

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*.

<b>DA No.</b>	DA2020/180
<b>Property</b>	Lot 23 DP1085310 14 Cricket Ground Drive GUNDAGAI NSW 2722
<b>Development</b>	Dwelling Alterations & Additions – New Awning
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	3 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing RU1 Primary production zone objectives,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little to no detrimental impact,</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/155
<b>Property</b>	Lot 7 Sec 25 DP759041 Bland Street WALLENDREEN NSW 2588
<b>Development</b>	New Transportable Dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	1 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing RU5 Village zone objectives,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little to no detrimental impact,</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/186
<b>Property</b>	Lot 3 DP666117 9 Ursula Street COOTAMUNDRA NSW 2590
<b>Development</b>	Demolition – to demolish and remove the existing dwelling and ancillary materials including concrete footings, slabs, vegetation
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	10 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development complies with all local environmental planning instruments.</li> <li>▪ The development application was notified, and no submissions were received.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified.</li> <li>▪ Any potential concerns have been ameliorated by appropriate conditions.</li> <li>▪ Conditions have been imposed to preserve the amenity of the area.</li> <li>▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments.</li> <li>▪ The proposal will have minimal environmental impact.</li> <li>▪ The demolitions works will have a positive impact on the visual amenity of the area</li> </ul>	

<b>DA No.</b>	DA2020/183
<b>Property</b>	Lot 314 DP751420 Nangus Road NANGUS NSW 2722
<b>Development</b>	Second hand relocatable home
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	11 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing RU5 Village zone,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little detrimental impact and considered consistent with the surrounding uses and buildings in the area.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/161
<b>Property</b>	Lot 43 DP1092957 19 Mary Angove Crescent COOTAMUNDRA NSW 2590
<b>Development</b>	New free Standing Carport
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	10 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing R1 General Residential zone objectives,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Assessed as compliant with the Cootamundra DCP 2013, with a minor variation approved under delegated authority to allow the 2m<sup>2</sup> extra in size (maximum is 110m<sup>2</sup>, proposed carport is 112m<sup>2</sup>)</li> <li>▪ Deemed to have little detrimental impact, due to position on the site, surrounding building locations and distance to neighbouring receptors</li> <li>▪ Deemed to have little detrimental effect on the streetscape by being setback well from the primary building line.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was applied for with a letter of no objection from the neighbouring property</li> </ul>	

<b>DA No.</b>	DA2020/185
<b>Property</b>	Lot 3 DP663147 245-249 Parker Street COOTAMUNDRA NSW 2590
<b>Development</b>	Change of Use - to establish and operate a nail salon and to install signage
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	14 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ the proposed development is not inconsistent with the objectives of the zone,</li> <li>▪ the proposed development is minor and low-key in nature,</li> <li>▪ assessment of the development against the relevant zone purpose and Environmental Planning Instruments 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,</li> <li>▪ the proposed development does not compromise the relevant Environmental Planning Instruments,</li> <li>▪ Council considers that the proposed development is appropriate having regard to the relevant matters and can be managed through appropriate conditions,</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified</li> </ul>	

<b>DA No.</b>	DA2020/187
<b>Property</b>	Lot 121 DP1151887 17 Ross Friend Place COOTAMUNDRA NSW 2590
<b>Development</b>	New Shed Extension
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	17 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing RU4 Primary production Small Lots,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little detrimental impact.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/188
<b>Property</b>	Lot 9 DP20405 1 Poole Street COOTAMUNDRA NSW 2590
<b>Development</b>	New Pergola
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	17 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing R1 General Residential zone objectives,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little to no detrimental impact,</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/189
<b>Property</b>	Lot 1 DP1099416 Gundagai Shire Parish GUNDAGAI NSW 2722
<b>Development</b>	New Shed to store Machinery
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	17 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing RU Primary Production zone and permissible with consent.</li> <li>▪ Consistent with relevant legislation.</li> <li>▪ Deemed to have little detrimental impact</li> </ul>	

<b>DA No.</b>	DA2020/179
<b>Property</b>	Lot 3 DP 209034 27 Williams Avenue COOTAMUNDRA NSW 2590
<b>Development</b>	Fence – new front and side fences
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	17 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ the proposed development is not inconsistent with the objectives of the zone,</li> <li>▪ the proposed development is permitted in the zone,</li> <li>▪ the proposed development does not compromise the relevant Environmental Planning Instruments,</li> <li>▪ the impacts on streetscape are considered to be acceptable,</li> <li>▪ neighbour notification was carried out as per the CPP, and each of the issues raised has been addressed within the report.</li> </ul>	

