and waterways is minimised. ▪ To ensure that roof water is disposed of without nuisance to neighbours, ▪ To ensure public safety is maintained. ▪ To ensure all works are carried out in accordance with the development consent	

DA No.	DA2024/11
Property	Lot 8 Sec 9 DP758587 122 Sutton Street COOTAMUNDRA NSW 2590
Development	Change of Use – Workshop to Transport Depot
Decision	Consent granted (conditionally)
Date of decision	21 March 2024
Reasons for decision and how community views were taken into consideration	
▪ The development demonstrates compliance with the relevant Environmental Planning Instruments; ▪ The development has been assessed against 4.15 of the Environmental Planning and Assessment Act 1979; ▪ The development is not considered likely to adversely impact on the amenity or neighbouring properties; ▪ The development satisfies the provisions of the Cootamundra Development Control Plan 2013 where applicable; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved.	

DA No.	DA2023/48
Property	Lot 2 DP1101205 2121 Burra Road GUNDAGAI NSW 2722
Development	Continued use of a converted shed for the purpose of a secondary dwelling. The shed had DA and CC consent but was converted without consent.
Decision	Consent granted (conditionally)
Date of decision	28 March 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2023/67.2
Property	Lot 2 DP1054376 42 Morrisons Hill Road WALLENDBEEN NSW 2588
Development	Modification of Development Consent to remove proposed secondary dwelling from proposed development. Development continues to include alterations and additions to the existing dwelling and erection of a detached shed containing bathroom amenities. Modification seeks deletion of existing conditions 7 and 9.
Decision	Consent granted (conditionally)
Date of decision	28 March 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area.	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2023/131
Property	Lot 6 Sec 6 DP758928 1 Cambria Street STOCKINBINGAL NSW 2725
Development	New Dwelling and detached shed
Decision	Consent granted (conditionally)
Date of decision	2 April 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2024/27
Property	Lot 6 DP446915 32 Francis Street COOTAMUNDRA NSW 2590
Development	Alterations to existing commercial Premises – centre based child care
Decision	Consent granted (conditionally)
Date of decision	2 April 2024
Reasons for decision and how community views were taken into consideration	
▪ To ensure the Development meets the requirements of the Building Codes of Australia ▪ To ensure the development meets the requirements of the Environmental Planning and Assessment Act 1979 ▪ To ensure the amenity of the neighbouring properties	

DA No.	DA2024/12
Property	Lot 66 DP803362 6 Pinkstone Avenue COOTAMUNDRA NSW 2590
Development	Dwelling with attached garage
Decision	Consent granted (conditionally)
Date of decision	10 April 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2023/123.2
Property	Lot 8 Sec C DP2203 46 O'Donnell Street COOTAMUNDRA NSW 2590
Development	Modification - Dwelling (alterations and additions) – to modify a number of demolition and physical building attributes, to retain more of the existing building, and reduce the footprint of the proposed extension and changes to the BASIX certificate
Decision	Consent granted (conditionally)
Date of decision	10 April 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed modification is not inconsistent with the objectives of the zone, ▪ the proposed modification is permitted in the zone, ▪ assessment of the modification against the relevant provisions of the EPA Act, indicates that the proposed modification will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity, ▪ the proposed modification does not compromise the relevant Environmental Planning Instruments, ▪ Council considers that the proposed modification is appropriate having regard to the relevant matters and can be managed through existing and proposed conditions, ▪ the modification is substantially the same development as originally approved, ▪ notification was carried out and no submissions were received.	

DA No.	DA2021/118/3
Property	Lot 5 DP771078 Nangus Road GUNDAGAI NSW 2722
Development	(MODIFICATION) Demo Existing Freezer Panel Structure
Decision	Consent granted (conditionally)
Date of decision	16 April 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received.	

DA No.	DA2024/32
Property	Lot 1 DP 806631 178 O'Briens Road GUNDAGAI NSW 2722
Development	Remove and demolish unlawful works and install new pool in place
Decision	Consent granted (conditionally)
Date of decision	23 April 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area.	

DA No.	DA2024/008
Property	Lot 12 DP753603 598 Jugiong Road COOTAMUNDRA NSW 2590
Development	Subdivision of Lots 12,13 and 21 in DP753603 into 2 Lots
Decision	Consent granted (conditionally)
Date of decision	23 April 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submission were received.	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2023/42.2
Property	Lot 43 DP424770 McLaughlins Lane STOCKINBINGAL NSW
Development	(MODIFICATION) Shower toilet facilities to detached shed for garage
Decision	Consent granted (conditionally)
Date of decision	1 May 2024
Reasons for decision and how community views were taken into consideration	
- Consistent with the existing RU1 Primary Production zone objectives, - The dwelling and shed is still in keeping with structures in the locality, is not considered out of place and open space has been retained, or to have a negative visual impact and overall no detrimental impact on the area. - The proposed modification is of no measurable impact to the approved development	

DA No.	DA2022/45.4
Property	Lot 1 DP 1103272 Hanley Lane GUNDAGAI NSW 2722
Development	(MODIFICATION) Proposed excavation for a dwelling and retaining wall
Decision	Consent granted (conditionally)
Date of decision	2 May 2024
Reasons for decision and how community views were taken into consideration	
- the proposed development is not inconsistent with the objectives of the zone, - the proposed development is permitted in the zone, - the proposed development does not compromise the relevant Environmental Planning Instruments, - the proposal will be compatible with the built form and character, established by existing developments in the area, - any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; - the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, - the proposal will have an acceptable environmental impact, and - the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/34
Property	Lot 11 DP1067441 Back Brawlin Road COOTAMUNDRA NSW 2590
Development	Proposed Dual Occupancy and alterations and additions to existing shed
Decision	Consent granted (conditionally)
Date of decision	2 May 2024
Reasons for decision and how community views were taken into consideration	
- the proposed development is not inconsistent with the objectives of the zone, - the proposed development is permitted in the zone, - the proposed development does not compromise the relevant Environmental Planning Instruments, - the development is appropriate in design, character and bulk and scale.	

