

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.	DA2022/159
Property	Lot 3 DP238550 2 Cutler Avenue COOTAMUNDRA NSW 2590
Development	Proposed Alterations and Additions to Existing Dwelling (Rear Awning)
Decision	Consent granted (conditionally)
Date of decision	2 December 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 R1 residential area and overall character of the area. ▪ The impacts of the development are overall considered minimal, due to the new structures being only slightly larger than the existing dilapidated structures that have previously been removed. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area 	

DA No.	DA2022/27
Property	Lot 177 DP753601 101-173 Cowcumbra Street COOTAMUNDRA NSW 2590
Development	Proposed Solar Farm
Decision	JRPP - Consent granted (conditionally)
Date of decision	9 December 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, ▪ Assessment of the development against Section 4.15 matters for consideration, 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 site is appropriate for the development, ▪ The development has been designed to address the key constraints of the site, being flooding, visual impact, Aboriginal cultural heritage and its location in relation to Muttama Creek, ▪ There will be no short or long-term impact on the overall industrial productivity of the region, local government area or township of Cootamundra, ▪ The development is consistent with the Federal and State Government's actions plans and schemes relating to emissions reduction and renewable energy production, ▪ The proposed development is appropriate having regard to all relevant matters and can be managed through recommended conditions in accordance with that of the department; and ▪ Neighbour notification was carried out consistent with statutory requirement, and each of the issues raised has been addressed within the report, and shown to be either of no relevance, appropriately ameliorated or managed by an element of the design of the development, or able to be managed by conditions of consent. 	

DA No.	DA2022/134
Property	Lot 2 DP1176297 45 Matilda Avenue COOTAMUNDRA NSW 2590
Development	Proposed New Dwelling with attached Garage
Decision	Consent granted (conditionally)
Date of decision	8 December 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, ▪ 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, ▪ 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, with the issues raised being assessed as not requiring alterations to the proposal or the imposition of suitable conditions. 	

DA No.	DA2022/138
Property	Lot C DP354717 105-107 Wallendoon Street COOTAMUNDRA NSW 2590
Development	Proposed Change of Use of internal area from retail store to commercial kitchen and seating for customers
Decision	Consent granted (conditionally)
Date of decision	8 December 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, ▪ the proposal will be compatible with the built form and character, established by existing developments in the area, ▪ the proposal is compatible with the objectives and desired outcomes of the Heritage Conservation 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.	DA2022/142
Property	Lot 2 DP1085024 41 Mount Street SOUTH GUNDAGAI NSW 2722
Development	Proposed Alterations and Additions to Dwelling
Decision	Consent granted (conditionally)
Date of decision	9 December 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 R1 residential area and general 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.	DA2022/146
Property	Lot 9 DP203570 187A Thompson Street COOTAMUNDRA NSW 2590
Development	Proposed New Carport
Decision	Consent granted (conditionally)
Date of decision	7 December 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 R1 residential area and general 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.	DA2022/156
Property	Lot 21 DP656764 40 Florance Street COOTAMUNDRA NSW 2590
Development	Proposed New Shed
Decision	Consent granted (conditionally)
Date of decision	5 December 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 R1 residential area and general 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.	DA2022/166
Property	Lot 4 DP793625 107 Salt Clay Road COOTAMUNDRA NSW 2590
Development	Proposed New Dwelling/Shed
Decision	Consent granted (conditionally)
Date of decision	9 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing RU4 primary production Small Lots zone objectives, ▪ The shed/dwelling is still in keeping with sheds in the locality and lots sizes, 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 streetscape 	

DA No.	DA2022/167
Property	Lot 646 DP1206449 21 Pinkerton Lane COOTAMUNDRA NSW 2590
Development	Proposed demolition of existing dwelling and construction of New Dwelling
Decision	Consent granted (conditionally)
Date of decision	9 December 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, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, with no issues raised. 	

