

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>	DA2022/116
<b>Property</b>	Lot 2 DP1080914 223 Chandlers Road NANGUS NSW 2722
<b>Development</b>	Frost fans – the continued use of the five (5) existing, free-standing frost farms, in conjunction with, and ancillary to, the existing vineyard
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	8 March 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, and is ancillary to, the existing horticultural use of the land.</li> <li>▪ Any potential concerns have been ameliorated by appropriate conditions.</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>	DA2023/029
<b>Property</b>	Lot 3 DP1112706 565 Nangus Road GUNDAGAI NSW 2722
<b>Development</b>	Proposed Swimming Pool
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	1 May 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>	DA2023/022
<b>Property</b>	Lot 11 DP18650 16 Hay Street COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed 2 single storey unit development
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	5 May 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 dwellings 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>	DA2022/024
<b>Property</b>	Lot 2 Sec 37 DP758785 255 Sheridan Street GUNDAGAI NSW 2722
<b>Development</b>	New Boundary Adjustment
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	9 May 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 ensure the property is adequately serviced.</li> <li>▪ To facilitate the future development of adjacent land by providing appropriately located easements.</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>	DA2020/123.4
<b>Property</b>	Lot 3 DP612148 57 Mount Street SOUTH GUNDAGAI NSW 2722
<b>Development</b>	Modification – Development Consent (remove lower floor and delete window)
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	11 May 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>	DA2023/023
<b>Property</b>	Lot 301 DP1213777 2 Nashs Lane COOTAMUNDRA NSW 2590
<b>Development</b>	Change of use of development - rural produce sales
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	10 May 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ Consistent with the zone,</li> <li>▪ Permissible with consent</li> <li>▪ Change of use is to have no effect on current remaining approval and ongoing development of the site under DA2017/087MOD2 as detailed in this report- and all associated conditions relevant under the above approval still remain.</li> <li>▪ Overall impact of the use considered low and is also considered suitable to the site and area.</li> </ul>	

<b>DA No.</b>	DA2007/131 MOD 1
<b>Property</b>	Lot 6 DP 1083148 8 Short Street COOTAMUNDRA NSW 2590
<b>Development</b>	Modification (seniors living) – to modify the approved concept development application, by reducing the number of units, changing the internal and external configuration of the units, minor changes to the road layout and the provision of additional parking
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	16 May 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>▪ The application was publicly notified and no submissions were received.</li> </ul>	

<b>DA No.</b>	DA2023/042
<b>Property</b>	Lot 43 DP750619 342 McLaughlins Lane STOCKINBINGAL NSW 2725
<b>Development</b>	Proposed New Dwelling and detached New Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	16 May 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 RU1 Primary Production zone objectives,</li> <li>▪ The dwelling and shed is still in keeping with structures in the locality, 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 area</li> </ul>	

<b>DA No.</b>	DA2023/027
<b>Property</b>	Lot B DP162088 268 Parker Street COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed External & Internal Alterations to Commercial Premises
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	18 May 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The character and value of the heritage conservation area and surrounding local heritage items have been considered and preserved.</li> <li>▪ The overall visual impact of the development is minimal.</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>	DA2021/190
<b>Property</b>	Lot 4 Sec 28 DP758915 Eagle Street GUNDAGAI NSW 2722
<b>Development</b>	New Dwelling & Detached Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	19 May 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The proposal is considered in keeping and consistent with the character and use of the surrounding area</li> <li>▪ Impacts are considered minimal</li> <li>▪ The development complies with all 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> <li>▪ Stormwater management plan prepared for the development due to no gravity stormwater access provided</li> </ul>	

<b>DA No.</b>	DA2022/003 MOD 1
<b>Property</b>	Lot 19 DP882016 596 Nangus Road GUNDAGAI NSW 2722
<b>Development</b>	Dwelling (modification) - General condition no. 2 updated to reference amended plans - Plans changed to include additional laundry window and skylights and main bathroom
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	19 May 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>	DA2023/053
<b>Property</b>	Lot 84 DP753620 1022 Berthong Road WALLENDBEEN NSW 2588
<b>Development</b>	Proposed Alterations & Additions to Existing Dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	23 May 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 ru1 Primary Production zone objectives,</li> <li>▪ The dwelling 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>	DA2022/25 MOD 1
<b>Property</b>	Lot 1 DP1103227 13 George Street WALLENDBEEN NSW 2588
<b>Development</b>	Modification of Development (Re-arrange laundry and bathroom areas)
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	31 May 2023
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ the proposed development modification is permitted in the zone.</li> <li>▪ the proposed development modification is not inconsistent with the objectives of the zone.</li> <li>▪ the proposal is a modification and is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments.</li> <li>▪ the proposed modification will not alter any external impacts from the original application.</li> <li>▪ the environmental impact of the modification will be no greater than the original Development Application.</li> <li>▪ the modified development remains substantially the same as originally approved</li> </ul>	