

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.	DA2024/116
Property	Lot 3 DP 227764 Berthong Street COOTAMUNDRA NSW 2590
Development	Dual occupancy (attached) and subdivision – to erect a single storey brick veneer building, containing two (2) attached, three (3) bedroom dwellings, and the subdivision of the land and dwellings, into two (2) lots of approximately 474 m ² each, in two (2) stages.
Decision	Consent granted
Date of decision	7 November 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The proposed development complies with the land zoning under the <i>Cootamundra LEP 2013</i>. ▪ The development is permissible within the zone and aligns with land use objectives. ▪ The development has been designed to minimize negative environmental impacts, including managing stormwater and waste. ▪ The design of the development enhances the local area and contributes to positive urban design outcomes. ▪ The development is in keeping with the existing character of the area. ▪ The development can be adequately serviced by existing infrastructure, and any necessary upgrades can be provided in a cost-effective manner. ▪ The impact of the development on surrounding roads and existing traffic conditions is negligible. ▪ The proposed variation to the DCP acceptable solution is acceptable. ▪ Conditions have been imposed to preserve the amenity of the area. ▪ The development application was notified, and no submissions were received. 	

DA No.	DA2024/124
Property	Lot 442 DP 757248 Tarrabandra Road SOUTH GUNDAGAI NSW 2722
Development	Proposed prefabricated steel framed shed
Decision	Consent granted
Date of decision	7 November 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.	DA2024/111
Property	Lot 9 DP 750977 Hopewood Road COOLAC NSW 2727
Development	Demolition of existing swimming pool and installation of new fiberglass pool for private recreation ancillary to existing dwelling house
Decision	Consent granted
Date of decision	7 November 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.	DA2024/121
Property	Lot 352 DP 753601 Pinkerton Road COOTAMUNDRA NSW 2590
Development	Proposed New Shed
Decision	Consent granted
Date of decision	13 November 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 primary production small lots area and the site features. ▪ The impacts of the development are overall 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.	DA2024/118
Property	Lot A DP 385407 Parker Street COOTAMUNDRA NSW 2590
Development	Proposed 4 x car Carpark
Decision	Consent granted
Date of decision	15 November 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The development has been assessed against the provisions of the Environmental Planning and Assessment Act and has been found appropriate; ▪ The proposed development is appropriate in bulk, scale and overall design; ▪ The overall visual impact of the development is minimal; ▪ The proposed development is permitted with consent; ▪ The development is consistent with the objectives and aims of the relevant Environmental Planning Instruments ▪ Conditions have been imposed to preserve the amenity of the area 	

DA No.	DA2022/141 MOD 1
Property	Lot 29 DP 1075694 Barrett Street COOTAMUNDRA NSW 2590
Development	Modification – alterations and changes to floor plan.
Decision	Consent granted
Date of decision	20 November 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The information supplied was sufficient to complete an assessment ▪ The nature of the development was consistent with Council Policy ▪ The development was permissible under the CLEP ▪ The development can be granted consent by Council 	

DA No.	DA2024/043 MOD 1
Property	Lot 10 DP 1270489 Keith Taylor Crescent COOTAMUNDRA NSW 2590
Development	Modification - To modify the staging of the approved development, in order to carry out the subdivision as Stage 1, and the erection of the dwellings as Stage 2.
Decision	Consent granted
Date of decision	26 November 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, and is permitted in the zone. ▪ The modification is substantially the same development as originally approved. ▪ 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. ▪ Notification was not required to be carried out, and no submissions were received. 	

DA No.	DA2024/096
Property	Lot 1 DP 1074421 Matilda Avenue COOTAMUNDRA NSW 2590
Development	Proposed freestanding carport
Decision	Consent granted
Date of decision	26 November 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.	DA2022/089
Property	Lot 20 DP 1020005 Jugiong Road COOTAMUNDRA NSW 2590
Development	Subdivision – three (3) lots of 4.58 ha, 5.06 ha and 5.13 ha.
Decision	Refused
Date of decision	27 November 2024
Reasons for decision and how community views were taken into consideration	
<ul style="list-style-type: none"> ▪ The application was not supported by a biodiversity assessment. ▪ Council is not satisfied that the development is consistent with, or complies with, the provisions of the Cootamundra Local Environmental Plan 2013. ▪ The development does not comply with the Cootamundra DCP. ▪ The likely impacts of the proposed development are considered to be unacceptable, or cannot be assessed, based on the limited information supplied. ▪ Council is not satisfied as to the suitability of the site for the proposed development. ▪ Council is not satisfied that the development is in the public interest. 	

DA No.	DA2024/0130
Property	Lot 1 DP 313915 and Lot 1 DP 316617 Adams Street COOTAMUNDRA NSW 2590
Development	Demolition – the demolition/removal of the existing free-standing garage/shed
Decision	Consent granted
Date of decision	28 November 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. ▪ The demolitions works will have a positive impact on the visual amenity of the area. 	

DA No.	DA2023/095 MOD 1
Property	Lots 1, 2, 3 and 4 DP 724913 and Lot 1 DP 948674 Sutton Street COOTAMUNDRA NSW 2590
Development	Modification (local distribution centre) – to modify the approved operating hours of the business.
Decision	Consent granted
Date of decision	28th November 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, and is permitted in the zone. ▪ The modification is substantially the same development as originally approved. ▪ 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 amenity of the area. ▪ The issues raised with respect to traffic and noise were assessed, and it was determined that any additional impacts associated with the increased operating hours in regard to these matters would be minor, and would have would not have a detrimental impact on local amenity. 	