

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>	DA2023/041
<b>Property</b>	Lot 4 DP236729 5 Williams Avenue COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed New Shed and New Carport
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	1 June 2023
<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>▪ The shed and Carport is still in keeping with structures 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</li> </ul>	

<b>DA No.</b>	DA2023/017
<b>Property</b>	Lot 1 DP956094 Oakhills Road NANGUS NSW 2722
<b>Development</b>	Proposed Subdivision and Consolidation
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	7 June 2023
<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>▪ The proposal will be consistent with the existing lot layout, established by existing developments.</li> <li>▪ The subdivision can be suitably serviced.</li> <li>▪ The impacts of the development are minimal.</li> <li>▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments.</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>	DA2022/109
<b>Property</b>	Lot 2 DP1202121 139 Salt Clay Road COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed New Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	5 June 2023
<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 zone objectives,</li> <li>▪ 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</li> </ul>	

<b>DA No.</b>	DA2019/59 MOD 1
<b>Property</b>	Lot 1 DP1096529 338 Darbalara Road COOLAC NSW 2727
<b>Development</b>	MODIFICATION to Development Consent DA2019/59/1 – Increased depth of extraction from 4m to 8m of existing sand extraction quarry. (Note: no increase to existing volume of extraction is proposed and the subject development does not include a dewatering activity).
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	8 June 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ To confirm the details of the application as submitted by the applicant and as approved by Council.</li> <li>▪ To manage any inconsistencies between the approved plan/documents and conditions of consent.</li> <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 protect the amenity of the local environment, residents and adjoining landowners.</li> <li>▪ To ensure the development complies with all relevant approvals</li> </ul>	

<b>DA No.</b>	DA2023/063
<b>Property</b>	Lot 1 Section 9 DP 758287 155-157 Hovell Street COOTAMUNDRA NSW 2590
<b>Development</b>	Self-storage units – to establish and operate a commercial self-storage unit facility, involving the demolition of two (2) existing sheds and the erection of two (2) single storey, detached, colourbond sheds, containing a total of twenty-one (21) storage units.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	14 <sup>th</sup> June 2023
<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 development is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties,</li> <li>▪ any potential concerns have been ameliorated by appropriate conditions,</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 an acceptable environmental impact,</li> <li>▪ the proposal is consistent with the zone and desired future character of the area,</li> <li>▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received.</li> </ul>	

<b>DA No.</b>	DA2022/110 MOD 1
<b>Property</b>	Lot 269 DP 750619 113 Racecourse Lane STOCKINBINGAL NSW 2725
<b>Development</b>	Dwelling (modification) – to modify a number of physical building and location attributes and BASIX commitments, and to amend the description of the approved development.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	15 <sup>th</sup> June 2023
<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> <li>▪ notification was not required.</li> </ul>	

<b>DA No.</b>	DA2022/185 MOD 1
<b>Property</b>	Lot 3 DP367171 12A Queen Street STOCKINBINGAL NSW 2725
<b>Development</b>	Shed (modification) – to modify location of proposed new shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	16 June 2023
<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>▪ 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>	DA2023/30
<b>Property</b>	Lot 3 DP286034 Unit 2 25 Sheridan Lane GUNDAGAI NSW 2722
<b>Development</b>	Demolition of rear deck and construction of a new deck and staircase which is ancillary to existing attached dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	19 June 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Council 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</li> </ul>	

<b>DA No.</b>	DA2023/64
<b>Property</b>	Lot 1 DP303425 15 Parker Street COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed demolition of existing shed and construction of new shed ancillary to the existing residential use (dwelling house)
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	19 June 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The overall visual impact of the development is minimal.</li> <li>▪ The bulk and scale is appropriate and the design has been suitably considered.</li> <li>▪ The new works are consistent with and in keeping with the objectives and aims of the relevant Environmental Planning Instruments.</li> <li>▪ Conditions have been imposed to preserve the amenity of the area</li> </ul>	

<b>DA No.</b>	DA2023/62
<b>Property</b>	Lot 122 DP753599 Coolac Road COOLAC NSW 2727
<b>Development</b>	Installation of inground fiberglass swimming pool, ancillary to the existing dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	22 June 2023
<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 proposal will be compatible with the built form and character, established by existing developments in the area,</li> <li>▪ any potential concerns have been ameliorated by appropriate conditions, with those conditions ensuring compliance with relevant legislation, Regulations and standards;</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 an acceptable environmental impact, and</li> <li>▪ the proposal is consistent with the zone and desired future character of the area.</li> </ul>	

<b>DA No.</b>	DA2023/75
<b>Property</b>	Lot 2 DP537502 43A Centenary Avenue COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed Alterations & Additions to Existing Dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	20 June 2023
<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>▪ The Additions are still in keeping with dwellings 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</li> </ul>	

<b>DA No.</b>	DA2023/76
<b>Property</b>	Lot 646 DP1206449 21 Pinkerton Lane COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed New Carport
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	29 June 2023
<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 zone objectives,</li> <li>▪ The Carport is still in keeping with structures 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</li> </ul>	

<b>DA No.</b>	DA2023/47
<b>Property</b>	Lot 1 DP725160 56 Crown Street COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed Demolition of Existing Shed and Construction of New Shed with attached Carport
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	28 June 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development is in keeping with the existing character of the area.</li> <li>▪ The impacts of the development are considered minimal.</li> <li>▪ The details within this report justify the applicant's application to vary the secondary building line as per the requirements of the Cootamundra DCP 2013</li> <li>▪ Complies with all other local environmental planning instruments.</li> <li>▪ Conditions have been imposed to preserve the amenity of the area.</li> <li>▪ The development application was notified, and no submissions were received</li> </ul>	

<b>DA No.</b>	DA2023/50
<b>Property</b>	Lot 2 DP568167 20 Lawrence Street COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed New Carport and Relocation of Existing Garden Sheds
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	28 June 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development is in keeping with the existing character of the area.</li> <li>▪ The impacts of the development are considered minimal.</li> <li>▪ The details within this report justify the applicant's application to vary the building line as per the requirements of the Cootamundra DCP 2013</li> <li>▪ Complies with all other local environmental planning instruments.</li> <li>▪ Conditions have been imposed to preserve the amenity of the area.</li> <li>▪ The development application was notified, and no submissions were received</li> </ul>	