

Statement of Environmental Effects

*Four (4) Storey School Building at Trinity
Catholic College*

Lot 147 in DP 750015

at NO. 147 ADDISON STREET, GOULBURN, NSW 2580

Date: 19 March 2026

Ref: B2596SEE-A

Document Control

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VERSION	DESCRIPTION	ORIGINAL by	REVIEW by	RELEASE DATE
A	Statement of Environmental Effects – Draft for Client Review	J.M	T.P	11/03/2026
B	Statement of Environmental Effects	T.P	J.M	19/03/2026

PROPOSAL SUMMARY

Prepared by: Parker Scanlon Pty Limited

Contact: Julie McKimm
Senior Town Planner

Ph: (02) 4969 6995
Email: planning@parkerscanlon.com.au

Property Description: Lot 147 in DP 750015
Trinity Catholic College
No. 147 Addison Street, Goulburn, NSW 2580

Zone: SP2: Infrastructure (Goulburn Mulwaree LEP 2009)

Project Description: Construction of Four (4) Storey School Building at Trinity Catholic College, including Demolition

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1. PROPOSAL

1.1 DESCRIPTION OF PROPOSED DEVELOPMENT

This Statement of Environmental Effects has been prepared to support the development application for a new four storey school building, including: -

- ▶ Demolition of Existing Structure used for educational purposes;
- ▶ Fitness area,
- ▶ General Learning Areas;
- ▶ Performing Arts Learning Areas;
- ▶ Outdoor Covered Areas;
- ▶ Amenities; and
- ▶ Other Ancillary areas, such as office and storage areas.

The proposed new building will offer updated facilities and amenities across a broad area of learning, including Personal Development, Health and Physical Education, Performing Arts and general learning areas. The facilities have been designed to complement the existing buildings on the site, including the heritage listed St Patrick's College (1873).

The proposal also includes general landscaping around the proposed building and pathways as shown on the proposed plans, refer to **Attachment 1** and **Figure 1**.

The proposal has been previously discussed with Council's Pre-Lodgement Panel at a meeting on 21 November 2024, reference FWA/0040/2425, refer to **Attachment 2**. The design response to the minutes from the meeting are considered in **Sections 2.0, 3.0 & 6.0** of this report.

1.2 CONSULTATION

Formulation of the proposal has involved using/obtaining the following specialist reports and designs: -

- ▶ Proposed Plans, refer to **Attachment 1**;
- ▶ Civil Design and Stormwater Management, refer to **Attachment 3**;
- ▶ NABERS Certification, refer to **Attachment 4**;
- ▶ Arborist Report, refer to **Attachment 5**;
- ▶ Landscape Plan, refer to **Attachment 6**;
- ▶ Heritage Impact Assessment, refer to **Attachment 7**;
- ▶ Traffic Impact Assessment, refer to **Attachment 8**;
- ▶ Water Cycle Management Study, refer to **Attachment 9**;
- ▶ Waste Management Plan, refer to **Attachment 10**; and
- ▶ Civil Works Concept Erosion and Sediment Control Plan, refer to **Attachment 13**.

Formulation of the proposal has also involved consultation with: -

- ▶ Goulburn Mulwaree Council (Pre-lodgement Meeting, 21 November 2024, refer to **Attachment 2**).



Figure 1 – Proposed Site Plan

1.3 PURPOSE OF EXPANSION

According to the Goulburn Mulwaree Council Local Strategic Planning Statement, the LGA is expected to experience a growth in population of 16.93% (31,817 to 37,202) between 2020 and 2036, with 76% of this population living within Goulburn itself. Approximately 7% of the population are secondary school aged children aged 12 to 17 years old.

Trinity Catholic College has shown an increase in student enrolments across years 7 to 12 over the past eight years as follows:

- ▶ 2017 - 485 enrolments
- ▶ 2024 – 685 enrolments
- ▶ 2025 – 750 enrolments

It is anticipated that 2026 will see approximately 850 students enrolled at the college.

The new building will improve on the existing school buildings' functionality and provide a new performing arts space, additional classrooms and flexible learning spaces. The proposed new building will also provide additional female amenities, rectifying deficiencies that have existed since the college became co-educational in 2000.

Due to the increase in enrolments and the state of the existing site facilities, it is proposed to construct this new building to cater to the future needs of students and staff, whilst respecting the heritage and character of the site.

The college primarily operates Monday to Friday during daylight hours; however, there are occasional after-hours uses on weekdays, as well as limited use on weekends and during school holidays. During these times, access is restricted to the change rooms and toilet facilities only, with no other buildings available for use.

2. SITE CONTEXT

2.1 SITE DESCRIPTION

The subject site is known as Trinity Catholic College, Goulburn, which is located on the land bounded by Clinton Street (also known as Wheeo Road), College Street and Addison Street, refer to **Figure 2** and consists of 10 allotments being lots 144 to 153 of DP750015. The development is subject to one allotment, being Lot 147 in DP750015, refer to **Figure 3**. The development site is a rectangular allotment with an area of 1.7 hectares and a frontage to Clinton Street (Wheeo Road) of approximately 106m.

The land presently contains the following improvements: -

- ▶ Multiple buildings used for educational purposes;
- ▶ Sporting fields and swimming pool; and
- ▶ Detached sheds, car parking, landscaping and associated ancillary structures.



Figure 2 – Overall College Site (Sixmaps, November 2025)



Figure 3 – Development Site (Sixmaps, November 2025)

2.2 PREVIOUS AND PRESENT SITE USE AND APPROVALS

The site consists of multiple buildings and structures; sporting fields and landscaped areas used for educational purposes and is maintained in line with its educational use.

2.3 SURROUNDING DEVELOPMENT AND LAND USE

Surrounding land consists of the following:

- ▶ To the North: A residential landscape zoned as R1 General Residential, with R5 Large Lot Residential zoned land further to the north. Land for SP2 Public Utility Undertaking is located to the north-west and SP2 Educational Establishment, being the Goulburn TAFE College is located to the north-east.
- ▶ To the East: Residential development within zone R1 General Residential, adjoining a section of land zoned RE1 Public Recreation, being Victoria Park.
- ▶ To the South: A predominantly residential landscape zoned as R1 General Residential, with some RE1 Public Recreation zoned lands.
- ▶ To the West: SP2 Public Utility Undertaking, being the Water Filtration Plant and RE1 Public Recreation, being Simon Poidevin Park.

Refer to **Figures 4 and 8 (Zoning Map)**.

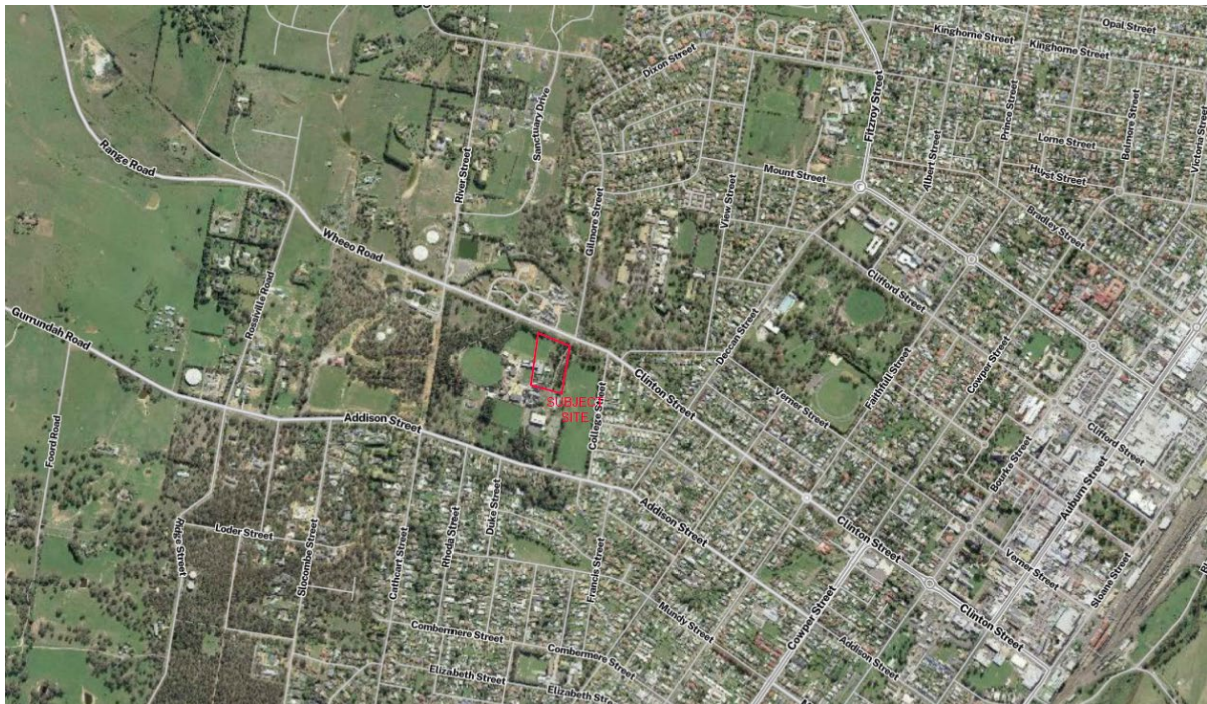


Figure 4 – Surrounding Land Use (SixMaps, November 2025)

2.4 CURRENT ROAD NETWORK

Clinton Street and Addison Street are constructed of a kerbed-bitumen formation, operating as collector roads with links to the Hume Highway via Cowper Street.

2.5 EXISTING VEGETATION & NATURAL FEATURES

The site contains a significant amount of vegetation adjacent to the proposed development site. The site does not contain a natural watercourse, as shown on the Hydroline Spatial Mapping under the provisions of the Water Management (General) Regulation 2018, refer to **Figure 5**.

The site or part thereof, does not occur within the Office of Environment and Heritage's current Biodiversity Values map (BOSET map). An Arborist's Report has been prepared by Hugh the Arborist and is included, refer to **Attachment 5**. The report recommends that six (6) trees be removed as part of the development, with the remaining trees to be retained. One tree (tree 4) requires tree sensitive construction methods to be applied during the construction phase.



