

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>	DA2023/131
<b>Property</b>	Lot 6 Sec 6 DP758928 1 Cambria Street STOCKINBINGAL NSW 2725
<b>Development</b>	New Dwelling and detached shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	2 April 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 the Environmental Planning and Assessment Act and has been found appropriate;</li> <li>▪ The proposed development is appropriate in bulk, scale and overall design;</li> <li>▪ The overall visual impact of the development is minimal;</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>	

<b>DA No.</b>	DA2024/27
<b>Property</b>	Lot 6 DP446915 32 Francis Street COOTAMUNDRA NSW 2590
<b>Development</b>	Alterations to existing commercial Premises – centre based child care
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	2 April 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ To ensure the Development meets the requirements of the Building Codes of Australia</li> <li>▪ To ensure the development meets the requirements of the Environmental Planning and Assessment Act 1979</li> <li>▪ To ensure the amenity of the neighbouring properties</li> </ul>	

<b>DA No.</b>	DA2024/12
<b>Property</b>	Lot 66 DP803362 6 Pinkstone Avenue COOTAMUNDRA NSW 2590
<b>Development</b>	Dwelling with attached garage
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	10 April 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 the Environmental Planning and Assessment Act and has been found appropriate;</li> <li>▪ The proposed development is appropriate in bulk, scale and overall design;</li> <li>▪ The overall visual impact of the development is minimal;</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>	

<b>DA No.</b>	DA2023/123.2
<b>Property</b>	Lot 8 Sec C DP2203 46 O'Donnell Street COOTAMUNDRA NSW 2590
<b>Development</b>	Modification - Dwelling (alterations and additions) – to modify a number of demolition and physical building attributes, to retain more of the existing building, and reduce the footprint of the proposed extension and changes to the BASIX certificate
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	10 April 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ the proposed modification is not inconsistent with the objectives of the zone,</li> <li>▪ the proposed modification is permitted in the zone,</li> <li>▪ assessment of the modification against the relevant provisions of the EPA Act, indicates that the proposed modification will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity,</li> <li>▪ the proposed modification does not compromise the relevant Environmental Planning Instruments,</li> <li>▪ Council considers that the proposed modification is appropriate having regard to the relevant matters and can be managed through existing and proposed conditions,</li> <li>▪ the modification is substantially the same development as originally approved,</li> <li>▪ notification was carried out and no submissions were received.</li> </ul>	

<b>DA No.</b>	DA2021/118/3
<b>Property</b>	Lot 5 DP771078 Nangus Road GUNDAGAI NSW 2722
<b>Development</b>	(MODIFICATION) Demo Existing Freezer Panel Structure
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	16 April 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 building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties,</li> <li>▪ any potential concerns 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>	DA2024/32
<b>Property</b>	Lot 1 DP 806631 178 O'Briens Road GUNDAGAI NSW 2722
<b>Development</b>	Remove and demolish unlawful works and install new pool in place
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	23 April 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>	DA2024/008
<b>Property</b>	Lot 12 DP753603 598 Jugiong Road COOTAMUNDRA NSW 2590
<b>Development</b>	Subdivision of Lots 12,13 and 21 in DP753603 into 2 Lots
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	23 April 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 does not compromise the relevant Environmental Planning Instruments,</li> <li>▪ any potential concerns 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>▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submission were received.</li> </ul>	