

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>	DA2023/152
<b>Property</b>	Lot 1 DP212222 63 Cowcumbra Street COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed New Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	12 March 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>	DA2023/138
<b>Property</b>	Lot 1 DP133536 Crowes Road COOLAC NSW 2727
<b>Development</b>	Remove existing Swimming Pool and replace with Fibreglass Swimming Pool
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	12 March 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>	DA2024/004
<b>Property</b>	Lot 31 DP1180884 13 Springflat Drive GUNDAGAI NSW 2722
<b>Development</b>	Remove existing Swimming Pool and replace with Fibreglass Swimming Pool
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	14 March 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>	DA2023/41.2
<b>Property</b>	Lot 4 DP236729 5 Williams Avenue COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed Modification of Development Consent for new carport and garage ancillary to existing dwelling house. The garage remains unchanged, but the carport has been lengthened
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	19 March 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 and documents and conditions of consent.</li> <li>▪ To ensure the amenity of the neighbourhood is maintained during construction.</li> <li>▪ To ensure that adequate measures are in place so that damage from sediment run off to adjoining sites and waterways is minimised.</li> <li>▪ To ensure that roof water is disposed of without nuisance to neighbours,</li> <li>▪ To ensure public safety is maintained.</li> <li>▪ To ensure all works are carried out in accordance with the development consent</li> </ul>	

<b>DA No.</b>	DA2024/11
<b>Property</b>	Lot 8 Sec 9 DP758587 122 Sutton Street COOTAMUNDRA NSW 2590
<b>Development</b>	Change of Use – Workshop to Transport Depot
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	21 March 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development demonstrates compliance with the relevant Environmental Planning Instruments;</li> <li>▪ The development has been assessed against 4.15 of the Environmental Planning and Assessment Act 1979;</li> <li>▪ The development is not considered likely to adversely impact on the amenity or neighbouring properties;</li> <li>▪ The development satisfies the provisions of the Cootamundra Development Control Plan 2013 where applicable;</li> <li>▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved.</li> </ul>	

<b>DA No.</b>	DA2023/48
<b>Property</b>	Lot 2 DP1101205 2121 Burra Road GUNDAGAI NSW 2722
<b>Development</b>	Continued use of a converted shed for the purpose of a secondary dwelling. The shed had DA and CC consent but was converted without consent.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	28 March 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>	DA2023/67.2
<b>Property</b>	Lot 2 DP1054376 42 Morrisons Hill Road WALLEND BEEN NSW 2588
<b>Development</b>	Modification of Development Consent to remove proposed secondary dwelling from proposed development. Development continues to include alterations and additions to the existing dwelling and erection of a detached shed containing bathroom amenities. Modification seeks deletion of existing conditions 7 and 9.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	28 March 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>	