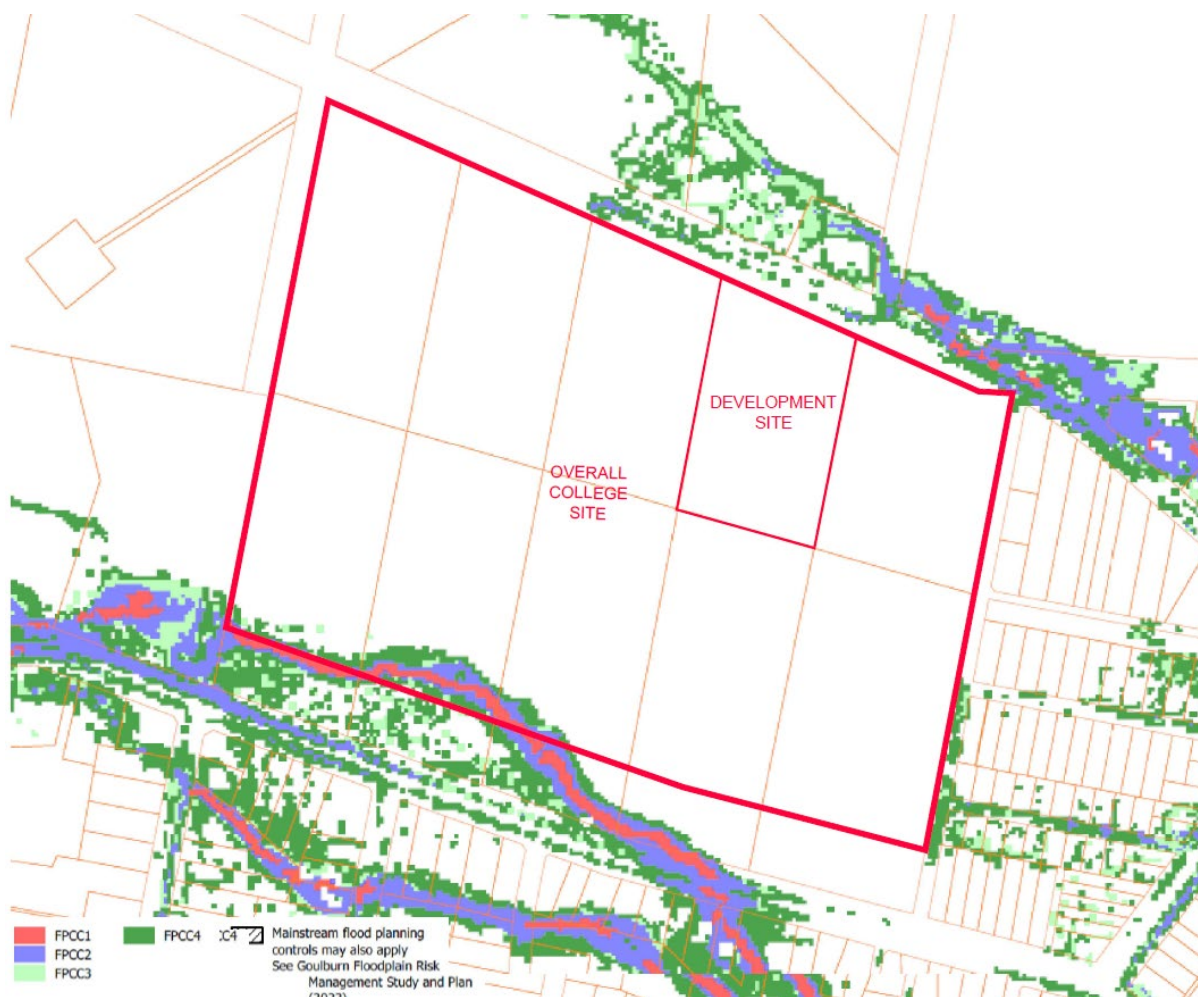
Figure 5 – Hydroline Mapping (NRAR Spatial Website, November 2025)

2.6 TOPOGRAPHY, DRAINAGE AND FLOODING

The subject site slopes uniformly to Clinton Street (to the north-east), with the development site having levels of between RL 688.8m AHD to RL 685.5m AHD, refer to **Attachment 12**.

The proposal is supported by a Stormwater Management Plan, prepared by Northrop Consulting Engineers, refer to **Attachment 3**, which enables the site to meet drainage requirements and not cause nuisance or result in an increase of overland flow to any surrounding properties or Wollondilly River to the north.

The development site is not located in a flood prone area on Council's maps; however, part of the overall college is mapped as being flood prone, refer to **Figure 6**.



**Figure 6 – Flood Planning Constraint Category (FPCC) – Overland Flow Map
(Goulburn Mulwaree website, January 2026)**

2.7 HERITAGE

The site contains a Local Heritage Item No. I255, being the St Patrick's College (1873) refer to **Figure 7**. A Statement of Heritage Impact has been prepared by Camilla Rocks; version 1 dated 14 November 2025. The report outlines recommendations for the proposal and concludes that the proposal is consistent with the objectives of heritage conservation and is an appropriate development on the site.

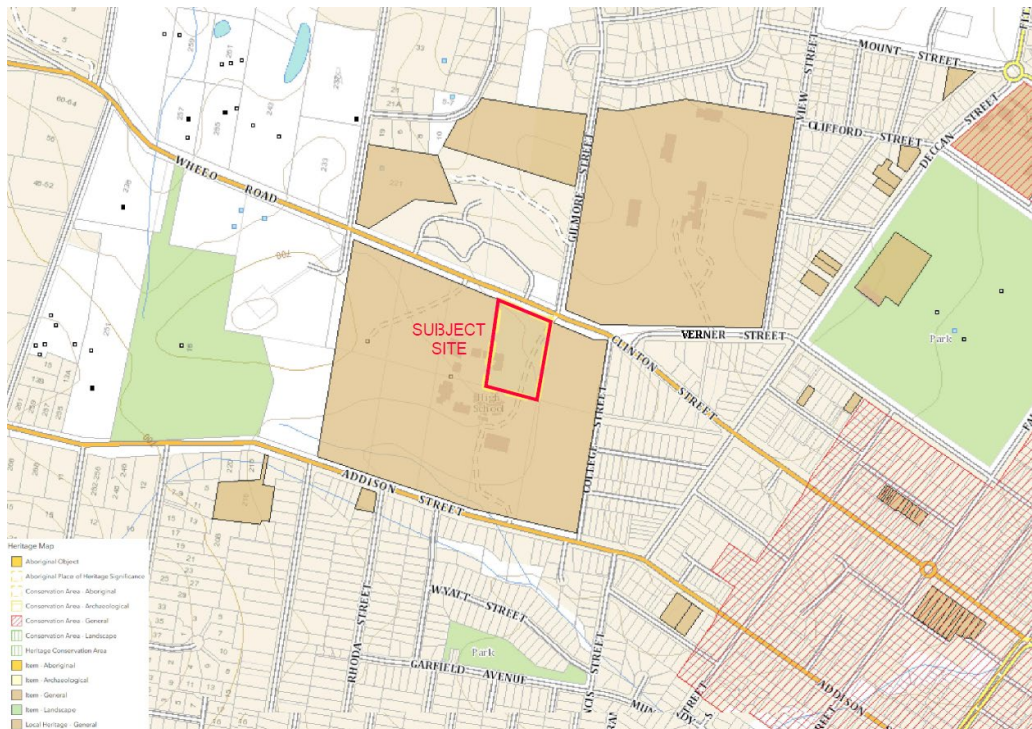


Figure 7 – Heritage Map (NSW eSpatial Viewer, November 2025)

2.8 MINE SUBSIDENCE

The site is not located within a mine subsidence district. There are no requirements in this regard.

2.9 EXISTING SERVICES

The following services are available for connection at the site:

- Electricity (Essential Energy);
- Reticulated water & sewer (Goulburn Council);
- Telecommunications & NBN infrastructure (Telstra, NBN Co); &
- Reticulated Gas (Jemena).

It is anticipated that the existing services can be installed and/or extended to service the proposed development. Some initial consultation has occurred with Essential Energy by the College.

2.10 PRE-DEVELOPMENT APPLICATION MEETING

On the 21 November 2024, a proposal for the site was discussed at a meeting with Goulburn Mulwaree Council (Ref: FWA/0040/2425). The guidance provided from Council included advice regarding; heritage considerations, landscaping, building design and proposed materials, traffic, stormwater and water cycle management, biodiversity and a number of other matters.

The official Pre-Lodgement Meeting Minutes (dated 21 November 2024) has been included as part of the supporting documentation for this application, refer to **Attachment 2** and pertinent points incorporated into the revised design, which is addressed in this document.

3. STATUTORY PLANNING CONTROLS

This Statement of Environmental Effects is provided in accordance with Part 3, Clause 24 of the Environmental Planning & Assessment Regulation 2021. It is provided to facilitate the assessment of relevant issues in accordance with Part 4.15 of the Environmental Planning & Assessment Act 1979 (EP&A Act).

This statement is considered to have addressed the relevant impacts relating to matters such as site suitability, existing structures, previous and present uses, heritage, access and traffic, privacy, air and noise, soil and water, energy, and waste, among other impacts.

3.1 STATE ENVIRONMENTAL PLANNING POLICIES

The following section of this report addresses relevant State Environmental Planning Policies (SEPPs) to the development.

3.1.1 STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

Chapter 4 - Koala Habitat Protection 2021

Clause 4.4 – Land to which this Chapter Applies.

The site is within the Goulburn Mulwaree Local Government Area (LGA) which is listed in Schedule 2 of SEPP (Biodiversity and Conservation) 2021 and is zoned SP2. Accordingly, this Chapter applies.

Clause 4.9 – Development assessment process—no approved koala plan of management for land.

The development site has an area of 1.7 hectares which exceeds the one (1) hectare threshold that triggers Part 4.11 of SEPP – Koala Habitat Protection (2021). There is some vegetation located on the site; however, minimal clearing of mature vegetation is proposed. The works will occur in an area which is mainly cleared for existing structures and landscaping relating to the educational usage on the site.

An Arborist Report has been prepared by Hugh the Arborist, refer to **Attachment 5**, and indicates that six (6) trees be removed as part of the development, with the remaining trees to be retained. One tree (tree number 4) requires tree sensitive construction methods to be in place during the construction phase.

Given the minimal clearing of mature trees, the proposal is not expected to impact upon any potential koala habitat.

Chapter 6 – Water Catchments

Clause 6.1 – Land to which this Chapter Applies.

The site is within the Sydney Drinking Water Catchment which is listed in Clause 6.1 of SEPP (Biodiversity and Conservation) 2021. Accordingly, this Chapter applies to the proposal.

Part 6.5 – Sydney Drinking Water Catchment.

Clause 6.64 Concurrence of Regulatory Authority provides:

- (1) Development consent must not be granted to development on land in the Sydney Drinking Water Catchment unless the consent authority has obtained the concurrence of the Regulatory Authority.*
- (2) For the Act, section 3.18(3), the Regulatory Authority must consider the following matters in deciding whether to grant concurrence—*
 - (a) the NorBE Guideline,*
 - (b) whether the development will have a neutral or beneficial effect on water quality.*
- (3) The consent authority must, within 10 days after determining a development application that required the concurrence of the Regulatory Authority, give a copy of the determination of the development application to the Regulatory Authority.*
- (4) This section does not apply if the consent authority is satisfied the development has no potential impact on water quality.*

A Water Cycle Management Study has been prepared by Northrop Consulting Engineers, refer to **Attachment 9**. The study indicates that the following NorBE criteria have been met and/or exceeded:

- ▶ Post-development mean annual pollutant loads for total phosphorus (TP), total nitrogen (TN) and total suspended solids (TSS) are to be a minimum of 10% less than the pre-developed conditions.
- ▶ Post-development mean annual gross pollutant loads are to be equal to or less than the pre-developed conditions.
- ▶ Post-development pollutant concentrations for total phosphorus (TP) and total nitrogen (TN) must be equal to or less than the pre-development concentrations between the 50th and 98th percentiles where runoff occurs.

Therefore, the proposed development will comply with the required standards and have a neutral impact on the water quality within the drinkwater catchment area.

3.1.2 STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

Chapter 4 – Remediation of land

The site is not identified as being within an “investigation area” and is not known to have been used for a purpose listed in Table 1 of the “contaminated land planning guidelines” (Planning NSW Draft ref 2018-01). There is no indication of the site being previously used for potentially contaminating activities. The site is not listed on the EPA Contaminated Land Register. Hence, no further consideration of SEPP (Resilience and Hazards) 2021 is required.

3.1.3 STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

Chapter 2 - Infrastructure

The proposal is listed as a type of development in Part 2.3 of the SEPP, however, is not listed in Schedule 3 Traffic-generating development to be referred to Transport for NSW.

