

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 8.29am-4.29pm Monday to Friday (except public holidays) at Council's Customer Service Centre, 116 Kendal Street, Cowra.

SCHEDULE 1

Development Applications determined between 1 October to 31 December 2024

Determination

DA No.	Land description	Development	& Date	Reason for Decision
157/2017 (Mod 2)	77 Pridham Street Cowra	S4.55(1A) Modification to subdivision (create 4 additional lots and remove trees within road reserve) Mod 2	Approved 28/10/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Variation to D.7.4.D of Part D of Cowra DCP 2021 are sufficiently justified - Publicly notified - No submissions received
39/2018 (Mod 3)	38B Young Road Cowra	S4.55(1A) Modification to demolish existing shed and construct 19 self-storage units (remove toilet, amend condition 8 and delete condition 33) Mod 3	Approved 28/10/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
2/2020 (Mod 2)	3 Melaleuca Circuit, Cowra	S4.55(1A) Modification to dwelling (relocate retaining wall, replace approved water tank with 2 water tanks & internal modifications) - Mod 2	Approved 28/10/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
2/2020 (Mod 3)	3 Melaleuca Circuit, Cowra	S4.55(1) Modification to dwelling (modify condition 21)	Approved 18/12/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
75/2022 (Mod 2)	Melaleuca Circuit, Cowra	S4.55(1A) Modification to dwelling (modified Basix Certificate)	Approved 18/12/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
124/2022 (Mod 3)	66 Lyall Street Cowra	S4.55(1A) Modification to community facility (modify floor plan)	Approved 20/11/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
26/2023 (Mod 1)	336 Glenmore Lane Woodstock	S4.55(1A) Modification to new dwelling, swimming pool, and demolition of existing dwelling (retain existing dwelling as a secondary dwelling)	Approved 26/11/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
53/2023 (Mod 1)	21 Walker Street Cowra	S4.55(1A) Modification to alterations & additions to dwelling (minor building modifications)	Approved 10/10/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received

79/2023	108-110 Lyall Street Cowra	8 lot subdivision	Approved 25/11/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
42/2024 (Mod 1)	55 Young Road Cowra	S4.55(1A) Modification to industrial shed (include firewall & extra PA door)	Approved 15/10/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
54/2024	25 Porters Mount Road Cowra	Demolition of an existing shed and construction of a new shed	Approved 28/10/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Variation to G.3.4.2.b of Part G of Cowra DCP 2021 are sufficiently justified - Publicly notified - No submissions received
55/2024	187 Elsie Vale Road Cowra	Electricity generating works (storage only)	Approved 16/12/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - One submission received and satisfactorily addressed
63/2024	15 Somerset Street Cowra	Two lot subdivision and the construction of two dwellings	Approved 28/10/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Variations to E.1.9.1, E.1.9.4 & E.1.11 of Part E of Cowra DCP 2021 are sufficiently justified - Publicly notified - No submissions received
78/2024	Melaleuca Circuit Cowra	Earthworks (remove earthen mound)	Approved 9/10/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
79/2024	16 Shelley Street Cowra	Continued use of pergola frame	Approved 1/10/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
80/2024	13A-13B Dungowan Street Cowra	Attached dual occupancy	Approved 28/10/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Variation to E.2.7.b and E.2.8.c of Part E.2 of Cowra DCP 2021 are sufficiently justified - Publicly notified - No submissions received
82/2024	508 Mid Western Hwy Cowra	Farm building	Approved 25/10/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received

84/2024	32 Battalion Drive Cowra	Garage	Approved 28/10/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Variation to Section E.4.4.2.b of Part G of Cowra DCP 2021 is sufficiently justified - Publicly notified - No submissions received
89/2024	6 Killara Road Cowra	Garage	Approved 27/11/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
90/2024	8 Fishburn Street Cowra	Recreation area (playground and BBQ shelter)	Approved 25/11/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
91/2024	88 Fitzroy Street Cowra	Dwelling alterations and additions	Approved 6/12/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received 6/12/
92/2024	18-20 Mees Street Cowra	Change of use of light industry to depot (vehicle towing business)	Approved 6/12/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
93/2024	85 River Park Road Cowra	Alterations and additions to dwelling (extend living room)	Approved 6/12/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
94/2024	18 Waddell Street Wattamondara	Garage	Approved 12/12/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
96/2024	51 Lachlan Street Cowra	Shed	Approved 13/12/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
97/2024	17 Camp Lane Cowra	Inground Swimming Pool	Approved 17/12/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Variation to Part N.2 of Cowra DCP 2021 are sufficiently justified - Publicly notified - No submissions received

SCHEDULE 2
Complying Development Certificates determined between 1 October to 31 December 2024

CDC No.	Land description	Development	Determination & Date
21/2024	1067 Lachlan Wally Way Cowra	Dwelling	Approved 18/11/2024
23/2024	61 Sunset Close Cowra	Inground swimming pool	Approved 10/10/2024
24/2024	21 Walker Street Cowra	Swimming pool, toilet and store room	Approved 6/11/2024
26/2024	60 Binni Creek Road Cowra	Additions to existing dwelling	Approved 19/12/2024
27/2024	49 Evans Street Cowra	Additions to dwelling (patio roof)	Approved 14/11/2024
29/2024	10 Kibbler Street Cowra	Change of use from dwelling to group home and alterations and additions	Approved 22/11/2024
29/2024 (Mod 1)	10 Kibbler Street Cowra	Mod - Change of use from dwelling to group home alterations and additions	Approved 12/12/2024
Privately Certified CDC			
25/2024	81/83 Kendal Street Cowra	CDC Internal office fitout - Shop 2	Private Certified 30/10/2024
31/2024	Young Road Cowra – Lot 2 DP 1119272	Industrial Development	Private Certified 4/12/2024