

DA No.	DA2025/102/1
Property	Lot: 2 DP: 1106053 Nanangroe Road ADJUNGBILLY
Development	4 Bedroom, 5 bathroom dwelling with carport with ancillary earthworks
Decision	Consent granted (conditionally)
Date of decision	5 th February 2026
Reasons for decision and how community views were taken into consideration	
▪ 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.	DA2026/4/1
Property	Lot: 136 DP: 750984 741 Darbalara Road COOLAC
Development	Demolition of existing dwelling house
Decision	Consent granted (conditionally)
Date of decision	5 th February 2026
Reasons for decision and how community views were taken into consideration	
▪ Council has considered all relevant matters under the applicable legislation and finds the proposed development to be appropriate in light of these considerations. Any potential impacts are deemed manageable through the implementation of suitable conditions. Consequently, no reasonable grounds exist to warrant refusal of the application.	

DA No.	DA2025/120/1
Property	Lot: 248 DP: 750619 69 Obrien Street STOCKINBINGAL
Development	Erection of a 10m x 24m x 4m all colorbond garage for storage
Decision	Consent granted (conditionally)
Date of decision	11 th February 2026
Reasons for decision and how community views were taken into consideration	
▪ 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.	CDC2026/1/1
Property	Lot: 2 DP: 603349 27 Ursula Street COOTAMUNDRA
Development	New Swimming Pool
Decision	Consent granted (conditionally)
Date of decision	11th February 2026
Reasons for decision and how community views were taken into consideration	
▪ Complies with the applicable State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and Environmental Planning and Assessment Regulation 2021	

DA No.	DA2025/114/1
Property	Lot: 12 Sec: 15 DP: 758928 12 Adams Street STOCKINBINGAL
Development	Use of Land and erection of a building and carrying out of works for the purpose of a dwelling house with attached garage and ancillary shed
Decision	Consent granted (conditionally)
Date of decision	11 th February 2026
Reasons for decision and how community views were taken into consideration	
▪ 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.	DA2025/121
Property	Lot 10 DP 1242413 Coolac Rd, Coolac
Development	Proposed Caravan Park with 21 short term sites over two stages
Decision	Consent granted (conditionally)
Date of decision	13 th February 2026
Reasons for decision and how community views were taken into consideration	
• The development complies with all local environmental planning instruments. • The proposed development is consistent with the objectives of the zone. • The proposed development is permitted in the zone. • The development's scale, design, and density align with the existing character, with minimal impact on amenity of adjoining properties or scenic qualities. • Safe access, which is designed and constructed to a suitable standard, is proposed. • The increase in traffic is minimal, and the existing road network can accommodate the additional load. • There will be little or no impact on heritage, significant vegetation, or agricultural land. • Potential impacts in relation to amenity, flooding, soil erosion and construction, will be managed through conditions of consent. • No adverse cumulative effects have been identified. • The proposal will have an acceptable environmental impact. • In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was exhibited and notified, and no submissions were received.	

DA No.	DA2025/098
Property	2542 Hume Highway Mundarlo 2729 Lot 22 DP 757263, Lot 95 DP 757263, Lot 34 DP 818302, Lot 94 DP 757263, Lot 7 DP 45513
Development	Proposed re-establishment of an existing gravel quarry - extractive industry
Decision	Consent granted (conditionally)
Date of decision	13th February 2026
Reasons for decision and how community views were taken into consideration	
• The development complies with all local environmental planning instruments. • The proposed development is consistent with the objectives of the zone. • The proposed development is permitted in the zone. • The development's scale, design, and density align with the existing rural character, with minimal impact on amenity of adjoining properties or scenic qualities. • Safe access, which is designed and constructed to a suitable standard, is proposed. • The increase in traffic is minimal, and the existing road network can accommodate the additional load. • There will be little or no impact on heritage, significant vegetation, or agricultural land. • Potential impacts in relation to amenity, bushfire, flooding, soil erosion and construction, will be managed through conditions of consent. • No adverse cumulative effects have been identified. • The proposal will have an acceptable environmental impact. • In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was notified, and no submissions were received.	

DA No.	DA2025/133/1
Property	Lot: 3 DP: 1202121 143 Salt Clay Road COOTAMUNDRA
Development	Use of land, erection of a building and carrying out of works for the purpose of a dwelling house
Decision	Consent granted (conditionally)
Date of decision	23 rd February 2026
Reasons for decision and how community views were taken into consideration	
▪ 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.	DA2025/138
Property	Lot 22 DP1173233 56 TOR STREET GUNDAGAI 2722
Development	Proposed Additions and alterations to an existing residential care facility
Decision	Consent granted (conditionally)
Date of decision	23 rd February 2026
Reasons for decision and how community views were taken into consideration	
• The development complies with all local environmental planning instruments. • The proposed development is consistent with the objectives of the zone. • The proposed development is permitted in the zone. • The development's scale, design, and density align with the existing character, with minimal impact on amenity of adjoining properties or scenic qualities. • Safe access, which is designed and constructed to a suitable standard, is proposed. • The increase in traffic is minimal, and the existing road network can accommodate the additional load. • There will be little or no impact on heritage, significant vegetation, or agricultural land. • Potential impacts in relation to amenity, soil erosion and construction, will be managed through conditions of consent. • No adverse cumulative effects have been identified. • The proposal will have an acceptable environmental impact. • In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was exhibited and notified, and no submissions were received.	

DA No.	DA2025/119/1
Property	Lot C DP 382924 18 Bourke Street, Cootamundra
Development	Demolition of the existing Dwelling and construction of a new two-storey Dwelling
Decision	Consent granted (conditionally)
Date of decision	24 th February 2026
Reasons for decision and how community views were taken into consideration	
1. The proposed development is consistent with the aims of the Cootamundra Local Environment	

plan 2013 including section 1.2 (2) (f), which seeks to conserve and manage heritage resources.