Division 5 Electricity transmission or distribution

Subdivision 2 Development likely to affect an electricity transmission or distribution network

Clause 2.48 Determination of development applications – other development

Under this clause of the SEPP, Council is required to give written notice of the development application to Essential Energy, inviting comments about potential safety risks, and consider any response received within 21 days after the notice is given. It is noted that the College has begun initial consultation with Essential Energy regarding this development.

Chapter 3 – Educational establishments and child care facilities

The proposal is for development on a site that contains an existing educational establishment, being Trinity Catholic College, therefore this chapter applies.

Division 1 Consultation and notification

Clause 3.8 Consultation with councils—development with impacts on council-related infrastructure or services

Clause 3.9 Consultation with councils—development with impacts on local heritage

Under these clauses of the SEPP, consultation and notification is required with Council given the extent of the works will impact on the stormwater system and that the site contains a local heritage item. A Pre-lodgement meeting has been held with Council and their requirements regarding the stormwater infrastructure and heritage impacts have been addressed within this application and associated supported documents and plans.

Clause 3.12 Consultation with public authorities other than councils

The proposal will allow the site to accommodate more than 50 additional students, therefore referral to Transport for NSW is required.

3.1.4 STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022

The Sustainable Buildings SEPP applies to development, other than development for the purposes of residential accommodation, that involves —

- (a) the erection of a new building, if the development has an estimated development cost of \$5 million or more, or
- (b) alterations, enlargement or extension of an existing building, if the development has an estimated development cost of \$10 million or more.

The proposal involves a new building with an estimated cost of approximately \$9,000,000.00 and therefore this SEPP applies. NABERS requirements are triggered by this development and therefore an Embodied Emissions Report has been prepared by Marline Newcastle, refer to **Attachment 4**.

3.2 GOULBURN MULWAREE LOCAL ENVIRONMENTAL PLAN 2009

The development is subject to the provisions of the Goulburn Mulwaree Local Environmental Plan 2009 (GMLEP 2009). The GMLEP 2009 provides a planning framework for land use and development within the Goulburn Mulwaree LGA to facilitate development in an appropriate manner with due consideration for ecologically sustainable principles, minimising impact on neighbourhoods and avoiding adverse social and economic impacts.

The following table (**Table 1**) provides a summary of the proposal's compliance with the provisions of GMLEP 2009. Where further consideration is necessary, the relevant clause has been addressed in the section below the table.

Table 1: General compliance with Goulburn Mulwaree Local Environmental Plan 2009

Clause	Relevance	Compliance
Part 2 – Permitted or prohibited development		
Clause 2.1 – 2.8	Yes	The proposal is consistent with the site's SP2 zoning through the provision of additional buildings for educational purposes within an existing educational facility. The development is compatible with the provision of an educational facility and does not detract from its usage. The proposed development includes demolition works which are considered to be permissible with consent under Clause 2.7 of the GMLEP 2009. The proposed development does not include subdivision, the temporary use of land or canal estate development.
Part 3 – Exempt and complying development		
Clauses 3.1 – 3.3	No	This proposal does not entail complying or exempt development.
Part 4 – Principal Development Standards		
Clauses 4.1 – 4.2B	No	Not applicable. The proposal does not include the subdivision of the land, boundary adjustments or the erection of any dwellings
Clause 4.3	No	There is no maximum height of building for the subject site identified within the GMLEP 2009.
Clauses 4.4 – 4.5	No	There is no floor space ratio for the subject site identified within the GMLEP 2009.
Clause 4.6	No	Not applicable.
Part 5 – Miscellaneous Provisions		
Clauses 5.1 – 5.4	No	Not applicable.
Clause 5.5	No	Not adopted.

Clause	Relevance	Compliance
Clause 5.6	No	Not applicable.
Clause 5.7	No	Not applicable.
Clause 5.8 – 5.9	No	Not applicable.
Clause 5.9AA	No	Repealed.
Clause 5.10	Yes	The subject site contains a local heritage item, being Item I255, St Patrick's College (1872). There are also sites in the vicinity of Trinity College that are mapped as containing heritage items, refer to Figure 7 . A Statement of Heritage Impact has been prepared by Camilla Rocks, refer to Attachment 7 .
Clauses 5.11 – 5.13	No	Not applicable.
Clauses 5.14 – 5.15	No	Not adopted.
Clause 5.16	No	Not applicable.
Clause 5.17	No	Not applicable.
Clauses 5.18 – 5.22	No	Not applicable.
Clause 5.23	No	Not adopted.
Clauses 5.24 – 5.25	No	Not applicable.
Part 6 – Urban Release Areas		
Clauses 6.1 – 6.3	No	Not applicable.
Part 7 – Additional Local Provisions		
Clause 7.1	No	Repealed.
Clause 7.1A	Yes	The proposal would result in minor earthworks, which are ancillary to the development. An erosion and sediment control plan has been prepared to support this application. Refer to Attachment 13 .
Clauses 7.2 – 7.6	No	Not applicable.

Permitted or prohibited development

Zoning

Land Use Table:

Under the GMLEP 2009, the subject site is zoned SP2 (Infrastructure), refer to **Figure 8** and excerpt below.

Zone SP2 Infrastructure

1 Objectives of zone

- *To provide for infrastructure and related uses.*
- *To prevent development that is not compatible with or that may detract from the provision of infrastructure.*

2 Permitted without consent

Roads

3 Permitted with consent

Aquaculture; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any other development not specified in item 2 or 3

The site is zoned SP2 (Infrastructure) School as shown on the zoning map, refer to **Figure 8**. The proposal is for an additional building for educational usage and ancillary works, therefore is considered to be permissible with consent from Council.

Furthermore, Clause 2.7 Demolition of GMLEP 2009 provides the mechanism for approval of the demolition of a building or work within the Goulburn Mulwaree LGA. The proposed demolition is permissible with the consent of Council.

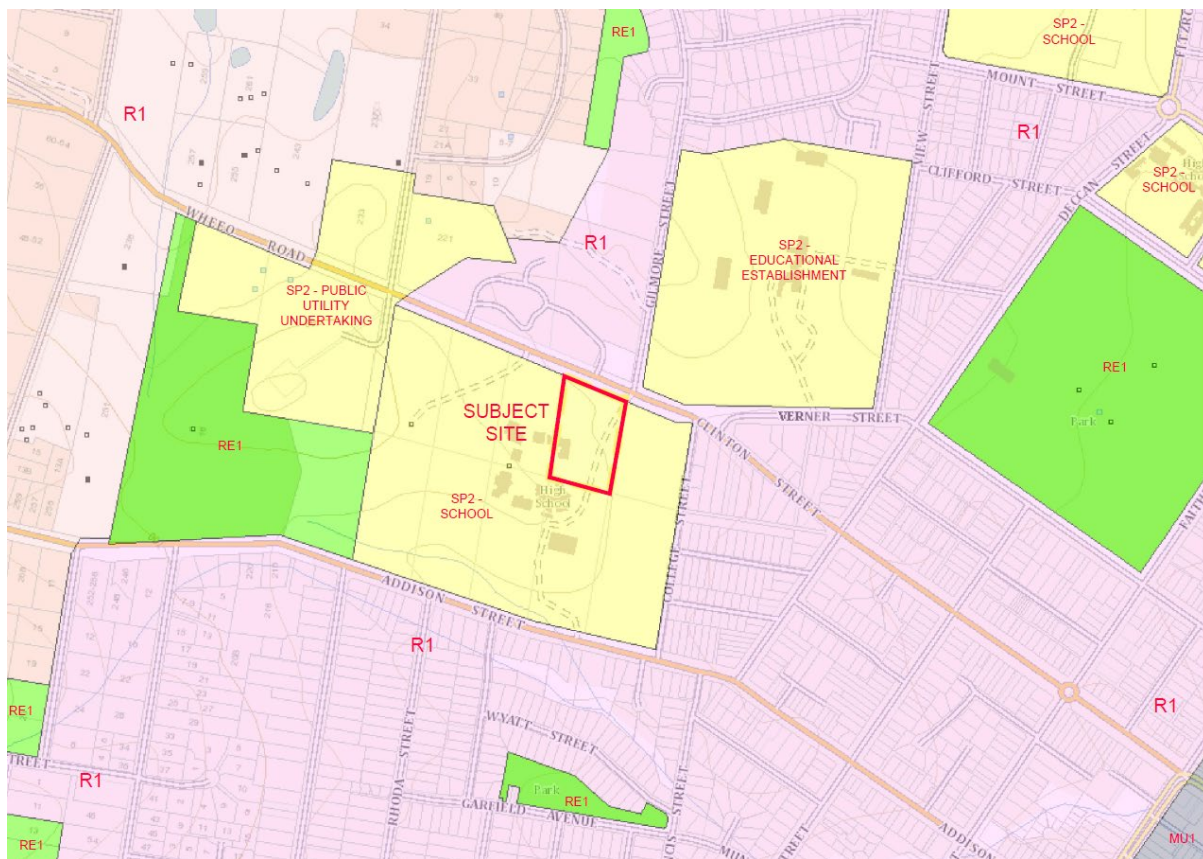


Figure 8: Extract GMLEP 2009 – Zoning Map

Comment: As shown in **Figure 8**, the subject site is zoned SP2 (Infrastructure) School. The site is nearby the following zones/uses: -

- R1 General Residential;
- R5 Large Lot Residential;
- RE1 Public Recreation; and
- SP2 Infrastructure (Public Utility Undertaking and Educational Establishment).

The proposal is permissible with consent within Zone SP2 and meets the objectives by continuing to provide infrastructure for the purpose of education. The proposed development is compatible with and does not detract from the provision of infrastructure.

Part 5 – Miscellaneous Provisions

Heritage

The site contains a local heritage item, being Item I255 St Patrick's College (1873) and is located in the vicinity of any European heritage items listed in Schedule 5 of GMLEP 2009. The site is not located in a Heritage Conservation Area (refer Schedule 5 of GMLEP 2009) or a Heritage Precinct identified in GMDCP 2009.

An Aboriginal Heritage Management System search (AHIMS) was conducted on 12 January 2026, refer to **Attachment 11**. There are no Aboriginal heritage items or places located on

or within a 200m buffer of the subject sites. The development is unlikely to have an adverse impact on any Aboriginal heritage items.

A Statement of Heritage Impact has been prepared by Camilla Rocks, refer to **Attachment 7**. The report outlines recommendations for the proposal and concludes that the proposal is consistent with the objectives of heritage conservation and is an appropriate development on the site.

Part 7 – Additional Local Provisions

Earthworks

The proposal will result in some earthworks, primarily for the construction of the new building and landscaping. As shown on the proposed plans, refer to **Attachments 1 and 2**, the proposal will require some cut, specifically for the new building. The maximum depth of the cut will be approximately 2.5m. The cut will allow for the new building to meet with the existing ground level on the northern aspect and allow for accessible access.

3.3 GOULBURN MULWAREE DEVELOPMENT CONTROL PLAN 2009

The Goulburn Mulwaree Development Control Plan 2009 (GMDCP 2009) provides detailed controls for Council to consider in exercising its environmental assessment and planning functions. Detail regarding the development's compliance with GMDCP 2009 can be found within the DCP General Compliance Table (**Table 2**) below.

