

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*.

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| DA No. | DA2023/140 |
| Property | Lot 29 DP1092957 9 Mary Angove Crescent COOTAMUNDRA NSW 2590 |
| Development | Erection of a detached garage ancillary to existing dwelling house |
| Decision | Consent granted (conditionally) |
| Date of decision | 10 January 2024 |
| 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, and the proposal is consistent with the zone and desired future character of the area | |

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| DA No. | DA2023/95 |
| Property | Lot 2 DP724913 2 Sutton Street COOTAMUNDRA NSW 2590 |
| Development | Change of Use to Local Distribution Centre and Construction of Undercover Loading Area and associated site works |
| Decision | Consent granted (conditionally) |
| Date of decision | 12 January 2024 |
| Reasons for decision and how community views were taken into consideration | |
| <ul style="list-style-type: none"> ▪ The development demonstrates compliance with the relevant Environmental Planning Instruments; ▪ The development has been assessed against 4.15 of the Environmental Planning and Assessment Act 1979; ▪ The development is not considered likely to adversely impact on the amenity or neighbouring properties; ▪ The development satisfies the provisions of the Cootamundra Development Control Plan 2013 where applicable; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved. | |

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| DA No. | DA2023/097 |
| Property | Lot 21 DP656764 40 Florance Street COOTAMUNDRA NSW 2590 |
| Development | Alterations to shed façade including parapet wall and awning already constructed. Changes to shed façade also propose removal of a roller door servicing a storage room within the shed approved under DA2022/156. Submitted SoEE and additional documents detail that the room within the shed will not be utilised for any habitable, commercial or retail purpose. Application originally sought erection of a carport attached to the shed under construction. However amended plans submitted removed the proposed carport |
| Decision | Consent granted (conditionally) |
| Date of decision | 15 January 2024 |
| 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, and ▪ the proposal is consistent with the zone and desired future character of the area | |

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| DA No. | DA2023/162 |
| Property | Lot 22 DP1093742 21 Matilda Avenue COOTAMUNDRA NSW 2590 |
| Development | Proposed Swimming Pool |
| Decision | Consent granted (conditionally) |
| Date of decision | 18 January 2024 |
| Reasons for decision and how community views were taken into consideration | |
| <ul style="list-style-type: none"> ▪ To satisfy the requirements of the Environmental Planning and Assessment Act 1979 ▪ To ensure the consideration of the public interest ▪ Condition have been imposed to mitigate any impacts of the development | |

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| DA No. | DA2023/134 |
| Property | Lot 236 DP753601 5514 Gundagai Road COOTAMUNDRA NSW 2590 |
| Development | Install a swimming pool and a spa |
| Decision | Consent granted (conditionally) |
| Date of decision | 19 January 2024 |
| Reasons for decision and how community views were taken into consideration | |
| <ul style="list-style-type: none"> ▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent as ancillary to the dwelling; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area. | |

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| DA No. | DA2023/167 |
| Property | Lot 44 DP1173450 21 Neil McInerney GUNDAGAI NSW 2722 |
| Development | Inground Fibreglass Swimming Pool - 26,000L |
| Decision | Consent granted (conditionally) |
| Date of decision | 22 January 2024 |
| 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, and ▪ the proposal is consistent with the zone and desired future character of the area | |

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| DA No. | DA2023/150 |
| Property | Lot 4 DP1134918 15 Lucerndale Road TUMBLONG NSW 2729 |
| Development | Proposed skillion roof extension to existing shed |
| Decision | Consent granted (conditionally) |
| Date of decision | 24 January 2024 |
| 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, ▪ 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 | |

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| DA No. | DA2019/126.4 |
| Property | Lot 72 DP1216738 48 Wills Street COOTAMUNDRA NSW 2590 |
| Development | S4.55(1A) Modification of Development Consent – DA10.2019.126.4 - Modification 1 |
| Decision | Consent granted (conditionally) |
| Date of decision | 25 January 2024 |
| Reasons for decision and how community views were taken into consideration | |
| <ul style="list-style-type: none"> ▪ The proposed modification application meets the provisions of S4.55(1A) of the Environmental Planning and Assessment Act 1979. ▪ The proposed modification application satisfied the provisions of S4.15 of the Environmental Planning and Assessment Act 199. ▪ The proposed development is substantially the same development as initially approved under DA2019/126.1) ▪ The proposed development will not result in adverse impacts on the residential or environmental surrounds. | |

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| DA No. | DA2023/151 |
| Property | Lot 3 DP961926 1 Thompson Street COOTAMUNDRA NSW 2590 |
| Development | Alterations to Existing Dwelling (sunroom to ensuite) |
| Decision | Consent granted (conditionally) |
| Date of decision | 30 January 2024 |
| Reasons for decision and how community views were taken into consideration | |
| <ul style="list-style-type: none"> ▪ The proposed development has been assessed against the relevant heads of consideration, governing legislation including LEPs and SEPPS and regulations made thereunder, and complies with the provisions of the development control plan where applicable; ▪ The proposed alterations (sunroom to ensuite) have been designed to remain subservient to the heritage character of the site and surrounding items, and respect the built form and curtilage. ▪ The overall impact on the heritage character is minimal; ▪ The impact on the built form and surrounding residential area is minor; ▪ Conditions have been imposed to mitigate any unforeseen impacts | |

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| DA No. | DA2023/157 |
| Property | Lot 1 DP806631 178 O'Briens Road GUNDAGAI NSW 2722 |
| Development | Continued use of and completion of works for inground fiberglass swimming pool installed without consent ancillary to existing dwelling house |
| Decision | Consent granted (conditionally) |
| Date of decision | 31 January 2024 |
| 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, and ▪ the proposal is consistent with the zone and desired future character of the area. | |

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| DA No. | DA2023/147.2 |
| Property | Lot 4 DP1293130 23 Wonder View COOTAMUNDRA NSW 2590 |
| Development | S4.55(1) Modification of Development Consent (New Dwelling) to remove BAL conditions on consent |
| Decision | Consent granted (conditionally) |
| Date of decision | 31 January 2024 |
| Reasons for decision and how community views were taken into consideration | |
| <ul style="list-style-type: none"> ▪ The development has not changed as per previously approved | |

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| DA No. | DA2023/154 |
| Property | Lot 7 DP1237342 405 Back Brawlin Road COOTAMUNDRA NSW 2590 |
| Development | Proposed New Dwelling with attached Garage |
| Decision | Consent granted (conditionally) |
| Date of decision | 31 January 2024 |
| Reasons for decision and how community views were taken into consideration | |
| <ul style="list-style-type: none"> ▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area | |