DA No.	DA2022/148
Property	Lot 1 DP224209 181 Parker Street COOTAMUNDRA NSW 2590
Development	Proposed Internal and External Alterations to Commercial Premises to facilitate new use as a retail premises
Decision	Consent granted (conditionally)
Date of decision	12 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The proposal is primarily in the public interest ▪ The development is consistent with the objectives of the zone ▪ The development is compliant to the CDCP ▪ The development not proposing to impact the HCA 	

DA No.	DA2021/156 MOD 1
Property	Lot 57 DP751426 382 Chandlers Road NANGUS NSW 2722
Development	MODIFICATION - Proposed New Dwelling
Decision	Consent granted (conditionally)
Date of decision	14 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing RU1 Primary Production zone objects ▪ The subject modification is substantially the same development for which the consent was originally granted and is of minimal environmental impact 	

DA No.	DA2022/143
Property	Lot 3 DP1243629 Quinlan Drive COOTAMUNDRA NSW 2590
Development	Proposed Addition to Existing RFS Aviation Shed
Decision	Consent granted (conditionally)
Date of decision	9 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The operation of the site can be undertaken in compliance ▪ The continued use is a lawful use ▪ The development is in the Public Interest 	

DA No.	DA2021/98 MOD 2
Property	Lot A DP363649 2-4 Cooper Street COOTAMUNDRA NSW 2590
Development	Modification - Change of Use (Church to Dental Clinic)
Decision	Consent granted (conditionally)
Date of decision	13 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing B3 Commercial Core zone objectives, ▪ The Dental Clinic is in keeping with commercial developments in the locality and lots sizes and not considered out of place, or to have a negative visual impact and overall detrimental impact on the streetscape 	

DA No.	DA2022/149
Property	Lot 4 DP6080 53 White Street COOTAMUNDRA NSW 2590
Development	Proposed demolition of existing shed and construction of new shed
Decision	Consent granted (conditionally)
Date of decision	16 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing R1 General Residential zone objectives, ▪ The shed is still in keeping with sheds in the locality and lots sizes, 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 streetscape 	

DA No.	DA2022/110
Property	Lot 269 DP750619 113 Racecourse Lane STOCKINBINGAL NSW 2725
Development	Proposed New Dwelling
Decision	Council - Consent granted (conditionally)
Date of decision	16 December 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.	DA2022/113 MOD 1
Property	Lot 6 Sec 2 DP758915 11 Tumut Street GUNDAGAI NSW 2722
Development	Modification – Alterations to Existing Dwelling
Decision	Consent granted (conditionally)
Date of decision	20 December 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.	DA2022/118
Property	Lot 5 DP793625 117 Salt Clay Road COOTAMUNDRA NSW 2590
Development	Proposed Shed
Decision	Consent granted (conditionally)
Date of decision	20 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing RU4 Primary Production Small Lots zone objectives, ▪ The shed is still in keeping with sheds in the locality and lots sizes, 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 streetscape 	

DA No.	DA2022/172
Property	Lot 2 DP634697 236 Punch Street GUNDAGAI NSW 2722
Development	Proposed Shed
Decision	Consent granted (conditionally)
Date of decision	23 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing RU1 Primary Production zone objectives, ▪ The shed is still in keeping with sheds in the locality and lots sizes, 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 streetscape. 	

DA No.	DA2022/185
Property	Lot 3 DP367171 12A Queen Street COOTAMUNDRA NSW 2590
Development	Proposed Shed
Decision	Consent granted (conditionally)
Date of decision	22 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing R1 General Residential zone objectives, ▪ The shed is still in keeping with sheds in the locality and lots sizes, 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 streetscape. 	

DA No.	DA2022/160
Property	Lot 86 DP750978 Nanangroe Road ADJUNGBILLY NSW 2727
Development	Proposed Shed
Decision	Consent granted (conditionally)
Date of decision	22 December 2022
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing RU1 primary production zone objectives, and compliant to requirements set out within the Gundagai LEP 2011. ▪ The shed is considered in keeping with rural area and the site features and is considered ancillary to the dwelling onsite, with expected zero overall impacts on the area. 	