Table 2: General compliance with Goulburn Mulwaree Development Control Plan 2009

DCP Requirement	Relevance	Compliance
Part 1 - Preliminary		
1.8 – Variation to Controls		
<i>Council acknowledges that it is not possible for this plan to account for all possible situations and development scenarios. Consequently, the development controls under this plan have been designed to be flexible.</i> <i>When circumstances warrant, Council may consent to an application which departs, to a minor extent, from the provisions of this plan. In such cases, a written submission must be lodged with the development application, outlining the variation, providing reasons why the variation is necessary or desirable, and setting out how the objectives of the particular provision are satisfied by the proposal.</i> <i>Some of the relevant factors in determining whether a departure from this plan is warranted include:</i> <i>(a) whether there will be any detrimental impact on the amenity of the existing and future residents</i> <i>(b) whether there will be any detrimental impact on the amenity of the area</i> <i>(c) the nature and size of the departure</i>	Yes	Noted. The proposal is quite unique in the additions to an existing educational facility which contains a heritage item. The proposed works do, however, comply with the requirements of the DCP and no variations are requested.

DCP Requirement	Relevance	Compliance
(d) the degree of compliance with other relevant requirements (e) the circumstances of the case, including whether the particular provision is unreasonable and/or necessary (f) priorities identified in a site analysis of being of more importance than what is being departed from (g) whether non-compliance will prejudice the objectives of the zone and the aims of this plan.		
Part 2 – Plan Objectives 2.1 – General Development Objectives		
The following plan objectives set the policy framework that will guide future development within the Goulburn Mulwaree local government area. • Residential land is to be developed with the creation of neighbourhoods comprising a range of densities. • Residential areas should promote opportunities for walking and cycling as alternative modes for local transport. • Employment uses should be sensitively designed and located to minimise conflict. • Buffers are to be used to safeguard the integrity and quality of waterways and creeks. • Development along waterways requires flood investigations to determine the minimum flood level and to ensure flood levels and velocity would not cause harm to life or property. • Development buffers are to be used to safeguard prime agricultural land. New sensitive land uses should be located an acceptable distance from hazardous or offensive agricultural operations unless an appropriate buffer has been established. • Integrated open space and drainage networks should provide the framework for an offroad pedestrian and cyclist network. • Non-residential land uses shall not impact upon the amenity of the area or surrounding sensitive land uses. This would include, for example, local shops and commercial premises, schools, child care centres, places of worship, open space and recreation. • Commercial land uses shall be clustered to minimise car trips and promote focus on pedestrian and cycle ways. • Land uses that maintain a rural landscape should be encouraged on the edges of residential areas to provide a defined transition to rural areas and minimise potential for land use conflicts. This is particularly important where large lot residential development is near areas identified for agricultural purposes. • Prime agricultural areas and areas identifying potential to yield groundwater should be safeguarded from incompatible land uses and protected given their environmental sensitivities.	Yes	The proposed development is for the extension of an existing educational facility on a site zoned as SP2 - Infrastructure. The development will provide more opportunities for employment in the area and results in the availability of student placements within the Goulburn area and its surrounds. The proposal is not considered to have an adverse impact on the surrounding residential areas.

DCP Requirement	Relevance	Compliance
- Investigations will be required to determine the optimum water supply and sewage servicing approach for existing and future residential and large lot residential areas. - Best practice water quality controls (including water quality monitoring) should be implemented. Pre-development water quality should be maintained or enhanced in post-development run-off. The management of water should address cumulative environmental impacts and be carried out in accordance with the objectives of integrated water cycle management and water sensitive urban design. The Goulburn Mulwaree Strategy has identified two urban localities which will be the key focus for development over the life of the plan: Goulburn and Marulan. Council's objectives for development in these two urban localities are outlined below.		
2.2 – Locality Objectives – Goulburn City		
Area character is given by a unique combination of the natural and physical elements of a place. This includes both public and private domain elements: slope, block pattern, lot size and dimension, setbacks, building form and scale, street tree planting, the treatment of front gardens and the adjacency of open space areas.	Yes	The proposal will have negligible impacts on the character of the area. The site is currently used as an educational facility and the development includes the demolition of a dated building within this facility. Upon completed of the proposed demolition of the existing building, a new four-storey building will be erected that will increase the learning area capacity. The proposal also includes ancillary external works such as retaining walls, landscaping and seating. The proposed new building is setback approximately 85m from the northern Clinton Street frontage and 160m from the College Street eastern frontage. Therefore, the new building will have minimal impact on the streetscape.
Part 3 – General Development Controls		
3.1 – Indigenous Heritage and Archaeology		
3.1.6 Identifying Potential for Impacts upon Aboriginal Cultural Heritage Values A development or project has the potential to impact upon Aboriginal cultural heritage values if it involves one or more of the following: - disturbance to the ground surface or to sediments below the ground surface, except where disturbance will be strictly limited to: - existing man-made manufactured surfaces (such as bitumen and concrete). - existing deposits of imported land-fill or waste material.	Yes	An Aboriginal Heritage Management System search (AHIMS) was conducted on 12 January 2026, refer to Attachment 11. There are no Aboriginal heritage items or places located on or within a 200m buffer of the subject sites.

DCP Requirement	Relevance	Compliance
- extremely disturbed contexts such as quarries or quarried areas (where there is no trace of the original soil and subsoil deposits or of buried former soils and subsoil deposits). - disturbance to the roots, trunk or branches of old growth trees up to and more than 130 years old, which are native to the Goulburn Mulwaree local government area; - impact or disturbance to the content, or immediate surrounds (up to 100 metres away) of a known or previously recorded Aboriginal site; and - occurs within, or in close proximity to, a place of special or high Aboriginal cultural significance (such as an identified cultural landscape, an existing or former ceremonial ground, a burial ground or cemetery, a story place or mythological site, a former Aboriginal reserve or historic encampment, or an archaeological site of high significance). If one or more of these factors apply, or are likely to apply, to a proposed development or project, then the next step is to determine if an Aboriginal due diligence and/or heritage impact assessment is required. Note: Where reports include sensitive cultural information, they will be withheld from public exhibition.		The development is unlikely to have an adverse impact on any Aboriginal heritage items.
Part 3 – General Development Controls 3.2 – European (Non-Indigenous) Heritage Conservation		
3.2.2 Where does this Section Apply? This section of the DCP applies to the following land within the Goulburn Mulwaree LGA: (i) Land upon which a heritage item or draft heritage item as listed under Schedule 5 of Goulburn Mulwaree LEP 2009 is located; (ii) Land that is located within one of the heritage conservation areas or a draft heritage conservation area as contained within Schedule 5 and on the heritage map of Goulburn Mulwaree LEP 2009; (iii) Land that is located adjacent to or within the vicinity of a heritage item or heritage conservation area (or within the visual catchment of a heritage site); or (iv) Land where archaeological remains or relics have been identified Note: A draft heritage item or draft conservation area is one that has been included in a proposed instrument (local environmental plan or environmental planning instrument amendment) that is or has been the subject of public consultation under the Environmental Planning and Assessment Act 1979, unless the Secretary of the Department of Environment and Planning has notified Council that the making of the proposed instrument has been deferred indefinitely or has not been approved.	Yes	The site contains a local heritage item, being Item I255 St Patrick's College (1873) and is located in the vicinity of any European heritage items listed in Schedule 5 of GMLEP 2009. The site is not located in a Heritage Conservation Area (refer Schedule 5 of GMLEP 2009) or a Heritage Precinct identified in GMDCP 2009, refer to Figure 7.
3.2.5 Development Applications The heritage information required for a development application will depend on the significance of the heritage building or site, the contribution of the existing building or site to the heritage conservation area or heritage streetscape, and the extent of changes proposed.	Yes	A Statement of Heritage Impact has been prepared by Camilla Rocks, refer to Attachment 7. The report outlines recommendations for the proposal and concludes that the proposal is consistent

DCP Requirement	Relevance	Compliance
<i>In addition to the general requirements for development applications, heritage items, buildings and sites within heritage conservation areas and heritage streetscapes, Council will require:</i> • <i>Measured and scaled drawings of the existing building prior to modifications including elevations, clearly indicating existing walls and building elements to be retained and those proposed for demolition or alteration;</i> • <i>Elevations and plans detailing architectural features such as dormer windows, balustrade style, colour, and</i> • <i>Copies of these elevations and plans showing the modifications proposed; and</i> • <i>A heritage impact statement and/or conservation management plan / strategy, and, as necessary, an archaeological assessment. Either should assess the impact of the proposed modifications and detail how these impacts can be either be mitigated or contributory in the context of the archaeological or conservation areas' significance and the objectives of the DCP and clause 5:20(1) of the GMC LEP 2009.</i> <i>The heritage impact statement should include appropriate assessments of significance and that more important or significant items will require more detail / assessment. Details are included in Section 3.1.3 about what the documents should include and advice that can be provided by Council and their Heritage Advisor services.</i>		with the objectives of heritage conservation and is an appropriate development on the site.
<i>3.2.5.4 Information Requirements</i> <i>Each development proposal, whether affecting a heritage item or a contributory item within a heritage conservation area, will have its own unique considerations and issues depending on whether the proposal is for renovations and extensions to an existing building, or a new building within a conservation area or adjacent to a heritage item. Proposals for infill development should have regard to the Royal Australian Institute of Architects and NSW Heritage Office Guidelines for infill development in the historic environment (2005) and Heritage Office and Department of Urban Affairs and Planning (1996) Heritage Curtilages.</i>	Yes	Noted. The approach taken in the preparation of the SOHI is consistent with Guidelines For Preparing a Statement Of Heritage Impact, (2023) and Assessing Heritage Significance (2023) published by the Department of Planning & Environment and has been prepared in accordance with the principles contained in the most recent edition of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013 ('Burra Charter'). The Burra Charter provides a nationally recognised framework for understanding and managing heritage places in Australia. It outlines a logical process relevant to work on all existing buildings, sites and precincts and states the principles and processes involved in heritage conservation, including interpretation and the retention of connections between people and places.
<i>3.2.5.5 Demolition</i> <i>The demolition of heritage items and contributory buildings or building elements within heritage conservation areas or heritage streetscapes, will not be supported in most cases, unless adequately justified to the satisfaction of Council and</i>	Yes	A Statement of Heritage Impact has been prepared by Camilla Rocks, refer to Attachment 7. The report outlines recommendations for the proposal and

DCP Requirement	Relevance	Compliance
<i>in accordance with the requirements below. This includes the removal of trees and vegetation.</i> <i>Requirements for the retention of existing heritage items and their significant elements is based on an understanding and conservation of the heritage significance of the item. The purpose is to:</i> <i>Achieve a reasonable balance between improving amenity and meeting contemporary needs, and the protection of the heritage significance of the item.</i> <i>Maintain the setting of the heritage item including the relationship between the item and its surroundings.</i> <i>Encourage the removal of inappropriate alterations and additions, and the reinstatement of significant missing details and building features.</i> <i>If demolition applications for total or partial demolition are to be considered, it must be supported by a justification for the proposed demolition which will consist of:</i> <i>(a) A report from a structural engineer specialising in work on heritage buildings or structures detailing the structural condition and including recommendations on the future viability of the structure or building; and / or</i> <i>(b) A heritage impact statement and/or conservation management plan or heritage conservation strategy where applicable detailing the heritage significance of the building or structure. If located in a heritage conservation area its contribution to the heritage conservation area; and</i> <i>(c) Other professional reports where relevant, such as archaeologist or historian. Council may engage an independent expert to review these reports.</i> <i>If an application for demolition of a heritage item or a building in a heritage conservation area is made, the preparation of an archival record of the existing building and grounds (in accordance with the NSW Heritage Branch Guidelines – How to Prepare Archival Records of Heritage Items) may be required to be submitted if consent is granted.</i> <i>Any infill or replacement development would need to respect the heritage value and significance of the area and comply with the other relevant requirements of Goulburn Mulwaree LEP and DCP 2009.</i> <i>If demolition is required primarily on economic grounds, a statement from a quantity surveyor comparing the cost of demolition against the cost of retention should be submitted. Submitting the necessary reports or justifications does not imply that Council will agree to the proposed demolition. These requirements may be waived in the event of an emergency or for reasons of public safety.</i>		concludes that the proposed demolition and new building would not remove fabric of heritage significance and would not have a detrimental impact on the significance of the heritage listed building on the site, the heritage significance of the subject site, any heritage conservation area or the heritage items in the vicinity.
3.2.5.6 Heritage Impact Statement <i>Heritage impact statements (or sometimes called Statements of Heritage Impact) are documents which assess the impact of any proposed development on the heritage significance of the building, site or area. The statement should include options that have been considered for the proposal and document reasons for choosing the preferred option. These should include proposals to minimise the impact of the development.</i> <i>Goulburn Mulwaree LEP 2009 requires the submission of a satisfactory heritage impact statement for heritage items, land within the vicinity of a heritage item or for works within</i>	Yes	A Statement of Heritage Impact has been prepared by Camilla Rocks, refer to Attachment 7. The report outlines recommendations for the proposal and concludes that the proposal is consistent with the objectives of heritage conservation and is an appropriate development on the site.