1. The development does not remove, obscure or diminish any identified heritage item.
2. The design has been prepared to be sympathetic in design, form and materials, ensuring compatibility and colour subtlety with the established street scapes.
3. Heritage conservation does not require replication of historic forms rather it requires design that respects significance while allowing contemporary evolution.
4. The proposal enhances the sites contribution to the conservation area by replacing or augmenting existing development with a well-designed high-quality structure.

The intent of the LEP is to manage and conserve heritage, not to freeze development. The proposal achieves an appropriate balance between conservation and orderly development.

2. Clause 5.10 requires consideration of the heritage significant significance setting bulk scale and visual impact.
 1. The proposal retains the character of the conservation area.
 2. Building height and setbacks are consistent with surrounding development.
 3. Materials and finishes are complementary rather than contrasting in the disruptive way.
 4. The development maintains key view lines and does not dominate adjoining heritage fabric. It is a seamless addition to the existing streetscape.

Importantly, the clause requires that Council consider impact not prohibit development. There is no demonstratable evidence that the proposal would result in a loss of heritage significance, impacts would be minor and acceptable.

3. Development control plans or DCPs provide guidance not mandatory standards unless specifically referenced in the LEP.
 1. The proposal complies with the objectives relating to residential amenity, street scape, character and heritage.
 2. Any minor variations for example setbacks, articulation, site coverage are offset by strong compliance with performance-based objectives.
 3. The design includes changes in wall alignments and considered landscaping. With the second story setback and not obtrusively evident, also combining the positioning of the established tree on the nature strip, the development fits appropriately within the neighbourhood.
 4. DCP controls must be applied flexibly in accordance with merit-based assessment principles.

NSW planning law establishes that DCP's are not statutory constraints or limitations but performance frameworks. The proposal still satisfies the underlying planning objectives.

4. Heritage Impacts:

- (1) The design respects the heritage fabric of the surrounding precinct
- (2) The development improves the visual presentation of the stie and the neighbourhood as a whole.

5. Visual Impacts:

(1) The proposal is aesthetically cohesive and enhances the streetscape.

(2) Landscaping will further enhance the visual streetscape.

6. Amenity impacts:

(1) Overshadowing complies with solar access principles

(2) Privacy impacts are mitigated via window placement and screening

(3) Noise and traffic impacts are negligible for residential development.

The assessment does not demonstrate measurable adverse impacts; rather, concerns appear very subjective.

7. The site is:

(1) Zoned appropriately for the proposed use

(2) Serviced by existing infrastructure

(3) Located within an established residential area

(4) Capable of accommodating the development without environmental constraint

A site cannot be deemed unsuitable merely because it is within a heritage conserve action area. Heritage areas anticipate ongoing adaptive and compatible development.

There are no physical, environmental, or servicing constraints preventing appropriate development of the land.

8. The proposal is in the public interest because it:

(1) Provides high-quality architectural design.

(2) Contributes positively to housing supply

(3) Enhances the streetscape presentation

(4) Demonstrates orderly and economic use of serviced land

(5) Aligns with the objectives of the Environmental Planning and Assessment Act 1979, which promotes proper management and sustainable development of land

9. Bulk and scale must be assessed in context:

(1) The development is proportionate to the site area

(2) The design respects and exceeds existing neighbouring development patterns.

The public interest test requires balancing conservation with growth. A well-designed contemporary building that respects heritage is consistent with modern planning principles.

10. It is important to reiterate that the intent of the Cootamundra Local Environmental Plan 2013 is to manage and conserve heritage – not to freeze development in time. Heritage conservation areas are living environments that must be allowed to evolve in a respectful and considered manner. The proposal before Council does exactly that. It does not diminish heritage significance; rather, it demonstrates how contemporary development can coexist harmoniously within an established character setting.

11. With regard to the concerns in the submissions received:

(1) That the scale is oversized for the area:

Council policy is no more than 60% footprint for this size band of allotments maximum footprint set at 420m² for this allotment, 58% in this case is under so its compliant and the current dwelling design has a wall footprint of 354 square metres which is also compliant

(2) Heritage impact:

No evidence of why this development is not a good fit into the conservation area. The development is sympathetic and respectful approaches and emulates the decorative style used in the Californian Bungalow style.

(3) Building too modern:

The submitted drawings clearly illustrate the replication to similar buildings surrounding the relevant area number.

(4) Loss of privacy and overshadowing:

The rear building on the top floor is a bedroom with highlight windows which are extremely small and very elevated, it is a bedroom only.

(5) Negative visual impact:

Standing in front of the house or from a far the very large tree directly in front of the house prevents a clear and direct view of the house you cannot see the rear building from the street.

(6) Impact on property values:

The street will be greatly enhanced by this very attractive and respectful building much more so than the current building that is there.

(7) Potential commercial use:

The building is not for separate occupation.

(8) Parking issues if all bedrooms are in use:

That is what the street is for.

(9) Garages should be set back:

In regard to the laneway being considered as a secondary road, lanes are not being considered as a secondary road to be consistent with existing development.

DA No.	DA2025/136/1
Property	Lot: 6 Sec: 53 DP: 758785, Lot: 5 Sec: 53 DP: 758785, Lot: 7 Sec: 53 DP: 758785 77 Punch Street GUNDAGAI NSW 2722
Development	Proposed alterations/additions to an existing dwelling Including new attached garage, earthworks for upgrade to existing driveway and parking area, and new external deck with swimming pool.
Decision	Consent granted (conditionally)
Date of decision	27 th February 2026
Reasons for decision and how community views were taken into consideration	
▪ 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	