DA No.	DA2023/28
Property	Lot: 1 DP 1103272 Hanley Lane GUNDAGAI NSW 2722
Development	Single Storey Dwelling with attached garage
Decision	Consent granted (conditionally)
Date of decision	2 May 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area.	

DA No.	DA2021/78.2
Property	Lot 45 DP751420 Soldier Settlers Road NANGUS NSW
Development	(MODIFICATION) Construction of a single storey dwelling
Decision	Consent granted (conditionally)
Date of decision	3 May 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area.	

DA No.	DA2024/19
Property	Lot 121 DP1151887 Ross Friend Place COOTAMUNDRA NSW 2590
Development	Plunge Pool
Decision	Consent granted (conditionally)
Date of decision	3 May 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received.	

DA No.	DA2024/29
Property	Lot 3 DP229988 Sutton Street COOTAMUNDRA NSW 2590
Development	Demolition of existing non heritage significant buildings
Decision	Consent granted (conditionally)
Date of decision	7 May 2024
Reasons for decision and how community views were taken into consideration	
▪ To confirm the details of the application as submitted by the Applicant and as approved by Council. ▪ To manage any inconsistencies between the approved plan/documents and conditions of consent. ▪ To achieve the objectives of section 1.3 of the <i>Environmental Planning and Assessment Act 1979</i>, having regard to the relevant matters for consideration contained in section 4.15 of the Act and the Environmental Planning Instruments applying to the land. ▪ To ensure all relevant approvals are in place before work commences. ▪ To ensure the safety of the general public. ▪ To ensure the heritage value and worth of the local heritage item, and the heritage conservation area, is preserved.	

DA No.	DA2024/31
Property	Lot 1 DP1125569 Youngs Road NANGUS NSW 2722
Development	Proposed alterations and additions – ensuite and hardstand
Decision	Consent granted (conditionally)
Date of decision	7 May 2024
Reasons for decision and how community views were taken into consideration	
▪ The development demonstrates compliance with the relevant Environmental Planning Instruments; ▪ The development has been assessed against 4.15 of the Environmental Planning and Assessment Act 1979; ▪ The development is not considered likely to adversely impact on the amenity or adjoining properties; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved.	

DA No.	DA2021/85.4
Property	Lot 33 DP1270489 Temora Street COOTAMUNDRA NSW 2590
Development	(MODIFICATION) Change of Location of footpaths and Cul-de-sac changes
Decision	Consent granted (conditionally)
Date of decision	16 May 2024
Reasons for decision and how community views were taken into consideration	
- the modification is substantially the same development as originally approved, - the impacts associated with the modification are minor, - the modification complies with the relevant environmental planning instruments	

DA No.	DA2024/48
Property	Lot 20 DP803362 Weissel Place COOTAMUNDRA NSW 2590
Development	Proposed Demolition of Existing Dwelling and associated site works
Decision	Consent granted (conditionally)
Date of decision	22 May 2024
Reasons for decision and how community views were taken into consideration	
- The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; - The overall visual impact of the development is minimal; - The proposed development will improve the amenity and streetscape; - The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments - Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2024/006
Property	Lot 29 DP1010590 Quinlan Drive COOTAMUNDRA NSW 2590
Development	Aircraft Hangar ancillary to Airport Infrastructure zone
Decision	Consent granted (conditionally)
Date of decision	30 May 2024
Reasons for decision and how community views were taken into consideration	
- The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; - The proposed development is appropriate in overall design; - The overall visual impact of the development is reasonable; - The proposed development is permitted with consent; - The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments - Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2024/42
Property	Lot 29 DP1270489 Oliver Selwyn Drive COOTAMUNDRA NSW 2590
Development	Proposed New Dwelling with attached garage
Decision	Consent granted (conditionally)
Date of decision	30 May 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2024/10
Property	Lot 100 DP1070466 Tumut Street GUNDAGAI NSW 2722
Development	Proposed garage with toilet and workshop to replace existing
Decision	Consent granted (conditionally)
Date of decision	30 May 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is consistent with the objectives of the LEP ▪ The development will be compliant with the existing land use ▪ The site is appropriate for the proposed use ▪ The cumulative impacts are acceptable ▪ The public interest has been assessed	

DA No.	DA2023/169
Property	Lot 1 DP1079497 Sheridan Street GUNDAGAI NSW 2722
Development	Proposed shed with awning to replace existing shed
Decision	Consent granted (conditionally)
Date of decision	30 May 2024
Reasons for decision and how community views were taken into consideration	
▪ To confirm the details of the application as submitted by the applicant and as approved by Council. ▪ To manage any inconsistencies between the approved plan/documents and conditions of consent. ▪ To achieve the objectives of section 1.3 of the Environmental Planning and Assessment Act 1979, having regard to the relevant matters for consideration contained in section 4.15 of the Act and the Environmental Planning Instruments applying to the land. ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments. ▪ To protect the amenity of the local environment, residents and adjoining landowners. ▪ To ensure the development complies with all relevant approvals.	

DA No.	DA2023/150.2
Property	Lot 4 DP1134918 Lucerndale Road TUMBLONG NSW 2729
Development	(MODIFICATION) Proposed carport to existing shed
Decision	Consent granted (conditionally)
Date of decision	31 May 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area.	

