

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>	DA2024/083
<b>Property</b>	Lot: 2 DP: 839933 Scott Avenue, COOTAMUNDRA NSW 2590
<b>Development</b>	Proposed Alterations and Additions to Commercial Premises
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	3 September 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>	DA2024/078
<b>Property</b>	Lot: 67 DP: 1159812 Gundagai Road COOTAMUNDRA NSW 2590
<b>Development</b>	Change of use – to establish and operate a vehicle repair station and storage premises, in the existing industrial building.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	4 September 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 industrial area,</li> <li>▪ the development complies with the relevant provisions of the DCP,</li> <li>▪ the development does not result in any unacceptable impacts in terms of parking or services and utilities,</li> <li>▪ conditions will ensure that the 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>	DA2024/041
<b>Property</b>	Lot: 27 DP: 757213 Adelong Road TUMBLONG NSW 2729
<b>Development</b>	Proposed dwelling with attached carport and separate colorbond sheds with secondary dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	5 September 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>	DA2024/062
<b>Property</b>	Lot: 20 Sec: 27 DP: 758915 Camphor Lane GUNDAGAI NSW 2722
<b>Development</b>	Proposed New Dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	12 September 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>	DA2024/070
<b>Property</b>	Lot: 10 DP: 834314 Otway Street GUNDAGAI NSW 2722
<b>Development</b>	Proposed ancillary residential garage and lot consolidation
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	12 September 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 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, and</li> <li>▪ The proposal will have acceptable environmental impact.</li> </ul>	

<b>DA No.</b>	DA2023/173
<b>Property</b>	Lot: 2 DP: 750992 Bundarbo Road GOBARRALONG NSW 2727
<b>Development</b>	Erection of a new farm building ancillary to existing extensive agricultural use of the land
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	16 September 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>	DA2024/089
<b>Property</b>	Lot: 1 DP: 1106966 Gocup Road SOUTH GUNDAGAI NSW 2722
<b>Development</b>	Construction of new concrete floor farm shed building
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	17 September 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 RU1 primary production 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 rural area</li> </ul>	

<b>DA No.</b>	DA2023/116
<b>Property</b>	Lot: 2 DP: 160191 Annie Pyers Drive GUNDAGAI NSW 2722
<b>Development</b>	Proposed development to be constructed in 3 stages involving demolition of existing buildings; construction of 3 buildings (approval for use for food and drink premises and shop subject to separate subsequent consent); relocation of Dog on Tuckerbox Memorial; construction of play area; construction of car parking; sewer treatment works; stormwater works; tree removal works; earthworks; landscape works; and subdivision to create three allotments of 25,162 sqm, 210 sqm and 1,250 sqm. The subject proposal seeks approval for the construction of the 3 buildings only – their respective land use approvals are to be determined and subject to subsequent Development Application approval/s
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	18 September 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<p>The Southern Regional Planning Panel has considered all matters under the relevant legislation, and it considers that the proposed development is appropriate having regard to those matters, and that any impacts can be managed through appropriate conditions. It has been determined that there are no reasonable grounds upon which to refuse the application.</p>	

<b>DA No.</b>	DA2024/018
<b>Property</b>	Lot: 4 DP: 1015183 Reno Road GUNDAGAI NSW 2722
<b>Development</b>	Proposed secondary dwelling
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	19 September 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ The development demonstrates compliance with the relevant Environmental Planning Instruments;</li> <li>▪ The development has been assessed against 4.15 of the Environmental Planning and Assessment Act 1979;</li> <li>▪ The development is not considered likely to adversely impact on the amenity or adjoining properties;</li> <li>▪ Conditions have been imposed to mitigate and ensure a good planning outcome is achieved</li> </ul>	

<b>DA No.</b>	DA2022/103
<b>Property</b>	Lot: 3 Sec: 28 DP: 758915 Eagle Street GUNDAGAI NSW 2722
<b>Development</b>	The use of two (2) unapproved structures – one as a dwelling, and one as a detached garage. The proposal is to obtain approval for the use of the two (2) unapproved structures already constructed on the Lot.
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	19 September 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>	DA2017/267 MOD 3
<b>Property</b>	Lot: 10 DP: 1242413 (formerly Lot 100 DP 1065752 at time of original approval) Coolac Road COOLAC NSW 2727
<b>Development</b>	Modification (highway service centre) - to reduce the size and scale of the highway service centre, relating to the building size, number of tenancies, parking spaces and the removal of ancillary uses such as the truck wash, dog park, playground, etc.
<b>Decision</b>	Consent granted
<b>Date of decision</b>	19 September 2024
<b>Reasons for decision and how community views were taken into consideration</b>	
<ul style="list-style-type: none"> <li>▪ It is substantially the same development.</li> <li>▪ It is consistent with the relevant legislation.</li> <li>▪ It will have minimal environmental impact.</li> <li>▪ In accordance with the provisions of the relevant environmental planning instrument and/or policy, the modification application was notified, and the issue raised regarding stormwater has been addressed within this report and it has been determined that the proposed modification will not exacerbate the issue.</li> </ul>	

<b>DA No.</b>	DA2024/094
<b>Property</b>	Lot: 31 DP: 608871 Ridge Street GUNDAGAI NSW 2722
<b>Development</b>	Erection of a detached 8x8m garage/shed ancillary to existing dwelling house
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	20 September 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>	DA2024/039
<b>Property</b>	Lots: 1 and 2 Sec: 47 DP: 758915 Cross Street GUNDAGAI NSW 2722
<b>Development</b>	Motel accommodation and restaurant – to demolish the existing dwelling and outbuildings, and to erect a single storey 23 room motel, with an attached two (2) storey managers residence, and to erect a single storey free-standing 32 seat restaurant, with associated car parking and ancillary infrastructure
<b>Decision</b>	Consent granted
<b>Date of decision</b>	26 September 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 consistent with the objectives of the zone.</li> <li>▪ The proposed development is permitted in the zone.</li> <li>▪ The proposal will be consistent with the built form and character, established by existing developments in the area.</li> <li>▪ Any potential concerns and amenity impacts 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 the issues raised in the submission have been addressed, and the impacts on the neighbouring properties are considered acceptable</li> </ul>	

<b>DA No.</b>	DA2024/086
<b>Property</b>	Lot: 40 DP: 1092957 Mary Angove Crescent COOTAMUNDRA NSW 2590
<b>Development</b>	Detached Steel Framed Shed
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	27 September 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>▪ 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>	DA2024/087
<b>Property</b>	Lot: 49 DP: 1140037 Sheridan Street GUNDAGAI NSW 2722
<b>Development</b>	Proposed change of use to food and beverage premise including internal fitout
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	30 September 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>	DA2023/149
<b>Property</b>	Lot: B DP: 398922 Sutton Street COOTAMUNDRA NSW 2590
<b>Development</b>	Erection of new boundary fencing
<b>Decision</b>	Consent granted (conditionally)
<b>Date of decision</b>	30 September 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>	