<b>DA No.</b>	DA2020/216
<b>Property</b>	Lot 1 DP 1267639 35 Queen Street COOTAMUNDRA NSW 2590
<b>Development</b>	Strata subdivision – to subdivide the property and units into four (4) strata lots and a community property lot
<b>Decision</b>	Consent (unconditionally)
<b>Date of decision</b>	17 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ the subdivision is in keeping with the existing character of the area,</li> <li>▪ there are no impacts associated with the strata subdivision,</li> <li>▪ the development complies with all local environmental planning instruments,</li> <li>▪ there are existing services that can adequately cater for the development,</li> <li>▪ 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.</li> </ul>	

<b>DA No.</b>	DA2020/184
<b>Property</b>	Lot A DP401421 15 Centenary Avenue COOTAMUNDRA NSW 2590
<b>Development</b>	2 x New Dwelling House
<b>Decision</b>	Consent (unconditionally)
<b>Date of decision</b>	18 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing R1 General residential zone,</li> <li>▪ Consistent with relevant legislation, being constructed with Floor level 500mm above the flood zone as required within the Cootamundra DCP 2013.</li> <li>▪ Deemed to have little detrimental impact and considered consistent with the surrounding uses and buildings in the area.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/190
<b>Property</b>	Lot 19 DP834737 10 Harold Conkey Avenue COOTAMUNDRA NSW 2590
<b>Development</b>	New Shed
<b>Decision</b>	Consent (unconditionally)
<b>Date of decision</b>	18 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing R1 – General Residential zone,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little detrimental impact.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/144
<b>Property</b>	Lot 102 DP1059742 124-126 Mount Street GUNDAGAI NSW 2722
<b>Development</b>	Erect Commercial Premises – 3 Separate Spaces (occupancy unknown)
<b>Decision</b>	Consent (unconditionally)
<b>Date of decision</b>	23 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ the proposed development is not inconsistent with the objectives of the zone,</li> <li>▪ the proposed development is permitted in the zone,</li> <li>▪ 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,</li> <li>▪ the proposed development does not compromise the relevant Environmental Planning Instruments,</li> <li>▪ Council considers that the proposed development is appropriate having regard to the relevant matters and can be managed through appropriate conditions,</li> <li>▪ 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</li> </ul>	

<b>DA No.</b>	DA2020/194
<b>Property</b>	Lot 2 Sec 4 DP758915 8 Eagle Street GUNDAGAI NSW 2722
<b>Development</b>	Continued Use of un-approved Dog Shelter & New Driveway
<b>Decision</b>	Consent (unconditionally)
<b>Date of decision</b>	23 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing R1 General Residential zone objectives,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little detrimental impact,</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/196
<b>Property</b>	Lot 2 Sec 4 DP758915 8 Eagle Street GUNDAGAI NSW 2722
<b>Development</b>	Demolition – to demolish and remove the existing dwelling and ancillary materials including concrete footings, slabs
<b>Decision</b>	Consent (unconditionally)
<b>Date of decision</b>	23 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development complies with all local environmental planning instruments.</li> <li>▪ The development application was notified, and no submissions were received.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified.</li> <li>▪ Any potential concerns have been ameliorated by appropriate conditions.</li> <li>▪ Conditions have been imposed to preserve the amenity of the area.</li> <li>▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments.</li> <li>▪ The proposal will have minimal environmental impact.</li> <li>▪ The demolitions works will have a positive impact on the visual amenity of the area</li> </ul>	

<b>DA No.</b>	DA2020/198
<b>Property</b>	Lot 1 DP304551 16 Hovell Street COOTAMUNDRA NSW 2590
<b>Development</b>	New Carport
<b>Decision</b>	Consent (unconditionally)
<b>Date of decision</b>	23 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing R1 General Residential zone objectives,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little to no detrimental impact,</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was applied for with a letter of no objection from the neighbouring property</li> </ul>	

<b>DA No.</b>	DA2020/200
<b>Property</b>	Lot 20 Sec B DP9530 27 Renehan Street COOTAMUNDRA NSW 2590
<b>Development</b>	New Awning
<b>Decision</b>	Consent (unconditionally)
<b>Date of decision</b>	24 December 2020
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the existing R1 General Residential zone objectives,</li> <li>▪ Consistent with relevant legislation,</li> <li>▪ Deemed to have little to no detrimental impact,</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified with no comments received</li> </ul>	