

Development Determinations and Complying Development Certificates from 1 July – 30 September 2024

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 July to 30 September 2024				
Determination				
DA No.	Land description	Development	& Date	Reason for Decision
105/2012 (Mod 1)	433 Pride of Oak Road, Canowindra	S4.55(1A) Modification to home industry (livestock processing) - change to livestock processing with ancillary retail	Approved 11/9/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
29/2019 (Mod 2)	603 Mid Western Hwy Cowra	S4.55(1A) Modification to additions to farm buildings and change of use to farm stay accommodation (larger lounge room, remove loft and reduced building height, modified bathroom design and modified WC location)	Approved 12/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
124/2022 (Mod 2)	66 Lyall Street Cowra	S4.55(1A) Modification to community facility (modify floor plan)	Approved 1/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
1/2023 (Mod 1)	17 Walker Street Cowra	S4.55(1A) Modification to 3 lot subdivision and the construction of two dwellings (modify sewer design)	Approved 26/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
17/2023 (Mod 1)	10 Keswick Street Cowra	Section 4.55(1A) Modification to dwelling alterations and swimming pool (external design changes)	Approved 5/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
24/2023	17 Waratah Street Cowra	Addition to light industry	Refused 15/8/2024	- Non-compliant with Section 1.1.4 of Part 1 of Cowra DCP 2021 with regards to boundary setbacks and landscaping, and - Does not comply with zone objectives and Cowra LEP 2012, in regards to: - The provision of adequate parking, - Ability for OSSM to service development - Stormwater management measures measures to address non-compliance issues in structural report - measures addressing non-authorised use of adjoining land - The likely impacts to surrounding residential uses

76/2013 (Mod 2)	66-70 River Park Road, Cowra	S4.55(1A) Modification to dwelling and shed (modify shed design)	Approved 28/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
80/2023	8 Short Street Cowra	Demolition of existing dwelling, construction of 4 detached dwellings and 4 lot torrens subdivision	Approved 22/7/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Variation to Sections E.2.7, E.2.13 & E.2.14 of Part E of Cowra DCP 2021 are sufficiently justified - Publicly notified - No submissions received
12/2024 (Mod 1)	557 Hardings Lane, Billimari	Section 4.55(1) Modification to 3 Lot subdivision (delete condition 5)	Approved 30/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
14/2024 (Mod 1)	14 Shelley Street Cowra	Section 4.55(1A) Modification to carport (modify front and side setbacks)	Approved 22/7/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
17/2024 (Mod 1)	158 Cultowa Road Billimari	S4.55(1A) Modification to dwelling additions (extend eastern side of deck)	Approved 13/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
30/2024 (Mod 1)	38 Milburn Creek Road Woodstock	S 4.55(1A) Modification to alterations and additions to existing dwelling and construction of a shed (modify staging and some doors and windows)	Approved 5/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
42/2024	55 Young Road Cowra	Construction of new industrial shed	Approved 4/7/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
49/2024	123 Doncaster Drive Cowra	Dwelling	Approved 27/9/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
51/2024	4 Brougham Street Cowra	Demolition of existing dwelling and outbuildings. 2 Lot subdivision and construction of two group homes (permanent)	Approved 15/8/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
52/2024	18 Smith Street Cowra	Alterations and additions to existing dwelling, demolition of ancillary buildings and construction of new garage	Approved 17/7/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received

53/2024	9 Berowra Street Cowra	Shed	Approved 17/7/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
56/2024	16-18 Kendal Street Cowra	Internal alterations to a pub (Imperial Hotel)	Approved 26/8/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
58/2024	53 Waratah Street Cowra	Carport	Approved 7/8/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
59/2024	231 Elouera Road Cowra	Swimming pool (inground)	Approved 3/9/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
62/2024	69 Brisbane Street Cowra	Shed	Approved 19/8/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
64/2024	38 Kibbler Street Cowra	Shed	Approved 3/9/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
65/2024	797 Clements Road Woodstock	Dwelling	Approved 28/8/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
66/2024	39-43 Hartley Street Cowra	Dwelling	Approved 3/9/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
67/2024	55A Calare Street Cowra	Shed	Approved 29/8/2024	<ul style="list-style-type: none"> - Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
68/2024	14 Short Street Cowra	Centre-based child care facility (preschool care)	Approved 9/9/2024	<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

69/2024	410 Badgery Road Cowra	Private cemetery	Approved 4/9/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
72/2024	38 Kibbler Street Cowra	Dwelling alterations	Approved 10/9/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
73/2024	263 Leura Road Cowra	Dwelling (transportable)	Approved 6/9/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - Publicly notified - No submissions received
74/2024	66-68 Cowra Road Cowra	Dwelling addition (glass patio enclosure)	Approved 11/9/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received
76/2024	72 Springvale Road, Wyangala Dam	Carport	Approved 16/9/2024	- Complies with Section 4.15 of the Environmental Planning & Assessment Act 1979. - No submissions received

SCHEDULE 2

Complying Development Certificates determined between 1 July to 30 September 2024

CDC No.	Land description	Development	Determination & Date
17/2024	55A Calare Street Cowra	Inground swimming pool	Approved 26/8/2024
18/2024	104 Young Road Cowra	Alterations & Additions to existing storage shed	Approved 14/8/2024
19/2024	421 Waterview Road Gooloogong	Dwelling	Approved 9/9/2024
20/2024	83 River Park Road Cowra	Inground swimming pool	Approved 26/9/2024
Privately Certified CDC			
22/2024	58 North Logan Road Cowra	CDC Mobile telecommunications facility including monopole (excluding carrier equipment)	PC Approved 23/9/2024