

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.	DA2024/013
Property	Lot 7 Sec 25 DP759041 Bland Street WALLENDBEEN NSW 2588
Development	Proposed New Shed
Decision	Consent granted (conditionally)
Date of decision	5 August 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.	DA2023/125 MOD 1
Property	Lot 21 DP718969 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
Development	Modification – Design amendments (amendment to the approved Alterations/additions to remove enclosed sunroom at rear of dwelling)
Decision	Consent granted (conditionally)
Date of decision	15 August 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The proposed modification is not inconsistent with the objectives of the zone. ▪ 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. ▪ The proposed modification does not compromise the relevant Environmental Planning Instruments. ▪ Council considers that the proposed modification is appropriate having regard to the relevant matters and can be managed through existing conditions. ▪ The modification is substantially the same development as originally approved. ▪ Notification was not required to be carried out and no submissions were received. 	

DA No.	DA2023/089 MOD 1
Property	Lots 1 and 2 Section 31 DP 758287 Wallendoon Street COOTAMUNDRA NSW 2590
Development	Modification (Motel accommodation) – delete the conditions of consent relating to the removal of contaminated material from site, and site validation reporting (Conditions B3 and B4).
Decision	Consent granted
Date of decision	21 August 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The proposed modification is not inconsistent with the objectives of the zone. ▪ 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. ▪ The proposed modification does not compromise the relevant Environmental Planning Instruments. ▪ Council considers that the proposed modification is appropriate having regard to the relevant matters and can be managed through existing conditions. ▪ The modification is substantially the same development as originally approved. ▪ Notification was not required to be carried out and no submissions were received. 	

DA No.	DA2024/073
Property	Lot D DP 394656 Temora Street COOTAMUNDRA NSW 2590
Development	Proposed alterations and additions to existing dwelling
Decision	Consent granted (conditionally)
Date of decision	22 August 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The proposed development has been assessed against the relevant heads of consideration, governing legislation including LEPs and SEPPS and regulations made thereunder, and complies with the provisions of the development control plan where applicable; ▪ The proposed alterations (new kitchen, lounge room, master bedroom, ensuite, robe and vera patio) have been designed to remain inkeeping to the existing character of cottage, the site and surrounding items, and respect the built form, bulk and scale. ▪ The overall impact on the existing built form and surrounding residential area is minimal; ▪ Conditions have been imposed to mitigate any unforeseen impacts 	

DA No.	DA2023/109
Property	Lots 2, 3 & 17 DP 750598, Lots 1 & 2 DP 563202 1570 Old Cootamundra Road COOTAMUNDRA NSW 2590
Development	Staged Sheep Feedlot (15,000 Standard Sheep Unit) and associated infrastructure
Decision	Consent granted
Date of decision	27 August 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. ▪ Assessment of the development against the relevant guidelines demonstrates that the proposed development will not cause significant adverse impacts on the surrounding natural environment, built environment and infrastructure, community facilities, or local character and amenity. ▪ The proposed development does not compromise the relevant Environmental Planning Instruments. ▪ Council considers that the proposed development is appropriate having regard to the relevant matters and can be managed through appropriate conditions. ▪ Neighbour notification was carried out as per the CPP, and each of the issues raised has been addressed within the report, and shown to be acceptable, subject to compliance with the industry guidelines and the conditions of consent. ▪ Environment Protection Authority (EPA) issued concurrence by way of General Terms of Approval (GTA) as required prior to determination. 	

DA No.	DA2024/043
Property	Lot 10 DP 1270489 Keith Taylor Crescent COOTAMUNDRA NSW 2590
Development	Subdivision from 1 Lot into 2 and construction of single storey dwelling on each Lot
Decision	Consent granted
Date of decision	27 August 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 proposed variations to the land covenants and DCP acceptable solutions are acceptable. ▪ 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.	DA2024/074
Property	Lot 1 DP 1115089 West Jindalee Road COOTAMUNDRA NSW 2590
Development	Proposed New Dwelling with attached Garage
Decision	Consent granted
Date of decision	28 August 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.	DA2024/052
Property	Lot 12 DP 35306 Thompson Street COOTAMUNDRA NSW 2590
Development	Proposed Alterations and Additions to existing dwelling
Decision	Consent granted
Date of decision	28 August 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 considered 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.	DA2024/045
Property	Lot 258 DP 1301726 Punch Street GUNDAGAI NSW 2722
Development	Proposed Subdivision 1 Lot into 2 and Construction of new dwelling and detached shed on each new Lot
Decision	Consent granted
Date of decision	30 August 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, and ▪ The proposal will have acceptable environmental impact 	