DCP Requirement	Relevance	Compliance
<i>a heritage conservation area before Council grants development consent.</i> <i>The heritage impact statement identifies the heritage significance of an item, place or area, the impacts of any changes being proposed and how any impacts from the changes will be mitigated.</i> <i>Determining whether a property is within, or impacts upon, the setting of a heritage item is a necessary component of the site analysis of a proposal. The determination of the setting of a heritage item should consider the historical property boundaries, significant vegetation and landscaping, archaeological features, and significant views, the 'vista', to and from the property.</i> <i>The length of a heritage impact statement will vary depending on the scale and complexity of the proposal. A brief account included in the Statement of Environmental Effects may be sufficient for minor work that will have little impact on the significance of a heritage item or heritage conservation area. A more extensive report would be required for more complex proposals or those that will have a major impact on the item. Applicants should demonstrate that consideration has been given to the conservation and heritage significance of the item or component of a heritage conservation area in accordance with Sections 3.1.8 – 3.1.15 inclusive, of the Goulburn Mulwaree DCP 2009.</i> <i>When preparing a Statement of Heritage Impact, applicants should refer to the Office of Environment & Heritage, Guidelines for Statements of Heritage Impact.</i>		
3.3 – General Heritage Item and Conservation Area Controls		
3.3.1 Context <i>A. The side and front setbacks are to be typical of the spacing of buildings both from each other and from the street, such that the rhythm of buildings in the streetscape is retained (Figure 3.1). Current front and side setbacks should be maintained where there is no established set back with nearby buildings.</i> <i>B. Except as allowed by "car parking" and "fences" in Sections 3.3.1.2 and 3.3.1.3 below, no new structures should be built forward of the established street building line.</i> <i>C. An adequate curtilage including landscaping, fencing and any significant trees, are to be retained.</i> <i>D. The established landscape character of the locality including height of canopy and density of boundary landscape plantings should be retained in any new development.</i> <i>E. Development in the vicinity of a Heritage Item should respect the visual curtilage of that Item and protection of views to and from the item.</i> <i>F. New developments must respect the existing significance of the streetscape and the vicinity.</i> <i>G. Use design elements that exist in the streetscape to guide the design of new structures.</i> <i>H. Ensure scale and size of development is compatible with neighbouring development and the streetscape generally.</i>	Yes	The demolished building will be replaced by a new four-storey building that will increase the learning areas. The proposal also includes ancillary external works such as retaining walls, landscaping and seating. The proposed new building is setback approximately 85m from the northern Clinton Street frontage and 160m from the College Street eastern frontage. This is consistent with the current setbacks provided on the site. Additional landscaping is proposed, refer to Attachment 6, which will ensure there is no visual impact when viewed from either College Street or Clinton Street.

DCP Requirement	Relevance	Compliance
<i>3.3.8 Development in the Vicinity of a Heritage Item</i> <i>A. Development on land adjacent to, or within the vicinity of a heritage item should not detract from the identified significance or setting of the heritage building or the heritage conservation area.</i> <i>B. Where development is proposed adjacent to or within the vicinity of a heritage item, the following matters must be taken into consideration:</i> <i>1) The character, siting, bulk, scale, height and external appearance of the development;</i> <i>2) The visual relationship between the proposed development and the heritage item;</i> <i>3) The potential for overshadowing of the adjoining heritage item;</i> <i>4) The colours and textures of materials proposed to be used in the development;</i> <i>5) Maintenance of original or significant landscaping;</i> <i>6) The landscaping and fencing of the proposed development;</i> <i>7) The location of car parking spaces and access ways into the development;</i> <i>8) The impact of any proposed advertising signs or structures;</i> <i>9) the interpretation of any archaeological features associated with the heritage item;</i> <i>10) The maintenance of the existing streetscape, where the streetscape has significance to the heritage site including impact on grassed verges in the road reserve;</i> <i>11) The significance or integrity of any archaeological remains;</i> <i>12) The impact the proposed use would have on the amenity of the heritage site; and</i> <i>13) The effect the construction phase will have on the well-being of a heritage building.</i> <i>C. Development in the vicinity of a heritage item should give strong regard to any significant views to and from the heritage item and any public domain area.</i> <i>D. Where subdivision is proposed in the vicinity of a heritage item, the impact of future development of the lots should be considered.</i> <i>E. Any new development should:</i> <i>1) Complement not compete with the elements that contribute to the uniqueness and heritage significance;</i> <i>2) Not overshadow or impede existing views;</i> <i>3) Not visually dominate, compete or be incompatible with the form of the heritage item;</i> <i>4) Be contemporary in design, however the scale, form, bulk and detail of the proposal must not detract from the scale, form, unity, cohesion and predominant character of the heritage item;</i>	Yes	The proposed new building is setback approximately 85m from the northern Clinton Street frontage and 160m from the College Street eastern frontage. This is consistent with the current setbacks provided on the site. Additional landscaping is proposed, refer to Attachment 6, which will ensure there is no visual impact when viewed from either College Street or Clinton Street. The scale and size of the development is consistent with the existing educational buildings on the site. Colours and materials are to be utilised that blend into the existing heritage landscape in which it sits. As outlined in the Statement of Heritage Impact, refer to Attachment 7, the development site is located approximately 56m north-east from the heritage listed building on the site. As the land slopes away from the listed building and there is development between the 2 buildings, there is no visual relationship between the listed building and the building subject of this application. The subject building has undergone minimal change since its construction in the 1980s. The design of the building is distinctively of its era and it bears little relationship to other buildings on the site. The barrel roofline and bullnose verandahs are not reflected anywhere else on the site. The light coloured brick is a similar tone to The Villa, adjacent to the building. The proposed development is the demolition of the building and construction of a new building. There will be negligible impact on the streetscape due to the setback from the boundaries. The new building will respect the listed building and will in no way overpower or detract from the scale and character, given

DCP Requirement	Relevance	Compliance
5) Avoid making a replica copy of a heritage item; and 6) Be kept simple and must not use a mixture of features from different eras or add heritage features to new buildings.		the significant distance between the new building and the listed building. The proposed development will therefore improve the facilities within the site and provide the school community with a modern educational setting whilst retaining the heritage significance of the site.
3.3.12 Building Materials, Colours and Finishes B. New work should: 1) Adopt a simple character which uses external finishes, colours and textures which complement the heritage fabric, rather than mimic inappropriate heritage decoration and/ or detailing; 2) Select materials to be compatible, but not necessarily matching the materials of the building; 3) Use materials that complement the period and style of the heritage item; 4) Employ finishes that are compatible with the heritage significance and character of the heritage item they adjoin or of development in the street or Heritage Conservation Area; and 5) Use traditional colour schemes and contrasting tones for alterations and additions.	Yes	The proposed new building will include external finishes which complement the heritage fabric of the site and are compatible to that of the heritage listed item. Traditional colours are to be utilised in the finishes to ensure there is no conflict between the existing heritage listed item and the proposed new building, refer to Attachment 1 for details on colours and materials proposed.
3.3.13 Building Form, Scale and Style A. The scale (including height, bulk, density and number of storeys) of the new work must relate visually to the scale of adjacent buildings which are Heritage Items or are located in a Heritage Conservation Area. In this regard, unless it can be clearly demonstrated that greater scale would be appropriate in the individual circumstances, new buildings and additions are to be of the same scale as the surrounding development. B. New developments should avoid overshadowing of existing heritage items or contributory architecture. C. Extensions must not visually dominate or compete with the original scale of the existing buildings to which they are added or altered. D. New buildings must not visually dominate, compete with or be incompatible with the scale of existing buildings of heritage significance or contributory value either on the site or in the vicinity of the proposal. (Figure 3.6) E. New buildings and extensions should have a similar massing, form and arrangement of parts to existing buildings of heritage significance in any Heritage Conservation Area. See Figure 3.7 for development that does not respect the massing and form. F. New work and extensions should respect the proportions of major elements of significant existing fabric including doors, windows, openings and verandahs. (Figure 3.8) G. More specifically:	Yes	The topography of the site, along with the established and proposed landscaping, obscures views into the site and particularly, to the buildings. It is noted that, when viewed from the township of Goulburn and the surrounding residential areas, the church tower is the prominent landscape feature and this will not be altered or obscured by the proposed development.

DCP Requirement	Relevance	Compliance
1) Where buildings or dwellings are single storey, second storey additions are not encouraged; 2) Creation of attic space within the existing roofline is preferred; 3) Existing rooflines may be extended to the rear and dormers may be added to the extension, provided development does not impact negatively on the streetscape and the character of the house. In particular, the roof silhouette should remain; and 4) Additions at the side of the house may be acceptable providing it is setback a minimum of 5 metres from the front building line and softened by planting and vegetation.		
3.3.14 Roof Form and Chimneys <i>A. Maintain traditional roof forms and materials.</i> <i>B. Use appropriate profile gutters in the maintenance of older buildings. Quad, half round and ogee gutters are the most appropriate profiles, depending on original details. Perforated box gutters are not appropriate in a historical context.</i> <i>C. Roofs of extensions should be carefully related to the existing roof in materials, shape and pitch. Replacement materials must match the existing in colour, materials, finish and details. (Figure 3.9)</i> <i>D. all chimneys must be retained internally and externally and where necessary repaired, even if the fireplace is no longer used. Demolition of chimneys is not favoured unless necessary for structural reasons.</i> <i>E. Minimise large, blank areas of roofing in new developments to reduce the impact on the existing building and adjoining properties.</i> <i>F. New buildings must have roofs that reflect the orientation, size, shape, pitch, eaves, ridge heights and bulk of existing roofs in the locality, and must be in proportion with the proposed building.</i> <i>G. Attic rooms must use compatible roof forms that retain the streetscape appearance of the existing building and must not adversely affect significant views or vistas.</i> <i>H. Skylights or other structures attached to the exterior of the roof should avoid being located where visible from the street or on the principle elevation of buildings.</i> <i>Note: Despite the above, Council may consider a development application for replacement of an existing iron roof where the application demonstrates that the replacement will be consistent in colour, design and character with the existing roof.</i>	Yes	The proposed new building has a roofline that will complement the existing structures on the site and is of similar profile to that of adjacent Block N as shown on the proposed plans, refer to Attachment 1. The roof will be constructed of metal, which is consistent with the existing structures on the site. The proposal also includes photovoltaic solar panels on part of the proposed roof. These panels have been placed to ensure they will not be visible from any street frontage.
3.3.16 Windows and Doors <i>A. original doors and windows must be retained and repaired/restored. Authentic reconstruction of similar material to the original is encouraged where repair of the original doors and windows is not possible.</i> <i>B. Original leadlight and coloured glass panes must be kept.</i>	Yes	The proposed new windows and doors have been designed and will be constructed to ensure they are compatible with those on the existing buildings.