DA No.	DA2023/59
Property	Lot 2 DP612148 Mount Street GUNDAGAI NSW 2722
Development	Erection of a building and carrying out of works for the purpose of a storage shed and retaining walls ancillary to existing dwelling house
Decision	Consent granted (conditionally)
Date of decision	31 May 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2024/36
Property	Lot 11 DP1245486 Luke Street GUNDAGAI NSW 2722
Development	Change of use from past flat, garage, business to a Dwelling - minor
Decision	Consent granted (conditionally)
Date of decision	12 June 2024
Reasons for decision and how community views were taken into consideration	
- the proposed change of use is not inconsistent with the objectives of the zone, - the proposed change of use is permitted in the zone, - assessment of the change of use against the relevant provisions of the EPA Act, indicates that the proposed modification will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity, - the proposed change of use does not compromise the relevant Environmental Planning Instruments, - Council considers that the proposed change of use is appropriate having regard to the relevant matters and can be managed through proposed conditions, - notification was undertaken with no objections.	

DA No.	DA2024/40
Property	Lot 12 DP236999 French Street COOTAMUNDRA NSW 2590
Development	Proposed New Awning over Existing Deck at front of dwelling
Decision	Consent granted (conditionally)
Date of decision	13 June 2024
Reasons for decision and how community views were taken into consideration	
- The development is in keeping with the existing character of the area. - The impacts of the development are minimal. - The development complies with all local environmental planning instruments. - Conditions have been imposed to preserve the amenity of the area. - The development application was notified, and no submissions were received.	

DA No.	DA2024/23
Property	Lot A DP327881; Lot 101 DP1065978 Hovell Street COOTAMUNDRA NSW 2590
Development	Proposed demolition of building & structures, removal of underground fuel storage tanks and remediation of contaminated land
Decision	Consent granted (conditionally)
Date of decision	14 June 2024
Reasons for decision and how community views were taken into consideration	
- The impacts of the development are minimal. - The development complies with all relevant environmental planning instruments. - Any potential concerns have been ameliorated by appropriate conditions. - Conditions have been imposed to preserve the amenity of the area. - The development application was notified, and no submissions were received.	

DA No.	DA2024/47
Property	Lot 1 DP1296310 Hay Street COOTAMUNDRA NSW 2590
Development	Strata Subdivision of existing attached dual occupancy development
Decision	Consent granted (conditionally)
Date of decision	14 June 2024
Reasons for decision and how community views were taken into consideration	
▪ The subdivision is in keeping with the existing character of the area. ▪ There are no impacts associated with the strata subdivision. ▪ The development complies with all local environmental planning instruments. ▪ There are existing services that can adequately cater for the development, subject to confirmation. ▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not required to be notified, and no submissions were received.	

DA No.	DA2024/46
Property	Lot 6 DP38037 Ridge Street GUNDAGAI NSW 2722
Development	Erection of a garage ancillary to existing dwelling
Decision	Consent granted (conditionally)
Date of decision	26 June 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/57
Property	Lots 7 and 8 Section 45 DP 758287 Parker Street COOTAMUNDRA NSW 2594
Development	Fencing – to erect a 2.1 metre high open style fence, towards the front and rear of the property.
Decision	Consent granted (conditionally)
Date of decision	27 June 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is not inconsistent with the objectives of the zone. ▪ The proposed development is permitted in the zone. ▪ The proposed development does not compromise the relevant Environmental Planning Instruments. ▪ The impacts on streetscape are considered to be acceptable. ▪ Neighbour notification was carried out as per the CPP, and no submissions were received.	

DA No.	DA2024/009
Property	Lot 41 DP1112247 Francis Avenue GUNDAGAI NSW 2722
Development	Dwelling Alterations and Additions
Decision	Consent granted (conditionally)
Date of decision	27 June 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2023/168.2
Property	Lot 1 DP207205 Punch Street GUNDAGAI NSW 2722
Development	(MODIFICATION) Dwelling with attached Garage
Decision	Consent granted (conditionally)
Date of decision	28 June 2024
Reasons for decision and how community views were taken into consideration	
▪ the modification is substantially the same development as originally approved, ▪ the impacts associated with the modification are minor, ▪ the modification complies with the relevant environmental planning instruments	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2023/161
Property	Lot 12 DP 260782 Camp Street GUNDAGAI NSW 2722
Development	Proposed Farm Shed
Decision	Consent granted (conditionally)
Date of decision	2 July 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received.	

DA No.	DA2024/066
Property	Lot 10 DP 1242413 Coolac Road COOLAC NSW 2727
Development	Demolition works – the demolition, temporary stockpiling and crushing of the existing concrete pavement, and its subsequent reuse onsite, and the removal and offsite disposal of the existing concrete slab from the fire-damaged building.
Decision	Consent granted (conditionally)
Date of decision	3 July 2024
Reasons for decision and how community views were taken into consideration	
▪ The development complies with all local environmental planning instruments. ▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified. ▪ Any potential concerns have been ameliorated by appropriate conditions. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments. ▪ The proposal will have minimal environmental impact.	

DA No.	DA2022/184.2
Property	Lot 71 DP 750987 Hopewood Road GUNDAGAI NSW 2722
Development	(Modification) Secondary Dwelling and OSSM
Decision	Consent granted (conditionally)
Date of decision	4 July 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area.	

