

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*.

DA No.	DA2025/055
Property	Lot: 7 DP: 1237342 405 Back Brawlin Road COOTAMUNDRA
Development	New 4 berth garage & garaport
Decision	Consent granted (conditionally)
Date of decision	4 July 2025
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 	

DA No.	DA2025/060
Property	Lot: 12 DP: 1092957 50 Mary Angove Crescent COOTAMUNDRA
Development	Proposed new carport attached to existing shed
Decision	Consent granted (conditionally)
Date of decision	4 July 2025
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 little to no environmental impact, due to being an open structure well from any building line or boundary, ▪ the proposal is consistent with the zone and desired future character of the area 	

DA No.	DA2025/066
Property	Lot: 4 DP: 1803 17 Byron Street GUNDAGAI
Development	Replaced existing colour bond shed with new shed
Decision	Consent granted (conditionally)
Date of decision	4 July 2025
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 proposed double garage will have an little to no environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area 	

DA No.	DA2024/82/2
Property	Lot: 21 DP: 1187297 479 Coolac Road COOLAC
Development	(MODIFICATION) Electric vehicle charging
Decision	Consent granted (conditionally)
Date of decision	23 July 2025
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ To ensure compliance with the terms of the Environmental Planning and Assessment Act 1979 and Regulation 2000. ▪ Having regard to Council's duties of consideration under Section 4.15 and 4.17 of the Act. ▪ To ensure an appropriate level of provision of amenities and services occurs within the City and to occupants of sites. ▪ To improve the amenity, safety and environmental quality of the locality. ▪ Having regard to environmental quality, the circumstances of the case and the public interest. ▪ Having regard to any applicable Development Control Plan. ▪ To help retain and enhance streetscape quality. ▪ Ensure compatibility with adjoining and neighbouring land uses and built form. ▪ To protect public interest, the environment and existing amenity of the locality. ▪ To minimise health risk to neighbouring residents and workers. It is essentially the same development, 	

DA No.	DA2025/48
Property	Lot: 1 and 2 Sec: 52 DP: 758785 Punch Street GUNDAGAI
Development	Proposed Alterations & Additions to an Existing Church Hall
Decision	Consent granted (conditionally)
Date of decision	22 July 2025
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 adjoining properties; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved. 	

DA No.	DA2025/59
Property	Lot: 8 DP: 864886 40 Springfield Lane SOUTH GUNDAGAI
Development	New Dwelling – to be designated as the Primary Dwelling. The existing dwelling reclassified as a Secondary Dwelling
Decision	Consent granted (conditionally)
Date of decision	16 July 2025
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Consistent with the existing RU4 Primary production small lot zone ▪ Consistent with relevant legislation ▪ Deemed to have little detrimental impact and considered consistent with the surrounding uses and buildings in the area. ▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified and no comments were received, 	

DA No.	DA2025/62
Property	Lot: 2 DP: 262495, Lot: 3 DP: 262495 44 O'Hagan Street GUNDAGAI
Development	Proposed alterations and additions to existing dwelling
Decision	Consent granted (conditionally)
Date of decision	22nd July 2025
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 adjoining properties; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved. 	

DA No.	DA2025/63
Property	Lot: 63 DP: 1310279 64 O'Hagan Street GUNDAGAI
Development	Proposed 2 Lot Subdivision
Decision	Consent granted (conditionally)
Date of decision	24 July 2025
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 adjoining properties; ▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved. 	

DA No.	DA2021/197
Property	Lot: 10 DP: 850295, Lot: 11 DP: 850295 80 Parker Street COOTAMUNDRA, 9 Cooper Street COOTAMUNDRA
Development	(REFUSED) Change of use of retail (shop)
Decision	Refused
Date of decision	31 July 2025
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Contaminated Land – Inadequate Preliminary Site Investigation The proposed development involves a change of use of land previously used for a purpose listed in Table 1 of the <i>Contaminated Land Planning Guidelines</i>. In accordance with Section 4.6 of the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>, a preliminary site investigation is required to assess the potential for contamination. The application has not been accompanied by such a study and therefore does not allow for adequate assessment of environmental risk, contrary to the requirements of the SEPP. ▪ Unclear Land Use Definition and Permissibility The application fails to clearly identify the proposed land use or demonstrate how the use is permissible with consent under the <i>E2 Commercial Centre</i> zone provisions of the <i>Cootamundra Local Environmental Plan 2013 (LEP)</i>. Without a clear definition or planning justification, Council is unable to determine whether the use is consistent with the zone objectives or permitted uses within the zone. ▪ Unauthorised and Prohibited Use – Industrial Activities Identified A site inspection confirmed that the premises are already being used for the proposed purpose, and that such use includes industrial activities. The assessing officer has determined that the nature of the activities is best defined as "light industry", which is prohibited in the <i>E2 Commercial Centre</i> zone under the <i>Cootamundra LEP 2013</i>. The application does not acknowledge or address the ongoing industrial use, nor does it seek to regularise such activity. ▪ Insufficient Fire Safety and Structural Information The application is not supported by plans or documentation demonstrating that the building is suitable for the proposed use in terms of fire safety and structural adequacy. In particular, it fails to address the requirements under Section 62 – <i>Consideration of fire safety</i> – of the <i>Environmental Planning and Assessment Regulation 2021</i>. Without such documentation, the safety of occupants and compliance with this statutory requirement cannot be assured. 	