DCP Requirement	Relevance	Compliance
<i>C. New doors and window openings must reflect the existing style, size, proportion, position and where possible must match sill and head heights of existing doors and windows.</i> <i>D. in new buildings they must be compatible with the proportions, position and size of those typical of the locality. Vertical proportions should be featured in window design. (Figure 3.11)</i> <i>E. Timber windows should be used for restoration of traditional buildings. Modern aluminium-framed windows are not acceptable.</i>		
3.3.17 Facades <i>A. Two storey façades must only be used where surrounding development is of a predominantly two storey scale.</i> <i>B. Limit bay widths to match those of surrounding significant development.</i> <i>C. Alteration of the form and materials of principal elevations is not appropriate. Removal of the external skin or rendering of exterior walls is not appropriate unless associated with acceptable reconstruction works.</i> <i>D. In altering existing houses, original sunhoods, blinds, awnings and skirts to principal elevations should be retained and repaired. Authentic construction or reconstruction is supported.</i> <i>E. In altering existing buildings, original verandahs / façades are to be retained and restored.</i> <i>F. New buildings must take into account the significance and design of verandahs / façades in the locality, the methods of their incorporation in building designs and their harmonising role in streetscapes. (Figure 3.12)</i> <i>G. Alteration to original façades which are of heritage significance is not supported.</i> <i>H. The proposed works are to be sympathetic to and/or not detract from the style, character and significance of the building and place. Designs, whose massing, details, materials and colours reflect the type of façade historically used in each locality, without insistence upon replication, are encouraged.</i> <i>I. Avoid blank exteriors by avoiding tilt slab construction and encouraging staggering of the façade through vertical elements.</i> <i>J. Retain and repair/restore original shopfronts. Authentic reconstruction is encouraged. Original timber and metal shopfront framing must be retained (Figure 3.13).</i> <i>K. Use active shopfronts to the street to activate the footpath and create interest.</i> <i>L. Provide details of materials, finishes, profiles and colours for façades including any proposed signage.</i>	Yes	The proposed new building includes facades which are greater than two storeys, however, are consistent with the existing landscape of the college. The external finishes complement the heritage fabric of the site and are compatible to that of the heritage listed item. Traditional colours are to be utilised in the finishes to ensure there is no conflict between the existing heritage listed item and the proposed new building, refer to Attachment 1 for details on colours and materials proposed.
3.3.18 Parking – Garages and Carports <i>A. The introduction of car parking must not impact on the setting or character of the heritage item or Heritage Conservation Area.</i>	No	Not applicable. No additional car parking is proposed.

DCP Requirement	Relevance	Compliance
<i>B. Early garages, carports and sheds must be retained wherever possible as they contribute to the character of heritage items and Heritage Conservation Areas.</i> <i>C. Garages and carports should generally be kept separate from the house. Attachment of garages and carports to the buildings they service is generally not favoured unless the structure is located at the rear of the building and is not visible from the surrounding streets, or it is set well back from the front façade and unobtrusively attached. In those cases a simple carport under a continuation of the roofline may be appropriate.</i> <i>D. Garages and carports must be of a simple design, must use traditional pitched roof forms and must match the roof pitch, form and materials of the main building as closely as possible. The design must respect vertical proportions. Double width horizontal doors are unacceptable. Garages and carports must not dominate existing buildings on site (Figure 3.15).</i> <i>E. Prefabricated metal sheds with low-pitched roofs are not appropriate, as they are incompatible with traditional streetscapes.</i> <i>F. The location of car parking must respect the existing vegetation and original garden layouts on the site.</i> <i>G. In relation to access:</i> <i>1) Existing rear lane access is to be utilised in preference to front access;</i> <i>2) Existing side vehicular access is to be utilised;</i> <i>3) Driveways are to be to side boundaries and not central; and</i> <i>4) Development which removes existing access must not preclude future carports or garages behind the building line.</i> <i>H. In relation to location:</i> <i>1) Open stand car spaces may be provided forward of the building line;</i> <i>2) Garages and carports are to be located behind the building alignment wherever physically possible; and</i> <i>I. In relation to scale:</i> <i>1) Maximum width of a driveway at street frontage is to be 3.5m;</i> <i>2) Garages and carports are to occupy no more than 20% of street frontages (Figure 3.15) ;</i> <i>3) Carparking structures should be diminutive in scale in relation to the residence; and</i> <i>4) Structures forward of the building line must be designed to minimise their bulk with a maximum eaves heights of 2400mm. Flat roof structures of sympathetic materials and detail are acceptable.</i> <i>J. In relation to appearance:</i> <i>1) Materials, form, and details of car parking structures are to harmonise with and be subservient to the residence;</i> <i>2) A similarity in colour of garage doors and wall surfaces may reduce impact to street and therefore is favoured;</i>		

DCP Requirement	Relevance	Compliance
3) Structures forward of the building line must be screened with vegetation; and 4) Garage doors and structures are to be recessed behind the primary façade to create a shadow line.		
3.3.19 Fences A. Original fencing and gates must be retained. If fences and gates are in good condition they can be maintained; if not they can be reconstructed with new, matching elements. Any good sections of the old fence should be integrated. B. New fencing on heritage properties must be of a traditional design, with modest height and not solid in order to allow views of the garden and front of the building. The design may be based on photographic evidence, or if this is not available, the design must be appropriate to the age and style of the house. (Figure 3.16) C. New fencing must be consistent with traditional fences in the streetscape. D. On new developments simple fencing styles that harmonise with the heritage streetscape may be appropriate. E. New fencing must respect the traditional hierarchy of fences for the front, side and rear boundaries. F. Fence heights must be consistent with the heights of the predominant fences in the street. Generally height should be 1.2m forward of the front building setback, and 1.8m elsewhere. G. Metal panel fences, spear tops, and aluminium lace panels are generally inappropriate in the heritage environment. Refer to Figure 3.17 for examples of suitable fencing.	No	Not applicable. No additional fencing is proposed.
3.3.20 Outbuildings and Pools A. Swimming pools and additional shed space must be positioned to respect the setting and spaces around buildings and the original garden layouts of the heritage item or the components of a Heritage Conservation Area. Generally they should be located at the rear of properties. B. Swimming pool safety fencing must be located where it will be screened from public view. Landscaping must be provided where it is important to soften the impact on a heritage item. C. The proposed structure must be well integrated with its site and surrounds, and where appropriate the design must include landscaping such as screening or planting of species appropriate to the heritage character of the locality. D. Significant outbuildings that may form part of a historical curtilage must be retained where feasible.	No	Not applicable. No additional outbuildings or swimming pools are proposed.
3.3.20.1 Gardens A. Keep hard surfaces to a minimum. As a guide, 70% of the area forward of the building line should be soft landscaped. B. Screening of hard surfaced areas with vegetation is encouraged. C. Garden structures are to be appropriate to primary buildings in terms of scale, style, and materials.	Yes	The subject site is approximately 21 hectares in total and provides well established gardens and landscaping. This will be complemented by the proposed landscaping outlined within the Landscape

DCP Requirement	Relevance	Compliance
<i>D. Retain all mature or semi-mature plantings in the front and side gardens.</i> <i>E. Hedges along front and side boundaries (forward of building line) should be maintained at not more than 1200mm in height. (Figure 3.18)</i> <i>F. Ensure historic trees and vegetation are retained, where not a danger.</i> <i>G. New development should:</i> <i>1) Include a front garden with lawn, shrub and tree elements;</i> <i>2) Limit hard paving to only paths and driveways; and</i> <i>3) Use simple fencing that complements the streetscape and architectural features of the area.</i>		Plan prepared by Studio 26 Urban Design, refer to Attachment 6. Hardstand areas have been minimised or screened by landscaping where appropriate. With the exception of six (6) trees, all mature trees will be retained on the site.
<i>3.3.21 Non-Indigenous Archaeology</i> <i>Due to the extensive history of Goulburn Mulwaree LGA and the changes that have occurred over time, it is important to consider the potential for archaeological deposits and relics that may be on a site, not only for Aboriginal / Indigenous heritage but also for non-Indigenous / European heritage.</i>	Yes	Noted. Whilst it is not anticipated that any non-indigenous archaeological deposits or relics are present on the site, suitable inductions and measures will be in place in the event that any are encountered during the demolition and construction phases.
<i>When is an Archaeological Assessment Required?</i> <i>Any development application which proposes the disturbance or development of a heritage item listed as an archaeological site is to be accompanied by an Archaeological Assessment prepared by a suitably qualified and experienced archaeologist and submitted as part of the heritage impact statement or conservation management plan.</i> <i>Council may also request an archaeological assessment to accompany a development application, if they believe a site is likely to contain archaeological relics or deposits.</i>	No	Not applicable. The subject site does not contain a heritage listed archaeological site.
3.5 – Landscaping		
<i>3.5.1 Landscape Plan Design Requirements</i> <i>Development proposals over \$250,000 value are to be accompanied by landscape plans prepared by a qualified landscape architect, designer or other suitable qualified person.</i> <i>Base the design on a thorough analysis of the site and surrounding areas attributes and context. Take advantage of opportunities and heed constraints (refer to Appendix G).</i> <i>Landscape design and vegetation should be considered as a component of the site planning process and reflect the scale of development and context it is in. It should complement the surrounding streetscape and landscape.</i> <i>Landscape design should be sensitive to site attributes such as existing landscape features, existing vegetation both native and exotic, streetscape character, land capability, micro-climate, views and vistas.</i> <i>Allow for views to and from the site by not creating visual blockages, especially the views of important buildings.</i>	Yes	The application is supported by a Landscape Plan prepared by Studio 26 Urban Design, refer to Attachment 6. The design has thoughtfully incorporated the existing established landscaping and topography of the site. Dedicated pathways for pedestrians are proposed, along with retaining walls and tiered seating and stairs. With the exception of six (6) trees, all mature trees will be retained on the site. This is supported by the Arborist's Report, refer to Attachment 5.