DA No.	DA2023/160
Property	Lot 2 DP 618938 West Street GUNDAGAI NSW 2722
Development	Proposed alterations and additions to dwelling
Decision	Consent granted (conditionally)
Date of decision	11 July 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the development is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received. ▪ To ensure acceptable standards of safety for both vehicular and pedestrian traffic	

DA No.	DA2024/064
Property	Lot 442 DP 757248 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
Development	Proposed new single storey rural residential dwelling with attached garage as a secondary dwelling
Decision	Consent granted (conditionally)
Date of decision	12 July 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is deemed in keeping with the existing rural character of the area. ▪ The impacts of the development are deemed minimal due to the rural location and setbacks to boundaries. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2024/065
Property	Lot 2 DP 562670 Parker Street COOTAMUNDRA NSW 2590
Development	Business premises – change of use of the existing music/community room in the Albion Hotel, into a hairdressing salon, and erection of four (4) business identification signs.
Decision	Consent granted (conditionally)
Date of decision	17 July 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is consistent with the objectives of the zone. ▪ The use is permitted in the zone. ▪ The development is an appropriate land use in the CBD. ▪ The development complies with the relevant provisions of the DCP. ▪ The signage is in keeping with other signage in the area. ▪ The development does not result in any additional impacts in terms of parking of services and utilities. ▪ The development will have minimal impact on the heritage conservation zone. ▪ Conditions will ensure that the fit-out and operation of the business complies with the relevant industry standards. ▪ No neighbour notification was required as per the CPP, and no submissions were received.	

DA No.	DA2024/072
Property	Lot 2 DP 531544 Hovell Street COOTAMUNDRA NSW 2590
Development	Installation of 2 x 30,000L Rainwater Tanks Onsite
Decision	Consent granted (conditionally)
Date of decision	18 July 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2023/101.2
Property	Lot 1 DP 1296902 Pinkerton Lane COOTAMUNDRA NSW 2590
Development	(Modification) New Shed
Decision	Consent granted (conditionally)
Date of decision	24 July 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is consistent with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received	

DA No.	DA2024/081
Property	Lot 1 DP 724913 Sutton Street COOTAMUNDRA NSW 2590
Development	Alterations and additions to commercial premises
Decision	Consent granted (conditionally)
Date of decision	30 July 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2024/026
Property	Lot 110 DP 1130862 Sommerset Road COOLAC NSW 2727
Development	Environmental Protection Works and bulk earthworks to an existing hardstand, maintenance of farm dam, surface water management and associated landscaping
Decision	Consent granted (conditionally)
Date of decision	31 July 2024
Reasons for decision and how community views were taken into consideration	
▪ To confirm the details of the application as submitted by the applicant and as approved by Council. ▪ To manage any inconsistencies between the approved plan/documents and conditions of consent. ▪ To achieve the objectives of section 1.3 of the Environmental Planning and Assessment Act 1979, having regard to the relevant matters for consideration contained in section 4.15 of the Act and the Environmental Planning Instruments applying to the land. ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments. ▪ To protect the amenity of the local environment, residents and adjoining landowners. ▪ To ensure the development complies with all relevant approvals	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2024/013
Property	Lot 7 Sec 25 DP759041 Bland Street WALLENDREEN NSW 2588
Development	Proposed New Shed
Decision	Consent granted (conditionally)
Date of decision	5 August 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received	

DA No.	DA2023/125 MOD 1
Property	Lot 21 DP718969 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
Development	Modification – Design amendments (amendment to the approved Alterations/additions to remove enclosed sunroom at rear of dwelling)
Decision	Consent granted (conditionally)
Date of decision	15 August 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed modification is not inconsistent with the objectives of the zone. ▪ Assessment of the modification against the relevant provisions of the EPA Act, indicates that the proposed modification will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity. ▪ The proposed modification does not compromise the relevant Environmental Planning Instruments. ▪ Council considers that the proposed modification is appropriate having regard to the relevant matters and can be managed through existing conditions. ▪ The modification is substantially the same development as originally approved. ▪ Notification was not required to be carried out and no submissions were received.	

DA No.	DA2023/089 MOD 1
Property	Lots 1 and 2 Section 31 DP 758287 Wallendoon Street COOTAMUNDRA NSW 2590
Development	Modification (Motel accommodation) – delete the conditions of consent relating to the removal of contaminated material from site, and site validation reporting (Conditions B3 and B4).
Decision	Consent granted
Date of decision	21 August 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed modification is not inconsistent with the objectives of the zone. ▪ Assessment of the modification against the relevant provisions of the EPA Act, indicates that the proposed modification will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity. ▪ The proposed modification does not compromise the relevant Environmental Planning Instruments. ▪ Council considers that the proposed modification is appropriate having regard to the relevant matters and can be managed through existing conditions. ▪ The modification is substantially the same development as originally approved. ▪ Notification was not required to be carried out and no submissions were received.	

DA No.	DA2024/073
Property	Lot D DP 394656 Temora Street COOTAMUNDRA NSW 2590
Development	Proposed alterations and additions to existing dwelling
Decision	Consent granted (conditionally)
Date of decision	22 August 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development has been assessed against the relevant heads of consideration, governing legislation including LEPs and SEPPS and regulations made thereunder, and complies with the provisions of the development control plan where applicable; ▪ The proposed alterations (new kitchen, lounge room, master bedroom, ensuite, robe and vera patio) have been designed to remain inkeeping to the existing character of cottage, the site and surrounding items, and respect the built form, bulk and scale. ▪ The overall impact on the existing built form and surrounding residential area is minimal; ▪ Conditions have been imposed to mitigate any unforeseen impacts	

DA No.	DA2023/109
Property	Lots 2, 3 & 17 DP 750598, Lots 1 & 2 DP 563202 1570 Old Cootamundra Road COOTAMUNDRA NSW 2590
Development	Staged Sheep Feedlot (15,000 Standard Sheep Unit) and associated infrastructure
Decision	Consent granted
Date of decision	27 August 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is not inconsistent with the objectives of the zone. ▪ The proposed development is permitted in the zone. ▪ Assessment of the development against the relevant guidelines demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity. ▪ The proposed development does not compromise the relevant Environmental Planning Instruments. ▪ Council considers that the proposed development is appropriate having regard to the relevant matters and can be managed through appropriate conditions. ▪ Neighbour notification was carried out as per the CPP, and each of the issues raised has been addressed within the report, and shown to be acceptable, subject to compliance with the industry guidelines and the conditions of consent. ▪ Environment Protection Authority (EPA) issued concurrence by way of General Terms of Approval (GTA) as required prior to determination.	

