

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>	DA2020/211
<b>Property</b>	Lot 2 DP518456 19 Congou Street COOTAMUNDRA NSW 2590
<b>Development</b>	Demolition – to demolish and remove the existing dwelling, outbuildings and ancillary structures and materials, including paving and vegetation (trees and shrubs)
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	01.01.2021
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ To confirm the details of the application and plans submitted by the applicant;</li> <li>▪ To ensure compliance with relevant planning controls;</li> <li>▪ To ensure the demolition works are carried out within the required standards, with minimal impact to the locality;</li> <li>▪ To ensure that appropriate environmental protection measures are in place;</li> <li>▪ To protect the amenity of the local environment, residents and adjoining landowners;</li> <li>▪ To ensure the development complies with the requirements of Council policies</li> </ul>	

<b>DA No.</b>	DA2020/202
<b>Property</b>	Lot 3 Sec C DP1975 14 Warren Street COOTAMUNDRA NSW 2590
<b>Development</b>	New Carport
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	06.01.2021
<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</li> </ul>	

<b>DA No.</b>	DA2020/201
<b>Property</b>	Lot 1 DP405925 1518 Stockinbingal Road COOTAMUNDRA NSW 2590
<b>Development</b>	Alterations & Additions to Dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	06.01.2021
<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 Lot 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>	DA2020/206
<b>Property</b>	Lot 5 DP861374 Dalkeith Road GUNDAGAI NSW 2722
<b>Development</b>	New Dwelling with attached Garage
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	08.01.2021
<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,</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 notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/204
<b>Property</b>	Lot 184 DP753594 683 Muttama Road COOLAC NSW 2727
<b>Development</b>	New Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	08.01.2021
<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 and permissible with consent.</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 not notified and no comments were received</li> </ul>	

<b>DA No.</b>	DA2020/195
<b>Property</b>	Lot 5 DP851885 127 West Street GUNDAGAI NSW 2722
<b>Development</b>	New Dwelling Additions/Alterations
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	08.01.2021
<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, considered standard residential development.</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>	DA2019/98.3
<b>Property</b>	Lot 9 DP20405 1 Poole Street COOTAMUNDRA NSW 2590
<b>Development</b>	Modification to increase number of children from 10 to 20 and additional car parking spaces
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	13.01.2021
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ the proposed modification is not inconsistent with the objectives of the zone,</li> <li>▪ the proposed modification is permitted in the zone,</li> <li>▪ 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,</li> <li>▪ the proposed modification does not compromise the relevant Environmental Planning Instruments,</li> <li>▪ Council considers that the proposed modification is appropriate having regard to the relevant matters and can be managed through existing and proposed conditions,</li> <li>▪ the modification is substantially the same development as originally approved</li> </ul>	

<b>DA No.</b>	DA2020/213
<b>Property</b>	Lot 3 DP1158484 77 Thompson Street COOTAMUNDRA NSW 2590
<b>Development</b>	New Rear Awning
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	18.01.2021
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Satisfactory to the requirements of the DCP</li> <li>▪ Low impact development</li> <li>▪ No impact to the HCA</li> <li>▪ Is not a conflict to the public interest</li> </ul>	

<b>DA No.</b>	DA2020/208
<b>Property</b>	Lot D DP407473 39 Back Station Creek Road NANGUS NSW 2729
<b>Development</b>	New Dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	18.01.2021
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The documents supplied were adequate to complete the merit based assessment for Consent under the GLEP</li> <li>▪ There were no objections noted for the development</li> <li>▪ The development will not have any impacts of note to the locality</li> <li>▪ The locality will be value added by the development</li> <li>▪ There will be no disadvantage to the area by the approval of the development</li> </ul>	

<b>DA No.</b>	DA2020/193
<b>Property</b>	Lot 6 DP20405 75 Crown Street COOTAMUNDRA NSW 2590
<b>Development</b>	Dwelling Alterations & Additions
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	20.01.2021
<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>▪ Is proposed to adequately protect the council sewer main the additions are to transverse.</li> <li>▪ Deemed to have little detrimental impact, overall is considered standard residential development.</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>	DA2020/214
<b>Property</b>	Lot C DP324155 53 Olney Street COOTAMUNDRA NSW 2590
<b>Development</b>	Dwelling Alterations & Additions
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	25.01.2021
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development is compliant with the DCP and goals for the zone</li> <li>▪ The development improves on the improved land value</li> <li>▪ The development is minor in impact</li> </ul>	

<b>DA No.</b>	DA2020/209
<b>Property</b>	Lot 1 DP557620 2 Mount Street GUNDAGAI NSW 2722
<b>Development</b>	To erect a three (3) car garage
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	25.01.2021
<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</li> </ul>	

<b>DA No.</b>	DA2021/001
<b>Property</b>	Lot 378 751421 34 Tor Street GUNDAGAI NSW 2722
<b>Development</b>	New Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	27.01.2021
<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, considered standard residential development.</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>	DA2020/212
<b>Property</b>	Lot 379 DP753622 Bridge Street MUTTAMA NSW 2722
<b>Development</b>	The use of the land for a transportable dwelling and demolition of existing dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	27.01.2021
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ To confirm the details of the application and plans submitted by the applicant;</li> <li>▪ To ensure compliance with relevant planning controls;</li> <li>▪ To ensure the demolition works are carried out within the required standards, with minimal impact to the locality;</li> <li>▪ To ensure that appropriate environmental protection measures are in place;</li> <li>▪ To protect the amenity of the local environment, residents and adjoining landowners;</li> <li>▪ To ensure the development complies with the requirements of Council policies</li> </ul>	

<b>DA No.</b>	DA2020/176
<b>Property</b>	Lot 5 DP10285 8 Chamen Street COOTAMUNDRA NSW 2590
<b>Development</b>	Additions to residential garage
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	28.01.2021
<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>▪ 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 issues raised have been addressed within the report, and conditions of consent imposed</li> </ul>	