DCP Requirement	Relevance	Compliance
<i>Evergreen plant species should be used where screening of views is required.</i> <i>Provided dedicated pedestrian access to all developments, design to avoid conflict with motor vehicles.</i> <i>Assess the significance and health of the existing vegetation on the site prior to design; retain as much of the significant vegetation as possible. Protect existing native vegetation and fauna habitat. Provide protection for vegetation to be retained during the construction phase.</i> <i>Landscape works shall maintain existing heritage significant plantings that contribute to the heritage significance of listed items and heritage conservation areas.</i> <i>Note: vegetation in Heritage Conservation Areas and in listed heritage items requires Council approval prior to removal or significant modification.</i> <i>Select plant material that reflects the character of the area. (Part 2 of this Plan looks at character in detail).</i> <i>Design vegetation to provide privacy and allow for summer shade and winter solar access (refer to Figure 3-3).</i> <i>Outside Heritage Conservation Areas the use of local native plant species is preferred (refer to Appendix B for a list of preferred planting species suitable for varying conditions and locations within the Goulburn Mulwaree local government area). Choose plants that will not spread and become weeds in natural bushland but act as a buffer area.</i> <i>Proposed landscaping is to include species that will grow to a height consistent with the height and scale of the building and the neighbouring buildings (refer to Figure 3-4).</i> <i>Shrub and ground cover plants are to be planted at spacings so that when mature they form a continuous cover of the ground.</i> <i>Minimise use of water by using drought tolerant plant species and reducing areas of lawn.</i> <i>Use irrigation systems and practices that minimise the use of water. Utilise water collected in rainwater tanks for irrigation of plant material.</i> <i>Use surface mulch to conserve moisture in the ground, inhibit weed growth and lessen the need for herbicide use (minimum thickness of mulch 75mm).</i> <i>Provide site lighting.</i> <i>Select environmentally friendly construction materials.</i> <i>Do not remove or import bush rock as it provides habitat for native fauna. Enhance fauna habitats e.g. by providing rockeries, ponds for frogs and habitat plants (nectar for small birds).</i> <i>Locate above and below ground services away from significant vegetation that is to be retained and protected. Maximise the use of common trenching for compatible underground services to reduce repeated disturbance of established plantings, now and into the future.</i> <i>Provide waste and recyclables storage facilities that are not adjacent to communal outdoor/recreation areas. The storage area is to be suitably screened.</i>		Plantings have been selected to complement the existing landscaping and character of the area. Consideration to providing as many drought resistant species as possible has been made.

DCP Requirement	Relevance	Compliance
3.5.3 Non-residential Development <i>All major non-residential developments require a landscape plan (refer to Figure 3-6)</i>	Yes	Noted. The Landscape Plan has been provided, refer to Attachment 6 .
3.5.6 Setbacks <i>All setbacks are to be landscaped (refer to Figures 3-4, 3-5, 3-6 and 3-7)</i> <i>No parking will be permitted within setback areas.</i> <i>Minimum Setbacks:</i> • Urban – Refer to chapter 4 for residential building setbacks. • Industrial – Refer to chapter 4 for industrial building setbacks. • Rural – Refer to chapter 5 for rural dwelling setbacks. <i>In front setbacks for developments facing a classified road or a public place plant trees with a mature height of a least 8 metres.</i> <i>Trees must be a least 3 metres in height at the time of planting.</i>	Yes	The existing setbacks from all road frontages will be maintained.
3.6 – Vehicular Access and Parking		
3.6.1 Parking layout, servicing and manoeuvring <i>The layout and design of access, parking and service areas should address the needs of the site occupants and visitors as well as respecting the amenity of the area. Account should be taken of potential noise disturbance, pollution and light spillage. Car parking areas can have a significant impact on the streetscape and should therefore be carefully designed having regard to landscaping, layout and location to ensure that parking and service areas are integrated sympathetically with the development and locality.</i> <i>Provision should be made for various modes of transport for employees and visitors to the site. Where parking is provided it must be in a safe and efficient manner, allowing for easy access for occupants, visitors and service vehicles, whilst ensuring the safety of pedestrians and other road users.</i> <i>Where non-residential development is within or adjoining a residential zone, locate and design parking areas, servicing areas and the means of access/egress to:</i> • minimise conflict between non-residential, residential and pedestrian traffic; • provide off-street parking and servicing of premises; • respect the character of the existing residential areas and streetscape character by means of siting, design and landscaping. <i>Surface parking should be visually articulated by the use of soft and hard landscaping and the use of different surface treatments.</i> <i>Parking areas and accessways should be designed, surfaced and graded to reduce runoff and allow stormwater to drain into the site.</i> <i>Ventilate enclosed parking areas using natural ventilation techniques.</i>	No	Not applicable. No changes to the existing car parking arrangements are proposed or required, refer to Traffic Impact and Parking Assessment as Attachment 8 .

DCP Requirement	Relevance	Compliance
<i>Mechanically assisted parking facilities should not be provided.</i> <i>Ensure public car parking and service areas are well signposted or otherwise identified from the entry point</i>		
3.7 – Crime Prevention Through Environmental Design		
3.7.1 Lighting <i>Lighting plays a vital role in crime prevention and personal safety as you can see and respond to what is around you and ahead of you. Moreover, others can see you, which further reduce the likelihood of a crime being committed. The following CPTED requirements for lighting apply:</i> • <i>all areas intended to be used at night should allow appropriate levels of visibility</i> • <i>pedestrian pathways, lane ways and access routes in outdoor public spaces should be lit to the minimum Australian Standard (AS 1158). Lighting should be consistent in order to reduce the contrast between shadows and illuminated areas. Lighting should be designed in accordance with AS4282 – Control of the obtrusive effects of outdoor lighting</i> • <i>lighting should have a wide beam of illumination, which reaches to the beam of the next light, or the perimeter of the site or area being traversed. Moreover, lighting should clearly illuminate the faces of users of pathways</i> • <i>streetlights should shine on pedestrian pathways and possible entrapment spaces as well as on the road</i> • <i>lights should be directed towards access/egress routes to illuminate potential offenders, rather than towards buildings or resident observation points</i> • <i>lighting should take into account all vegetation and landscaping that may act as a entrapment spot</i> • <i>lighting should be designed so that it is difficult for vandals to break</i> • <i>where appropriate use movement sensitive and diffused lights</i> • <i>avoid lighting spillage onto neighbouring properties as this can cause nuisance and reduce opportunities for natural surveillance</i> • <i>illuminate possible places for intruders to hide</i> • <i>as a guide areas should be lit to enable users to identify a face 15 metres away</i> • <i>all lighting should be maintained and kept in a clean condition with all broken or burnt out globes replaced quickly</i> • <i>use energy efficient lamps/fittings/switches to save energy</i>	Yes	Appropriate lighting will be incorporated into the new building design in line with the CPTED requirements. It is noted that the school will be primarily occupied during daylight hours, with occasional after-hours usage. Additionally, the overall site is securely fenced during times where the college is not occupied.
3.7.2 Fencing <i>If fencing is too high or made of inappropriate materials it reduces the opportunity for casual surveillance of the street and for users of the public domain to see what activities are taking place on your site. This then further increases the likelihood of a crime being committed.</i> <i>The following CPTED requirements for fencing apply:</i> • <i>fence design should maximise natural surveillance from the street to the building and from the building to the street, and minimise the opportunities for intruders to hide• front fences should preferably be no higher than 1.2 metre. Where a higher fence is proposed, it will only</i>	Yes	The overall site is securely fenced for its entire boundary. The fencing is between 1.2m high and 1.8m high. It is open style picket fencing to enable casual surveillance. No noise insulation is required.

DCP Requirement	Relevance	Compliance
<i>be considered if it is constructed of open materials (eg. spaced pickets, wrought iron etc)</i> • <i>if noise insulation is required, install double-glazing at the front of the building rather than a high solid fence (greater than 1 metre)</i>		
3.7.3 Car Parking Poorly designed car parks whether underground or not can be a dangerous environment for their users. Through the provision of some basic design elements, such as lighting and signage, these spaces can be made safer. The following CPTED requirements for carparking apply: • <i>car parks, aisles and manoeuvring areas shall be:</i> - <i>designed with safety and function in mind</i> - <i>have dimensions in conformity with AS2890 - Parking Facilities (relevant parts of this standard are AS2890.1 - Off-street parking, AS2890.2 - Commercial vehicle facilities, and AS2890.3 - Bicycle parking facilities)</i> • <i>where parking spaces are to be provided for people with disabilities, these spaces are to be:</i> - <i>suitably located near entrances to the building and lifts/ access ramps, if required</i> - <i>provided in accordance with Australian Standards 1428.1 - Design for access and mobility</i> - <i>appropriate signage and tactile pavement treatments should also be installed, where required</i> • <i>the design of car parking areas should incorporate the following elements:</i> - <i>provision of a safe and convenient vehicle entry and exit that avoids traffic/pedestrian conflict and impact on the surrounding road</i> - <i>the internal (vehicular) circulation network is free of disruption to circulating traffic and ensures pedestrian safety</i> • <i>the movement of pedestrians throughout the car park should be clearly delineated by all users of the car park and minimises conflict with vehicles</i> • <i>the design of the car park should ensure that passive surveillance is possible and where appropriate, incorporate active measures such as cameras and security patrols.</i> <i>Car parks should be designed to minimize dark areas through the provision of appropriate lighting</i> • <i>large car parks should incorporate communication devices such as:</i> - <i>intercoms</i> - <i>public address systems</i> - <i>telephones</i> - <i>emergency alarms</i> • <i>to ensure users of large car parks are easily able to determine their location, exit and access points security intercoms, and the like appropriate signage is to be included</i>	Yes	The subject site is well serviced by its existing carparking areas. These are well lit and are landscaped to have consideration to all CPTED principles. The carparks are well sign-posted, providing adequate wayfinding to their users. No additional carparking areas are proposed.

DCP Requirement	Relevance	Compliance
- all surfaces in the car park should be painted in light coloured paint or finished in light grey concrete to reflect as much light as possible - all potential entrapment points should be avoided (e.g. under stairs, blind corners and wide columns). Adequate lighting and mirrors should be used when certain design features are unavoidable		
3.7.4 Entrapment and Blind Corners Entrapment spots and blind corners provide opportunities for perpetrators of crime to hide and or commit crime. The following CPTED requirements for the avoidance of entrapment spots and blind corners apply: - pathways should be direct – all barriers along pathways should be permeable (including landscaping, fencing etc) - consider the installation of mirrors to allow users to see ahead and around corners – the installation of glass or stainless steel panels in stairwells can also assist in this regard - entrapment spots adjacent to main pedestrian routes such as a storage area or small alley should be eliminated from all designs - if entrapment spots are unavoidable they should be well lit with aids to visibility such as convex mirrors and locked after hours - to eliminate excuse making for individuals to loiter, avoid placement of seating near or adjacent to ATM's, public phone boxes, toilets, corridors and isolated locations	Yes	The design of the new building and external features have reduced areas where entrapment opportunities could occur through the use of thoughtful landscaping along pathways. Some pathways are to be constructed of permeable materials and all areas are to be well-lit. The proposal is for additions to an existing educational facility and will be securely locked after hours.
3.7.5 Landscaping Trees and shrubs that are inappropriately located can easily reduce surveillance opportunities and provide entrapment spots and blind corners. The following CPTED requirements for landscaping apply: - avoid medium height vegetation with concentrated top to bottom foliage. Plants such as low hedges and shrubs, creepers, ground covers and high-canopied vegetation are good for natural surveillance - trees with dense low growth foliage should be spaced or crown raised to avoid a continuous barrier - use low ground cover or high-canopied trees with clean trunks - avoid vegetation, which conceals the building entrance from the street - avoid vegetation screening of all public use toilets - avoid vegetation that impedes the effectiveness of public and private space lighting - use 'green screens' (wall hugging vegetation that cannot be hidden behind) if screening large expanses of fencing to minimise graffiti	Yes	The design of the landscaping, new building and external features have reduced areas where entrapment opportunities could occur through the use of thoughtful landscaping along pathways. Some pathways are to be constructed of permeable materials and all areas are to be well-lit. The design incorporates planting, generous pedestrian pathways and hardscape treatments that reinforce wayfinding, provide shade and visual amenity. The proposal is for additions to an existing educational facility and will be securely locked after hours.
3.7.6 Communal/Public Area Communal or public open space areas that do not have adequate natural surveillance are a risk to personal safety. The following CPTED requirements for communal/public areas apply: position active uses or habitable rooms with windows adjacent to main communal/public areas (playgrounds, swimming pools, gardens, car parks etc)	No	Not applicable. No communal or public areas are proposed.