DA No.	DA2024/043
Property	Lot 10 DP 1270489 Keith Taylor Crescent COOTAMUNDRA NSW 2590
Development	Subdivision from 1 Lot into 2 and construction of single storey dwelling on each Lot
Decision	Consent granted
Date of decision	27 August 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The proposed variations to the land covenants and DCP acceptable solutions are acceptable. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received.	

DA No.	DA2024/074
Property	Lot 1 DP 1115089 West Jindalee Road COOTAMUNDRA NSW 2590
Development	Proposed New Dwelling with attached Garage
Decision	Consent granted
Date of decision	28 August 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2024/052
Property	Lot 12 DP 35306 Thompson Street COOTAMUNDRA NSW 2590
Development	Proposed Alterations and Additions to existing dwelling
Decision	Consent granted
Date of decision	28 August 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are considered minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received	

DA No.	DA2024/045
Property	Lot 258 DP 1301726 Punch Street GUNDAGAI NSW 2722
Development	Proposed Subdivision 1 Lot into 2 and Construction of new dwelling and detached shed on each new Lot
Decision	Consent granted
Date of decision	30 August 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is not inconsistent with the objectives of the zone, ▪ The proposed development is permitted in the zone, ▪ The proposed development does not compromise the relevant Environmental Planning instruments, ▪ The proposal will be compatible with the built form and character, established by existing developments in the area, ▪ Any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant Legislation, Regulations and standards, ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, and ▪ The proposal will have acceptable environmental impact	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2024/083
Property	Lot: 2 DP: 839933 Scott Avenue, COOTAMUNDRA NSW 2590
Development	Proposed Alterations and Additions to Commercial Premises
Decision	Consent granted (conditionally)
Date of decision	3 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2024/078
Property	Lot: 67 DP: 1159812 Gundagai Road COOTAMUNDRA NSW 2590
Development	Change of use – to establish and operate a vehicle repair station and storage premises, in the existing industrial building.
Decision	Consent granted (conditionally)
Date of decision	4 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the development is consistent with the objectives of the zone, ▪ the use is permitted in the zone, ▪ the development is an appropriate land use in the industrial area, ▪ the development complies with the relevant provisions of the DCP, ▪ the development does not result in any unacceptable impacts in terms of parking or services and utilities, ▪ conditions will ensure that the operation of the business complies with the relevant industry standards, ▪ no neighbour notification was required as per the CPP, and no submissions were received	

DA No.	DA2024/041
Property	Lot: 27 DP: 757213 Adelong Road TUMBLONG NSW 2729
Development	Proposed dwelling with attached carport and separate colorbond sheds with secondary dwelling
Decision	Consent granted (conditionally)
Date of decision	5 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/062
Property	Lot: 20 Sec: 27 DP: 758915 Camphor Lane GUNDAGAI NSW 2722
Development	Proposed New Dwelling
Decision	Consent granted (conditionally)
Date of decision	12 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/070
Property	Lot: 10 DP: 834314 Otway Street GUNDAGAI NSW 2722
Development	Proposed ancillary residential garage and lot consolidation
Decision	Consent granted (conditionally)
Date of decision	12 September 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is permitted in the zone, ▪ The proposed development does not compromise the relevant Environmental Planning instruments, ▪ The proposal will be compatible with the built form and character, established by existing developments in the area, ▪ Any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant Legislation, Regulations and standards, ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, and ▪ The proposal will have acceptable environmental impact.	

DA No.	DA2023/173
Property	Lot: 2 DP: 750992 Bundarbo Road GOBARRALONG NSW 2727
Development	Erection of a new farm building ancillary to existing extensive agricultural use of the land
Decision	Consent granted (conditionally)
Date of decision	16 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/089
Property	Lot: 1 DP: 1106966 Gocup Road SOUTH GUNDAGAI NSW 2722
Development	Construction of new concrete floor farm shed building
Decision	Consent granted (conditionally)
Date of decision	17 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the RU1 primary production zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the rural area	

DA No.	DA2023/116
Property	Lot: 2 DP: 160191 Annie Pyers Drive GUNDAGAI NSW 2722
Development	Proposed development to be constructed in 3 stages involving demolition of existing buildings; construction of 3 buildings (approval for use for food and drink premises and shop subject to separate subsequent consent); relocation of Dog on Tuckerbox Memorial; construction of play area; construction of car parking; sewer treatment works; stormwater works; tree removal works; earthworks; landscape works; and subdivision to create three allotments of 25,162 sqm, 210 sqm and 1,250 sqm. The subject proposal seeks approval for the construction of the 3 buildings only – their respective land use approvals are to be determined and subject to subsequent Development Application approval/s
Decision	Consent granted (conditionally)
Date of decision	18 September 2024
Reasons for decision and how community views were taken into consideration	
The Southern Regional Planning Panel has considered all matters under the relevant legislation, and it considers that the proposed development is appropriate having regard to those matters, and that any impacts can be managed through appropriate conditions. It has been determined that there are no reasonable grounds upon which to refuse the application.	

