

## Development Determinations and Complying Development Certificates from 1 December to 31 December 2023

In accordance with Section 101 of the Environmental Planning and Assessment Act 1979, notice is hereby given that Cowra Shire Council, as consent authority for the developments listed in Schedules 1 and 2 of this notice, has issued the following DEVELOPMENT DETERMINATIONS and COMPLYING DEVELOPMENT CERTIFICATES. The development consents relating to the determinations listed in Schedule 1, and complying development certificates relating to the determinations listed in Schedule 2, are available for public inspection, during ordinary office hours (by appointment only) being 8.31am-4.31pm Monday to Friday (except public holidays) at Council's Customer Service Centre, 116 Kendal Street, Cowra.

### SCHEDULE 1

#### Development Applications determined between 1 December to 31 December 2023

#### Determination

DA No.	Land description	Development	& Date	Reason for Decision
37/2022	Lot 7 DP 1250412 13 Tokyo Terrace Cowra	7 detached dwellings & 8 lot community title subdivision	Refused 11/12/2023	<ol style="list-style-type: none"> <li>1. The development is not consistent with the existing character of the Valley View Estate.</li> <li>2. The development is not consistent with the desired future character of the Estate.</li> <li>3. The development should be considered as a "greenfield residential application" as per the definition in part D.2 of the DCP.</li> <li>4. The development does not comply with the front setback requirements in Part E.2.11.1 of the DCP.</li> <li>5. The development is inconsistent with the requirements for water connections in Part D.2.8.e and D.8 of the DCP.</li> <li>6. The development has not provided adequate information on the street sweep of visitor parking.</li> <li>7. The application would result in over-development to 20 lots on the Tokyo Terrace East/West section and would not be suitable for the road hierarchy articulated in Part D.2.6 of our DCP.</li> <li>8. The applicant is required to provide a draft management statement Part D.8.1.b of the DCP which they have not done and have told us they do not see as their responsibility.</li> <li>9. There is not adequate visibility of vehicles leaving the main carpark of dwelling 4 and 5 due to the retaining walls adjacent with the community land.</li> </ol>

105/2023	Lot 8 DP 235440 12 Comerford Street Cowra	Garage	Approved 18/12/2023	<ul style="list-style-type: none"> <li>- Complies with Section 4.15 of the Environmental Planning &amp; Assessment Act 1979.</li> <li>- Variation to Section E.4.3.3 of Part E of Cowra DCP 2021 is sufficiently justified</li> <li>- Publicly notified</li> <li>- No submissions received</li> </ul>
108/2023	Lot 12 DP 849435 Warrumba Road Bumbaldry	Dwelling & shed	Approved 18/12/2023	<ul style="list-style-type: none"> <li>- Complies with Section 4.15 of the Environmental Planning &amp; Assessment Act 1979.</li> <li>- Variation to Section E.4.5(a) of Part E of Cowra DCP 2021 is sufficiently justified</li> <li>- Publicly notified</li> <li>- No submissions received</li> </ul>
110/2023	Lot 149 DP 1162233 13 Vineyard Drive Cowra	Inground swimming pool	Approved 18/12/2023	<ul style="list-style-type: none"> <li>- Complies with Section 4.15 of the Environmental Planning &amp; Assessment Act 1979.</li> <li>- One submission received and satisfactorily addressed</li> </ul>
115/2023	Lot 3 DP 829459 110 Young Road Cowra	Alterations to vehicle repair station (enclose open awnings)	Approved 12/12/2023	<ul style="list-style-type: none"> <li>- Complies with Section 4.15 of the Environmental Planning &amp; Assessment Act 1979.</li> <li>- Publicly notified</li> <li>- No submissions received</li> </ul>
119/2023	Lot 107 DP 752932 107 Back Creek Reserve Road Cowra	Alterations and additions to dwelling	Approved 18/12/2023	<ul style="list-style-type: none"> <li>- Complies with Section 4.15 of the Environmental Planning &amp; Assessment Act 1979.</li> <li>- Publicly notified</li> <li>- No submissions received</li> </ul>
122/2023	Lot 274 DP 752947 91 Noonbinna Road Noonbinna	Dwelling (transportable) and shed	Approved 12/12/2023	<ul style="list-style-type: none"> <li>- Complies with Section 4.15 of the Environmental Planning &amp; Assessment Act 1979.</li> <li>- Publicly notified</li> <li>- No submissions received</li> </ul>

## SCHEDULE 2

### Complying Development Certificates determined between 1 December to 31 December 2023

CDC No.	Land description	Development	Determination & Date
22/2023	Lot 10 Section 1 DP 1244 33 Brougham Street Cowra	Dwelling alteration and additions to existing dwelling by the addition of a new dining room and verandah	Approved 18/12/2023
24/2023	Lot 1 DP 1078335 29 Waddell Street Wattamondara	Aboveground swimming pool	Approved 11/12/2023