

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.	DA2022/96
Property	Lot 453 DP753601 104 Netherleigh Lane COOTAMUNDRA NSW 2590
Development	Proposed 2 x Lot Rural Residential Subdivision
Decision	Consent granted (conditionally)
Date of decision	4 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ 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 no submission were received 	

DA No.	DA2022/45
Property	Lot 1 DP1103272 43 Hanley Lane GUNDAGAI NSW 2722
Development	Proposed Earthworks (change in levels)
Decision	Consent granted (conditionally)
Date of decision	20 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The proposal is considered in keeping and consistent with the character and overall residential use of the surrounding area (despite being commenced without approval) ▪ Impacts are considered negligible with additional information received- considering that the earthworks were mostly 85% completed before application was sought. ▪ 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. ▪ The following was also taken into consideration <ul style="list-style-type: none"> ○ That works were 85% completed before the stop work notice was issued and that the site was not able to be returned to original condition, nor could it be left in the incomplete stage. Council therefore had no choice, and chose to address the site as is and ensure adequate measures were in place to achieve a residential use of the site. ○ If the application was applied for before works had begun that the end result would most likely have been very different to what will result here after approval now. That this may present a precedent to works in the future being approving large siteworks, however the assessing officer believes the items listed throughout the report will enable council to address an application in the future and assess that these works are excessive and could have been alternatively designed/installed for a better result with less disturbance and siteworks and ease of further development 	

DA No.	DA2022/102
Property	Lot 271 DP751420 2801 Bethungra Road NANGUS NSW 2722
Development	Proposed New Dwelling
Decision	Consent granted (conditionally)
Date of decision	24 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The development is in keeping with the existing rural area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments, including Planning for Bushfire prevention 2019. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received. 	

DA No.	DA2022/113
Property	Lot 6 Sec 2 DP758915 11 Tumut Street GUNDAGAI NSW 2722
Development	Proposed New Dwelling
Decision	Consent granted (conditionally)
Date of decision	13 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are considered minimal to nil. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area 	

DA No.	DA2022/114
Property	Lot 1 DP219961 13 Reno Road GUNDAGAI NSW 2722
Development	Proposed New Dwelling
Decision	Consent granted (conditionally)
Date of decision	14 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are considered minimal to nil. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The building complies to planning for Bushfire protection 2019, as identified within a BAL12.5 area and has appropriate conditions to show compliance 	

DA No.	DA2022/120
Property	Lot 23 DP872049 2510 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
Development	Proposed New Dwelling
Decision	Consent granted (conditionally)
Date of decision	28 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ 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.	DA2022/121
Property	Lot 11 DP1092831 673 Old Cootamundra Road COOTAMUNDRA NSW 2590
Development	New Shed
Decision	Consent granted (conditionally)
Date of decision	26 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ 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.	DA2022/122
Property	Lot 13 DP1092831 601 Old Cootamundra Road COOTAMUNDRA NSW 2590
Development	New Shed
Decision	Consent granted (conditionally)
Date of decision	24 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Development is consistent with the current approved use ▪ The development has no impact to surrounding development ▪ The development has no impacts to the natural or built environment 	

DA No.	DA2022/136
Property	Lot 1 DP1083214 172 Old Cootamundra Road COOTAMUNDRA NSW 2590
Development	New Shed
Decision	Consent granted (conditionally)
Date of decision	26 October 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The development does not impact the public interest ▪ The development is not inconsistent with the CLEP ▪ The development is not inconsistent with the CDCP 	