DA No.	DA2024/018
Property	Lot: 4 DP: 1015183 Reno Road GUNDAGAI NSW 2722
Development	Proposed secondary dwelling
Decision	Consent granted (conditionally)
Date of decision	19 September 2024
Reasons for decision and how community views were taken into consideration	
▪ The development demonstrates compliance with the relevant Environmental Planning Instruments; ▪ The development has been assessed against 4.15 of the Environmental Planning and Assessment Act 1979; ▪ The development is not considered likely to adversely impact on the amenity or adjoining properties; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved	

DA No.	DA2022/103
Property	Lot: 3 Sec: 28 DP: 758915 Eagle Street GUNDAGAI NSW 2722
Development	The use of two (2) unapproved structures – one as a dwelling, and one as a detached garage. The proposal is to obtain approval for the use of the two (2) unapproved structures already constructed on the Lot.
Decision	Consent granted (conditionally)
Date of decision	19 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2017/267 MOD 3
Property	Lot: 10 DP: 1242413 (formerly Lot 100 DP 1065752 at time of original approval) Coolac Road COOLAC NSW 2727
Development	Modification (highway service centre) - to reduce the size and scale of the highway service centre, relating to the building size, number of tenancies, parking spaces and the removal of ancillary uses such as the truck wash, dog park, playground, etc.
Decision	Consent granted
Date of decision	19 September 2024
Reasons for decision and how community views were taken into consideration	
▪ It is substantially the same development. ▪ It is consistent with the relevant legislation. ▪ It will have minimal environmental impact. ▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the modification application was notified, and the issue raised regarding stormwater has been addressed within this report and it has been determined that the proposed modification will not exacerbate the issue.	

DA No.	DA2024/094
Property	Lot: 31 DP: 608871 Ridge Street GUNDAGAI NSW 2722
Development	Erection of a detached 8x8m garage/shed ancillary to existing dwelling house
Decision	Consent granted (conditionally)
Date of decision	20 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/039
Property	Lots: 1 and 2 Sec: 47 DP: 758915 Cross Street GUNDAGAI NSW 2722
Development	Motel accommodation and restaurant – to demolish the existing dwelling and outbuildings, and to erect a single storey 23 room motel, with an attached two (2) storey managers residence, and to erect a single storey free-standing 32 seat restaurant, with associated car parking and ancillary infrastructure
Decision	Consent granted
Date of decision	26 September 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development is consistent with the objectives of the zone. ▪ The proposed development is permitted in the zone. ▪ The proposal will be consistent with the built form and character, established by existing developments in the area. ▪ Any potential concerns and amenity impacts have been ameliorated by appropriate conditions. ▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments. ▪ The proposal will have an acceptable environmental impact. ▪ The proposal is consistent with the zone and desired future character of the area. ▪ Notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and the issues raised in the submission have been addressed, and the impacts on the neighbouring properties are considered acceptable	

DA No.	DA2024/086
Property	Lot: 40 DP: 1092957 Mary Angove Crescent COOTAMUNDRA NSW 2590
Development	Detached Steel Framed Shed
Decision	Consent granted (conditionally)
Date of decision	27 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2024/087
Property	Lot: 49 DP: 1140037 Sheridan Street GUNDAGAI NSW 2722
Development	Proposed change of use to food and beverage premise including internal fitout
Decision	Consent granted (conditionally)
Date of decision	30 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2023/149
Property	Lot: B DP: 398922 Sutton Street COOTAMUNDRA NSW 2590
Development	Erection of new boundary fencing
Decision	Consent granted (conditionally)
Date of decision	30 September 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2024/075
Property	Lot A DP155104 Punch Street GUNDAGAI NSW 2722
Development	Single storey dwelling with attached garage
Decision	Consent granted (conditionally)
Date of decision	1 October 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is considered minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2024/101
Property	Lot 10 DP748275 Hume Highway GUNDAGAI NSW 2722
Development	Installation of an inground 38,000 litre fiberglass swimming pool, ancillary to the use of the existing dwelling house
Decision	Consent granted (conditionally)
Date of decision	8 October 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/109
Property	Lot 61 DP1305491 Louisa Street COOTAMUNDRA NSW 2590
Development	Proposed New Dwelling with attached Garage
Decision	Consent granted (conditionally)
Date of decision	11 October 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall impacts of the development are considered minimal; ▪ The proposed development is permitted with consent in the zone; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area and neighbouring property during construction. ▪ Notification of the proposal has been conducted- with no comments or submissions made	

DA No.	DA2024/114
Property	Lot 13 DP870918 Stockinbingal Road COOTAMUNDRA NSW 2590
Development	Proposed Erection of two farm shed
Decision	Consent granted (conditionally)
Date of decision	15 October 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2024/107
Property	Lot 57 DP1305491 Louisa Street COOTAMUNDRA NSW 2590
Development	Proposed New Dwelling with attached Garage
Decision	Consent granted (conditionally)
Date of decision	15 October 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall impacts of the development are considered minimal; ▪ The proposed development is permitted with consent in the zone; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area and neighbouring property during construction. ▪ Notification of the proposal has been conducted- with no comments or submissions made	

DA No.	DA2024/099
Property	Lot A DP383733 Cooper Street COOTAMUNDRA NSW 2590
Development	Proposed Alterations & Additions to Existing Dwelling and New Detached Shed
Decision	Consent granted (conditionally)
Date of decision	22 October 2024
Reasons for decision and how community views were taken into consideration	
- the proposed development is not inconsistent with the objectives of the zone, - the proposed development is permitted in the zone, - the proposed development does not compromise the relevant Environmental Planning Instruments, - the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, - any potential concerns have been ameliorated by appropriate conditions, - the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, - the proposal will have an acceptable environmental impact, - the proposal is consistent with the zone and desired future character of the area, - notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2024/077
Property	Lot 37 DP 1258489 398 Back Brawlin Road COOTAMUNDRA NSW 2590
Development	Subdivision (2 lots) – to subdivide the land into two (2) lots of 5 ha and 8.35 ha.
Decision	Consent granted
Date of decision	22 October 2024
Reasons for decision and how community views were taken into consideration	
- The proposed development is not inconsistent with the objectives of the zone. - The proposed development is permitted in the zone. - The proposed development does not compromise the relevant Environmental Planning Instruments. - Any potential concerns have been ameliorated by appropriate conditions. - The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments. - The proposal will have an acceptable environmental impact. - The proposal is consistent with the zone and desired future character of the area. - Notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and the issues raised in the submission have been addressed.	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2024/116
Property	Lot 3 DP 227764 Berthong Street COOTAMUNDRA NSW 2590
Development	Dual occupancy (attached) and subdivision – to erect a single storey brick veneer building, containing two (2) attached, three (3) bedroom dwellings, and the subdivision of the land and dwellings, into two (2) lots of approximately 474 m ² each, in two (2) stages.
Decision	Consent granted
Date of decision	7 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed development complies with the land zoning under the <i>Cootamundra LEP 2013</i>. ▪ The development is permissible within the zone and aligns with land use objectives. ▪ The development has been designed to minimize negative environmental impacts, including managing stormwater and waste. ▪ The design of the development enhances the local area and contributes to positive urban design outcomes. ▪ The development is in keeping with the existing character of the area. ▪ The development can be adequately serviced by existing infrastructure, and any necessary upgrades can be provided in a cost-effective manner. ▪ The impact of the development on surrounding roads and existing traffic conditions is negligible. ▪ The proposed variation to the DCP acceptable solution is acceptable. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received.	

