

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>	DA2023/089
<b>Property</b>	Lots 1 and 2 Section 31 DP 758287 1-5 Wallendoon Street COOTAMUNDRA NSW 2590
<b>Development</b>	Motel accommodation – to erect a two (2) storey, 33 room (32 unit) motel, with a managers residence, guest gym, 24 seat restaurant, car parking and ancillary infrastructure, and to consolidate the two (2) existing lots into one (1) lot.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	1 February 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The proposed development is consistent with the objectives of the zone.</li> <li>▪ The proposed development is permitted in the zone.</li> <li>▪ The heritage value of the local heritage items in the area and the heritage conservation area have been preserved.</li> <li>▪ The proposal will be consistent with the built form and character, established by existing developments in the area.</li> <li>▪ Any potential concerns and amenity impacts 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>	DA2024/001
<b>Property</b>	Lot 290 DP1135506 8855 Hume Highway GUNDAGAI NSW 2722
<b>Development</b>	Proposed Farm Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	5 February 2024
<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>	DA2023/166
<b>Property</b>	Lot 15 Sec A DP2203 27 Queen Street COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed New Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	5 February 2024
<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>	DA2023/111
<b>Property</b>	Lot 2 DP725154 2 Justin Street COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed Alterations & Additions to Dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	5 February 2024
<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 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> </ul>	

<b>DA No.</b>	DA2023/153
<b>Property</b>	Lot 1 DP726061 19 Cooper Street COOTAMUNDRA NSW 2590
<b>Development</b>	Internal Alterations and Additions (Garage to bedroom and ensuite)
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	6 February 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ 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;</li> <li>▪ The proposed alterations (garage to bedroom and ensuite) have been designed to remain subservient to the heritage character of the site and surrounding items, and respect the built form and curtilage.</li> <li>▪ The overall impact on the heritage character is minimal;</li> <li>▪ The impact on the built form and surrounding residential area is minor;</li> <li>▪ Conditions have been imposed to mitigate any unforeseen impacts</li> </ul>	

<b>DA No.</b>	DA2022/120.2
<b>Property</b>	Lot 23 DP872049 2510 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
<b>Development</b>	S4.55(1A) – Modification (No 1) of DA DA2022/120 - Amend from proposed 3 bedroom to proposed 2-bedroom new Manufactured Home (including removal of the existing manufactured home)
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	6 February 2024
<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 character of the area.</li> <li>▪ The impacts of the proposed modification are 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 original development application was notified with no submissions received</li> </ul>	

<b>DA No.</b>	DA2024/003
<b>Property</b>	Lot 54 DP707561 5 Allumba Place COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed Alterations & Additions to Dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	6 February 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ To ensure the public interest</li> <li>▪ To ensure compliance with the Environmental Planning and Assessment Act 1979</li> <li>▪ To ensure consideration of the State Environmental Planning Policies</li> <li>▪ To ensure the appropriate management of the development</li> </ul>	

<b>DA No.</b>	DA2023/121
<b>Property</b>	Lot A DP 408876 176 Parker Street COOTAMUNDRA NSW 2590 (Including the footpath area adjacent to this property)
<b>Development</b>	Commercial premises (alterations and additions) – the demolition/removal of the existing cantilevered awning, and the erection of a replacement post-supported awning.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	8 February 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The impacts of the development are minimal.</li> <li>▪ The heritage value of the heritage conservation area have been preserved.</li> <li>▪ The new works are consistent with and in keeping with existing works that are being replaced.</li> <li>▪ The works are necessary to ensure the going safety of general public and users of the building, and to allow for the continued use of the property.</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 not notified.</li> </ul>	

<b>DA No.</b>	DA2022/156 .4
<b>Property</b>	Lot 21 DP656764 40 Florance Street COOTAMUNDRA NSW 2590
<b>Development</b>	Modification of Development Consent (Shed) – Remove the north wall of shed and north roller door to be replaced with cladding
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	8 February 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ To ensure compliance with the Environmental Planning and Assessment Act 1979</li> <li>▪ To ensure compliance with the National Construction Codes</li> <li>▪ The proposed modification will not impact the public domain</li> </ul>	

<b>DA No.</b>	DA2023/142
<b>Property</b>	Lot 23 DP1058350 215 Punch Street GUNDAGAI NSW 2722
<b>Development</b>	Proposed New Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	9 February 2024
<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 development in the area,</li> <li>▪ Any potential concerns have been ameliorated 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 impacts of the development are minimal.</li> <li>▪ The proposal is consistent with the zone and desired future character of the area.</li> </ul>	

<b>DA No.</b>	DA2023/171
<b>Property</b>	Lot 27 DP1110255 2 Gilmore Place GUNDAGAI NSW 2722
<b>Development</b>	Proposed Swimming Pool
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	9 February 2024
<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>	DA2023/158
<b>Property</b>	Lot 1 DP355858 24 Bourke Street COOTAMUNDRA NSW 2590
<b>Development</b>	Demolition – the demolition/removal of the existing free-standing awning/shade structure.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	14 February 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The impacts of the development are minimal.</li> <li>▪ The development complies with all relevant environmental planning instruments.</li> <li>▪ Any potential concerns have been ameliorated by appropriate conditions.</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>▪ The demolitions works will have a positive impact on the visual amenity of the area and the heritage conservative area</li> </ul>	

<b>DA No.</b>	DA2023/143
<b>Property</b>	Lot 2 DP390691 335 Tumblong Reserve Road TUMBLONG NSW 2729
<b>Development</b>	Demolition of an existing dwelling (attached to a Farm Shed) and the Installation of a Manufactured Home for the purpose of a Principal Dwelling House
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	20 February 2024
<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>▪ The proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments.</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>	DA2023/22.2
<b>Property</b>	Lot 11 DP18650 16 Hay Street COOTAMUNDRA NSW 2590
<b>Development</b>	Section 4.55(1A) Modification of development Consent - Construction of 2 x single storey units – Modification 1
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	27 February 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development has been assessed against the provisions of S4.55 of the Environmental Planning and Assessment Act and has been found appropriate;</li> <li>▪ The proposed development is permitted with consent;</li> <li>▪ The development is consistent 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>	