

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.	DA2024/36
Property	Lot 11 DP1245486 Luke Street GUNDAGAI NSW 2722
Development	Change of use from past flat, garage, business to a Dwelling - minor
Decision	Consent granted (conditionally)
Date of decision	12 June 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ the proposed change of use is not inconsistent with the objectives of the zone, ▪ the proposed change of use is permitted in the zone, ▪ assessment of the change of use 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, ▪ the proposed change of use does not compromise the relevant Environmental Planning Instruments, ▪ Council considers that the proposed change of use is appropriate having regard to the relevant matters and can be managed through proposed conditions, ▪ notification was undertaken with no objections. 	

DA No.	DA2024/40
Property	Lot 12 DP236999 French Street COOTAMUNDRA NSW 2590
Development	Proposed New Awning over Existing Deck at front of dwelling
Decision	Consent granted (conditionally)
Date of decision	13 June 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The development is in keeping with the existing character of the area. ▪ The impacts of the development are minimal. ▪ The development complies with all local environmental planning instruments. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received. 	

DA No.	DA2024/23
Property	Lot A DP327881; Lot 101 DP1065978 Hovell Street COOTAMUNDRA NSW 2590
Development	Proposed demolition of building & structures, removal of underground fuel storage tanks and remediation of contaminated land
Decision	Consent granted (conditionally)
Date of decision	14 June 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The impacts of the development are minimal. ▪ The development complies with all relevant environmental planning instruments. ▪ Any potential concerns have been ameliorated by appropriate conditions. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received. 	

DA No.	DA2024/47
Property	Lot 1 DP1296310 Hay Street COOTAMUNDRA NSW 2590
Development	Strata Subdivision of existing attached dual occupancy development
Decision	Consent granted (conditionally)
Date of decision	14 June 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The subdivision is in keeping with the existing character of the area. ▪ There are no impacts associated with the strata subdivision. ▪ The development complies with all local environmental planning instruments. ▪ There are existing services that can adequately cater for the development, subject to confirmation. ▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was not required to be notified, and no submissions were received. 	

DA No.	DA2024/46
Property	Lot 6 DP38037 Ridge Street GUNDAGAI NSW 2722
Development	Erection of a garage ancillary to existing dwelling
Decision	Consent granted (conditionally)
Date of decision	26 June 2024
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.	DA2024/57
Property	Lots 7 and 8 Section 45 DP 758287 Parker Street COOTAMUNDRA NSW 2594
Development	Fencing – to erect a 2.1 metre high open style fence, towards the front and rear of the property.
Decision	Consent granted (conditionally)
Date of decision	27 June 2024
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 impacts on streetscape are considered to be acceptable. ▪ Neighbour notification was carried out as per the CPP, and no submissions were received. 	

DA No.	DA2024/009
Property	Lot 41 DP1112247 Francis Avenue GUNDAGAI NSW 2722
Development	Dwelling Alterations and Additions
Decision	Consent granted (conditionally)
Date of decision	27 June 2024
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 building is appropriately located and designed to respond to the site constraints and to minimise the impact on adjacent properties, ▪ any potential concerns have been ameliorated by appropriate conditions, ▪ 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, ▪ the proposal is consistent with the zone and desired future character of the area, ▪ notification of the application in accordance with the relevant environmental planning instrument and/or policy was carried out, and no submissions were received 	

DA No.	DA2023/168.2
Property	Lot 1 DP207205 Punch Street GUNDAGAI NSW 2722
Development	(MODIFICATION) Dwelling with attached Garage
Decision	Consent granted (conditionally)
Date of decision	28 June 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ the modification is substantially the same development as originally approved, ▪ the impacts associated with the modification are minor, ▪ the modification complies with the relevant environmental planning instruments 	