DA No.	DA2024/124
Property	Lot 442 DP 757248 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
Development	Proposed prefabricated steel framed shed
Decision	Consent granted
Date of decision	7 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received	

DA No.	DA2024/111
Property	Lot 9 DP 750977 Hopewood Road COOLAC NSW 2727
Development	Demolition of existing swimming pool and installation of new fiberglass pool for private recreation ancillary to existing dwelling house
Decision	Consent granted
Date of decision	7 November 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/121
Property	Lot 352 DP 753601 Pinkerton Road COOTAMUNDRA NSW 2590
Development	Proposed New Shed
Decision	Consent granted
Date of decision	13 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing character of the primary production small lots area and the site features. ▪ The impacts of the development are overall considered minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received	

DA No.	DA2024/118
Property	Lot A DP 385407 Parker Street COOTAMUNDRA NSW 2590
Development	Proposed 4 x car Carpark
Decision	Consent granted
Date of decision	15 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2022/141 MOD 1
Property	Lot 29 DP 1075694 Barrett Street COOTAMUNDRA NSW 2590
Development	Modification – alterations and changes to floor plan.
Decision	Consent granted
Date of decision	20 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The information supplied was sufficient to complete an assessment ▪ The nature of the development was consistent with Council Policy ▪ The development was permissible under the CLEP ▪ The development can be granted consent by Council	

DA No.	DA2024/043 MOD 1
Property	Lot 10 DP 1270489 Keith Taylor Crescent COOTAMUNDRA NSW 2590
Development	Modification - To modify the staging of the approved development, in order to carry out the subdivision as Stage 1, and the erection of the dwellings as Stage 2.
Decision	Consent granted
Date of decision	26 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed modification is not inconsistent with the objectives of the zone, and is permitted in the zone. ▪ The modification is substantially the same development as originally approved. ▪ Assessment of the modification against the relevant provisions of the EPA Act, indicates that the proposed modification will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity. ▪ Notification was not required to be carried out, and no submissions were received.	

DA No.	DA2024/096
Property	Lot 1 DP 1074421 Matilda Avenue COOTAMUNDRA NSW 2590
Development	Proposed freestanding carport
Decision	Consent granted
Date of decision	26 November 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received.	

DA No.	DA2022/089
Property	Lot 20 DP 1020005 Jugiong Road COOTAMUNDRA NSW 2590
Development	Subdivision – three (3) lots of 4.58 ha, 5.06 ha and 5.13 ha.
Decision	Refused
Date of decision	27 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The application was not supported by a biodiversity assessment. ▪ Council is not satisfied that the development is consistent with, or complies with, the provisions of the Cootamundra Local Environmental Plan 2013. ▪ The development does not comply with the Cootamundra DCP. ▪ The likely impacts of the proposed development are considered to be unacceptable, or cannot be assessed, based on the limited information supplied. ▪ Council is not satisfied as to the suitability of the site for the proposed development. ▪ Council is not satisfied that the development is in the public interest.	

DA No.	DA2024/0130
Property	Lot 1 DP 313915 and Lot 1 DP 316617 Adams Street COOTAMUNDRA NSW 2590
Development	Demolition – the demolition/removal of the existing free-standing garage/shed
Decision	Consent granted
Date of decision	28 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The impacts of the development are minimal. ▪ The development complies with all relevant environmental planning instruments. ▪ Any potential concerns have been ameliorated by appropriate conditions. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received. ▪ The demolitions works will have a positive impact on the visual amenity of the area.	

DA No.	DA2023/095 MOD 1
Property	Lots 1, 2, 3 and 4 DP 724913 and Lot 1 DP 948674 Sutton Street COOTAMUNDRA NSW 2590
Development	Modification (local distribution centre) – to modify the approved operating hours of the business.
Decision	Consent granted
Date of decision	28th November 2024
Reasons for decision and how community views were taken into consideration	
▪ The proposed modification is not inconsistent with the objectives of the zone, and is permitted in the zone. ▪ The modification is substantially the same development as originally approved. ▪ Assessment of the modification against the relevant provisions of the EPA Act, indicates that the proposed modification will not cause significant adverse impacts on the amenity of the area. ▪ The issues raised with respect to traffic and noise were assessed, and it was determined that any additional impacts associated with the increased operating hours in regard to these matters would be minor, and would have would not have a detrimental impact on local amenity.	

The following applications have been determined by Council, and are publicly notified in accordance with section 2.22 and Schedule 1 of the *Environmental Planning and Assessment Act 1979*.