DA No.	DA2024/120
Property	Lot: 382 DP: 753622 1593 Muttama Road MUTTAMA
Development	Use of land and installation of manufactured home consisting of 2 modules for the purpose of a dwelling
Decision	Consent granted (conditionally)
Date of decision	31 July 2025
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. 	

DA No.	DA2025/19
Property	Lot: 7 DP: 1194483, Lot: 505 DP: 753601 94-96 Hurley Street COOTAMUNDRA
Development	Carrying out of works for the purpose of alterations and addition to existing registered club
Decision	Consent granted (conditionally)
Date of decision	22 July 2025
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 	

DA No.	DA2025/23
Property	Lot: 2 DP: 1310548 104A Netherleigh Lane COOTAMUNDRA
Development	Use of land, carrying out of works and erection of a building for the purpose of a single storey dwelling house and ancillary detached shed.
Decision	Consent granted (conditionally)
Date of decision	25 July 2025
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 	

DA No.	DA2014/60/3
Property	Lot: 260 DP: 753630 1853 Burley Griffin Way WALLENDREEN
Development	(MODIFICATION) Dwelling with upstairs loft
Decision	Consent granted (conditionally)
Date of decision	29 July 2025
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ the overall visual impact of the development is minimal ▪ The bulk and scale is appropriate and the design has been suitably considered. ▪ The new works are consistent with and in keeping with the objectives and aims for the relevant Environmental Planning Instruments. ▪ Conditions have been imposed to preserve the amenity of the area. 	

DA No.	DA2025/035
Property	Lot: B DP: 376592 64 Olney Street COOTAMUNDRA
Development	Proposed demolition of existing stable structure and construction of new shed
Decision	Consent granted (conditionally)
Date of decision	4 July 2025
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 	

DA No.	DA2025/61
Property	Lot: 57 DP: 707561 10 Minkara Avenue COOTAMUNDRA
Development	Proposed new Shed
Decision	Consent granted (conditionally)
Date of decision	22 July 2025
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ To confirm the details of the application as submitted by the applicant and as approved by Council. ▪ To manage any inconsistencies between the approved plan and documents and conditions of consent. ▪ To ensure that the demolition is conducted in a manner that maintains acceptable safety, environmental and legislative standards. ▪ To ensure the amenity of the neighbourhood is maintained during construction. ▪ To ensure that adequate measures are in place so that damage from sediment run off to adjoining sites and waterways is minimised. ▪ To ensure that roof water is disposed of without nuisance to neighbours, ▪ To ensure public safety is maintained. ▪ To ensure all works are carried out in accordance with the development consent. 	

DA No.	DA2025/067
Property	Lot: 6 DP: 1270489 10 Keith Taylor Crescent COOTAMUNDRA
Development	Proposed Alterations and Additions to Existing Dwelling
Decision	Consent granted (conditionally)
Date of decision	11 July 2025
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 little to no environmental impact due to enclosing and existing open structure, and ▪ the proposal is consistent with the zone and desired future character of the area 	

DA No.	DA2025/068
Property	Lot: 1 DP: 906242 48 Sutton Street COOTAMUNDRA
Development	Proposed New Swimming Pool
Decision	Consent granted (conditionally)
Date of decision	14 July 2025
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 inground swimming pool will have little to no overall environmental impact, and ▪ the proposal is consistent with the zone and desired future character of the area 	

CDC No.	CDC2025/001.002
Property	Lot 52 DP 1305491 5 Louisa Street COOTAMUNDRA NSW, 2590
Development	Modification – New Dwelling
Decision	Consent granted (conditionally)
Date of decision	7 July 2025
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ Complies with the applicable State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Environmental Planning and Assessment Regulation 2021 	

