

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>	DA2023/161
<b>Property</b>	Lot 12 DP 260782 Camp Street GUNDAGAI NSW 2722
<b>Development</b>	Proposed Farm Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	2 July 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>	DA2024/066
<b>Property</b>	Lot 10 DP 1242413 Coolac Road COOLAC NSW 2727
<b>Development</b>	Demolition works – the demolition, temporary stockpiling and crushing of the existing concrete pavement, and its subsequent reuse onsite, and the removal and offsite disposal of the existing concrete slab from the fire-damaged building.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	3 July 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development complies with all local environmental planning instruments.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not notified.</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 proposal is not inconsistent with the key planning provisions contained within the applicable environmental planning instruments.</li> <li>▪ The proposal will have minimal environmental impact.</li> </ul>	

<b>DA No.</b>	DA2022/184.2
<b>Property</b>	Lot 71 DP 750987 Hopewood Road GUNDAGAI NSW 2722
<b>Development</b>	(Modification) Secondary Dwelling and OSSM
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	4 July 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>	DA2023/160
<b>Property</b>	Lot 2 DP 618938 West Street GUNDAGAI NSW 2722
<b>Development</b>	Proposed alterations and additions to dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	11 July 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 development is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties,</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> <li>▪ To ensure acceptable standards of safety for both vehicular and pedestrian traffic</li> </ul>	

<b>DA No.</b>	DA2024/064
<b>Property</b>	Lot 442 DP 757248 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
<b>Development</b>	Proposed new single storey rural residential dwelling with attached garage as a secondary dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	12 July 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development is deemed in keeping with the existing rural character of the area.</li> <li>▪ The impacts of the development are deemed minimal due to the rural location and setbacks to boundaries.</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> </ul>	

<b>DA No.</b>	DA2024/065
<b>Property</b>	Lot 2 DP 562670 Parker Street COOTAMUNDRA NSW 2590
<b>Development</b>	Business premises – change of use of the existing music/community room in the Albion Hotel, into a hairdressing salon, and erection of four (4) business identification signs.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	17 July 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development is consistent with the objectives of the zone.</li> <li>▪ The use is permitted in the zone.</li> <li>▪ The development is an appropriate land use in the CBD.</li> <li>▪ The development complies with the relevant provisions of the DCP.</li> <li>▪ The signage is in keeping with other signage in the area.</li> <li>▪ The development does not result in any additional impacts in terms of parking of services and utilities.</li> <li>▪ The development will have minimal impact on the heritage conservation zone.</li> <li>▪ Conditions will ensure that the fit-out and operation of the business complies with the relevant industry standards.</li> <li>▪ No neighbour notification was required as per the CPP, and no submissions were received.</li> </ul>	

<b>DA No.</b>	DA2024/072
<b>Property</b>	Lot 2 DP 531544 Hovell Street COOTAMUNDRA NSW 2590
<b>Development</b>	Installation of 2 x 30,000L Rainwater Tanks Onsite
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	18 July 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> </ul>	

<b>DA No.</b>	DA2023/101.2
<b>Property</b>	Lot 1 DP 1296902 Pinkerton Lane COOTAMUNDRA NSW 2590
<b>Development</b>	(Modification) New Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	24 July 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development is consistent 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>	DA2024/081
<b>Property</b>	Lot 1 DP 724913 Sutton Street COOTAMUNDRA NSW 2590
<b>Development</b>	Alterations and additions to commercial premises
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	30 July 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>	DA2024/026
<b>Property</b>	Lot 110 DP 1130862 Sommerset Road COOLAC NSW 2727
<b>Development</b>	Environmental Protection Works and bulk earthworks to an existing hardstand, maintenance of farm dam, surface water management and associated landscaping
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	31 July 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>	