DA No.	DA2024/098
Property	Lot 2 DP 1111232 Yammatree Road GUNDAGAI NSW 2722
Development	Subdivision 1 Lot into 4 Lots
Decision	Consent granted
Date of decision	27 November 2024
Reasons for decision and how community views were taken into consideration	
▪ The development demonstrates compliance with the relevant Environmental Planning Instruments; ▪ The development has been assessed against 4.15 of the Environmental Planning and Assessment Act 1979; ▪ The development is not considered likely to adversely impact on the amenity or adjoining properties; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved	

DA No.	DA2024/119
Property	Lot 2 DP 1164630 Five Mile Creek Road GUNDAGAI NSW 2722
Development	Proposed 3 bedroom manufactured home
Decision	Consent granted
Date of decision	4 December 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/082
Property	Lot 21 DP 1187297 Coolac Road COOLAC NSW 2727
Development	Electric vehicle charging stations, battery, solar panel array/canopy
Decision	Consent granted
Date of decision	4 December 2024
Reasons for decision and how community views were taken into consideration	
Reasons for Conditions ▪ The conditions of this consent have been imposed for the following reasons: ▪ A.1 To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979 and Regulation 2000. ▪ A.2 Having regard to Council's duties of consideration under Section 4.15 and 4.17 of the Act. ▪ A.3 To ensure an appropriate level of provision of amenities and services occurs within the City and to occupants of sites. ▪ A.4 To improve the amenity, safety and environmental quality of the locality. ▪ A.5 Having regard to environmental quality, the circumstances of the case and the public interest. ▪ A.6 Having regard to the Wagga Wagga Development Control Plan 2010. ▪ A.7 To help retain and enhance streetscape quality. ▪ A.8 Ensure compatibility with adjoining and neighbouring land uses and built form. ▪ A.9 To protect public interest, the environment and existing amenity of the locality. ▪ A.10 To minimise health risk to neighbouring residents and workers.	

DA No.	DA2023/148
Property	Lot 1 DP 1004128 Back Brawlin Road COOTAMUNDRA NSW 2590
Development	Continued Use of an Unauthorised shed for use as an ancillary structure to the existing dwelling. (Non-habitable)
Decision	Consent granted
Date of decision	5 December 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2024/088
Property	Lot 89 DP 1041614 Mackay Street COOTAMUNDRA NSW 2590
Development	Dwelling Alterations and Additions, Detached Garage and Awning
Decision	Consent granted
Date of decision	12 December 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and two submissions were received	

DA No.	DA2024/117
Property	Lot 2 DP 809216 West Jindalee Road COOTAMUNDRA NSW 2590
Development	Proposed Construction of two New Sheds
Decision	Consent granted
Date of decision	13 December 2024
Reasons for decision and how community views were taken into consideration	
▪ The development is in keeping with the existing rural character of the area. ▪ The impacts of the development are overall considered minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received	

DA No.	DA2024/133
Property	Lots 21 and 22 DP 6080 McConaghy Street COOTAMUNDRA NSW 2590
Development	Subdivision (residential) – to subdivide the land into four (4) lots of approximately 2017 m ² , 2025 m ² , 2025 m ² and 2025 m ²
Decision	Consent granted
Date of decision	17 December 2024
Reasons for decision and how community views were taken into consideration	
▪ The subdivision is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ There are existing services that can adequately cater for the development, subject to minor extensions. ▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified, and no submissions were received.	

DA No.	DA2024/141
Property	Lot 1 DP 313915 Adams Street COOTAMUNDRA NSW 2590
Development	Proposed New Shed
Decision	Consent granted (conditionally)
Date of decision	18 December 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ the proposal will have an acceptable environmental impact, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received	

DA No.	DA2024/142
Property	Lots 10 and 11 DP 1217995 Turners Lane COOTAMUNDRA NSW 2590
Development	Subdivision (rural) – to subdivide Lot 10 into two (2) lots of approximately 2.24 ha and 14.21 ha, and to create a right of carriageway over Lot 11, to benefit proposed Lot 109.
Decision	Consent granted
Date of decision	18 December 2024
Reasons for decision and how community views were taken into consideration	
▪ The development complies with all local environmental planning instruments. ▪ The development's scale, design, and density align with the existing rural and rural-residential character, with minimal impact on scenic qualities. ▪ Safe access, which is designed and constructed to a suitable standard, is proposed. ▪ The increase in traffic is minimal and the existing road network can accommodate the additional load. ▪ There will be little or no impact on heritage, significant vegetation, or agricultural land. ▪ Potential impacts in relation to stormwater, soil erosion and construction, will be managed through conditions. ▪ No adverse cumulative effects have been identified. ▪ The lot design provides adequate space for development while avoiding environmental or infrastructure conflicts. ▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified, and no submissions were received.	

DA No.	DA2024/112
Property	Lot 50 DP 11400037 Sheridan Street GUNDAGAI NSW 2722
Development	Change of use from a Retail Outlet to a Medical Consulting Room (Dental)
Decision	Consent granted
Date of decision	18 December 2024
Reasons for decision and how community views were taken into consideration	
▪ the proposed development is not inconsistent with the objectives of the zone, ▪ the proposed development is permitted in the zone, ▪ the proposed development does not compromise the relevant Environmental Planning Instruments, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards; ▪ the proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments, ▪ the proposal will have an acceptable environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area	

DA No.	DA2024/135
Property	Lot 4 DP 1293130 Wonder View COOTAMUNDRA NSW 2590
Development	Proposed New Shed
Decision	Consent granted (conditionally)
Date of decision	20 December 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	

DA No.	DA2024/145
Property	Lot 2 DP 792753 Old Gundagai Rd COOTAMUNDRA NSW 2590
Development	Proposed Swimming Pool
Decision	Consent granted (conditionally)
Date of decision	24 December 2024
Reasons for decision and how community views were taken into consideration	
▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in overall design for the site and surroundings; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area	