DCP Requirement	Relevance	Compliance
- communal areas and utilities (e.g. laundries and garbage bays should be easily seen and well lit) - where elevators or stairwells are provided, open style or transparent materials are encouraged on doors and/or walls of elevators/stairwells - waiting areas and entries to elevators/stairwells should be close to areas of active uses, and should be visible from the building entry - seating should be located in areas of active uses		
3.7.7 Movement Predictors Movement predictors are routes which people move through on a regular and predictable basis such as a pedestrian underpass. Careful design is needed to ensure that they are not included in a development or are appropriately treated where included to reduce the risk. Through site links are another type of movement predictor, however, unlike underpasses these can provide a benefit to the community if designed appropriately to ensure safety. The following CPTED requirements for movement predictors apply: - pedestrian underpasses should not be included in new developments - where movement predictors are used the users of it should have clear site lines so they can see what is ahead and behind at all times - lighting of movement predictors is essential. Natural lighting should be used where possible with consideration given to wall and ceiling materials to help reflect light - emergency intercoms, telephones and security videos should be included in the design of movement predictors. Adequate consideration should be given to who will be monitoring such equipment - no entrapment spots should be included in any movement predictor	No	Not applicable. The proposal is for additions to an existing educational facility which will be securely locked after hours.
3.7.8 Entrances Entrances to all types of development that are not visible from the public domain provide an opportunity for perpetrators of crime to hide and or commit crime. Entrances to all types of development need to be clearly visible and legible so that the users can obtain entry quickly and expediently. The following CPTED requirements for entrances apply: - entrances should be at prominent positions and clearly visible and legible to the users - design entrances to allow users to see into the building before entering - entrances should be easily recognisable through design features and directional signage - minimise the number of entry points – no more than 10 dwellings should share a common building entry - if staff entrances must be separated from the main entrance, they should maximise opportunities for natural surveillance from the street - avoid blank walls fronting the street - in industrial developments, administration/offices should be located at the front of the building	Yes	The entrances from the road frontages are visible to the public domain and clear signage and fencing/gates are existing to provide territorial reinforcement.

DCP Requirement	Relevance	Compliance
3.9 – Tree and Vegetation Preservation		
<i>3.9.5 Declared Trees or Other Vegetation under Part 2.3 of the Biodiversity and Conservation SEPP</i> <i>This clause provides a declaration for trees and other vegetation for the purposes of Part 2.3 of the Biodiversity and Conservation SEPP. In accordance with Clause 2.6 of the Biodiversity and Conservation SEPP, a person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy the vegetation, or lop or otherwise remove a substantial part of the vegetation without a permit granted by Council.</i> <i>All trees are declared for the purposes of Part 2.3 of the Biodiversity and Conservation SEPP unless exempt to the requirement for a permit as set out in Section 3.9.6 and 3.9.7 of this Code, that is trees that are at least 3 metres in height, or have a trunk circumference of 400mm at ground level or have a crown/branch span of 3 metres diameter or more.</i> <i>All native vegetation is declared for the purposes of Part 3 of the Vegetation SEPP on land zoned RE1 Public Recreation, (C2) Environmental Conservation, (C3) Environmental Management, (C4) Environmental Living, R5 Large Lot Residential or RU5 Village by the Goulburn Mulwaree Local Environmental Plan 2009, unless exempt to the requirement for a permit set out in Section 3.9.6 and 3.9.7 of this Code.</i>	No	Not applicable. It is considered that, given the proposal requests the removal of six (6) trees only, therefore are subject to an exemption under Clause 3.9.6.
<i>3.9.6 Exemptions</i> <i>Exemption under this section does not equal an exemption under other legislation controlling the removal or pruning of trees and other vegetation.</i> <i>Exemptions under this Code cannot be used for removal or pruning of trees and other native vegetation that is required to be retained by development consent or a Section 88B restriction to user instrument. Applicants may choose to apply to Council for a variation to the conditions of consent (for dwelling and/or subdivision) or the 88B Instrument in this instance.</i> <i>Exemptions under this Code cannot be used for removal or pruning of trees and other native vegetation related to a heritage item, Aboriginal object, Aboriginal place of heritage significance, or on land within a heritage conservation area. Clause 2.10 of the Biodiversity and Conservation SEPP states Council can only grant a permit for the removal or pruning of vegetation on land that is, or forms part of a heritage item; or is within a heritage conservation area; or that is or forms part of an Aboriginal object; or is within an Aboriginal place of heritage significance, if Council is satisfied it is:</i> <i>• Of a minor nature; or</i> <i>• For the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area; and</i> <i>• Would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place of heritage significance, or heritage conservation area.</i> <i>Exemptions under this Code cannot allow vegetation removal that exceeds the Biodiversity Offsets Scheme thresholds identified in the Biodiversity Conservation Regulation 2017. Approval from the Native Vegetation Panel under Part 4 of the Biodiversity and Conservation SEPP is required in that</i>	Yes	The proposal requests the removal of six (6) trees therefore an Arboricultural Impact Assessment, refer to Attachment 5. The trees for removal are: • Melaleuca bracteata • Arbutus unedo • Betula pendula • 3 x Eucalyptus tereticornis There is one tree within the report that is for retention that could potentially be impacted by the development, being Tree Number 4 - Sequoia sempervirens. The design has considered the footpath location and tree sensitive construction methods will be in place during the construction phase to ensure its preservation. Given the minor nature of the clearing, it is considered that an exemption for the removal of these trees is warranted and supported by the Arborist.

DCP Requirement	Relevance	Compliance										
<i>circumstance. More information about the Biodiversity Offset Scheme thresholds can be found on NSW Department of Planning Industry and Environment's website. The thresholds are defined by clause 7.1 (1) of the Biodiversity Conservation Regulation 2017 and include:</i> <i>a) the clearing of native vegetation exceeding the thresholds shown in Table 3-1.</i> <i>b) the clearing of native vegetation on land included on the Biodiversity Values Map published under clause 7.3 of the Biodiversity Conservation Regulation 2017.</i> <table><tr><th>Minimum Lot Size of Land in the GM LEP 2009</th><th>Area of clearing</th></tr><tr><td>Less than 1 hectare</td><td>0.25 hectares or more</td></tr><tr><td>1 hectare to less than 40 hectares</td><td>0.5 hectares or more</td></tr><tr><td>40 hectares to less than 1000 hectares</td><td>1 hectares or more</td></tr><tr><td>1,000 hectares or more</td><td>2 hectares or more</td></tr></table> <i>A permit under this Code is not a defence for significant impacts to any threatened species, habitats, populations or ecological communities listed under the NSW Biodiversity Conservation Act 2016 and/or the Commonwealth Environment Protection and Biodiversity Conservation Act 1999.</i>	Minimum Lot Size of Land in the GM LEP 2009	Area of clearing	Less than 1 hectare	0.25 hectares or more	1 hectare to less than 40 hectares	0.5 hectares or more	40 hectares to less than 1000 hectares	1 hectares or more	1,000 hectares or more	2 hectares or more		
Minimum Lot Size of Land in the GM LEP 2009	Area of clearing											
Less than 1 hectare	0.25 hectares or more											
1 hectare to less than 40 hectares	0.5 hectares or more											
40 hectares to less than 1000 hectares	1 hectares or more											
1,000 hectares or more	2 hectares or more											
3.9.8.2 Assessment criteria <i>Council may issue a permit for the removal or pruning of trees or other native vegetation if the following criteria are met:</i> <i>The tree is a poor specimen and is in a state of decline that is prolonged and irreversible. The application is supported by a Tree Assessment Report (refer to section 3.9.9);</i> <i>The tree has caused significant structural damage and the application is supported by a Tree Assessment Report (refer to section 3.9.9) including photographic evidence;</i> <i>It can be demonstrated that there is an on-going problem with the tree that no other course of action will rectify. The application is supported by a Tree Assessment Report (refer to section 3.9.9);</i> <i>Council is satisfied there is unlikely to be a significant impact on threatened species, their habitat (e.g. hollows) or ecological communities and the reason for removal or pruning would otherwise be an exempt activity under section 3.9.6.1 and 3.9.6.2 of this Code and other reasonable alternatives are not available.</i> <i>Clear evidence is provided of how impacts to hollow bearing trees, threatened species or vegetation communities have been avoided and minimised and that other reasonable alternatives are not available.</i> <i>Trees or other vegetation removed or pruned to facilitate solar access for the tree owner or their neighbours are kept to the minimum necessary to ensure solar efficiency.</i> <i>Removal or pruning of trees and other vegetation that occurs within 20 metres of a bank of a large (category 1) water course is minimised and erosion control measures have been considered; and a program of replanting of local native species is proposed to maintain bank stability, water quality and terrestrial habitat. The program should be provided as a written plan with</i>	Yes	The proposal requests the removal of six (6) trees therefore an Arboricultural Impact Assessment, refer to Attachment 5. There is one tree within the report that is for retention that could potentially be impacted by the development, being Tree Number 4 - Sequoia sempervirens. The design has considered the footpath location and tree sensitive construction methods will be in place during the construction phase to ensure its preservation. Given the minor nature of the clearing, it is considered that an exemption under Clause 3.9.6 of the GDCP 2009 for the removal of these trees is warranted and supported by the Arborist. Replacement planting will be undertaken as outlined in the Landscape Plan, refer to Attachment 6.										

DCP Requirement	Relevance	Compliance
<i>maintenance commitments to ensure long term survivability.</i> <i>Removal or pruning of trees and other vegetation on mapped land with a slope in excess of 20% is minimised and erosion control measures have been considered; and, a program of replanting of local native species is proposed to maintain slope stability. Applications for impacts to any tree that contains a hollow, is a threatened species or is a component of a threatened ecological community may need to include a Test of Significance completed by a suitably qualified and experienced person e.g. an ecologist.</i> <i>If hollows will be removed, an animal handler must be present on site to rescue any animals potentially using the tree as habitat.</i> <i>Provided that no significant hazard or other safety issues also apply, the following will not justify the removal of a tree:</i> <i>Dropping of leaves, flowers, fruit, bark, sap or twigs into gutters, downpipes or pools for example;</i> <i>To enhance views, solar access, increase natural light or increase sunlight to garden areas;</i> <i>To reduce minor lifting of driveways and paths by tree roots or impacts to minor structures;</i> <i>For bushfire hazard control that has not been approved by the Rural Fire Service;</i> <i>Potential damage to sewer mains unless supported by written expert advice and only where reasonable alternatives are not feasible;</i> <i>Damage to buildings or structures that have not been built in accordance with the relevant planning controls and legislation in force at the time of construction</i> <i>Damage to buildings or structures where alternative tree sensitive construction measures could be undertaken.</i> <i>Where mature trees are proposed to be removed, they are replaced with trees identified in Appendix 2 of this plan in an appropriate location including consideration of providing street trees nearby. Replacement species and locations must be agreed to by Council.</i> <i>The amount of vegetation approved to be removed by Council in the previous 5 years is cumulatively less than the Biodiversity Offsets Scheme Thresholds.</i> <i>The distance or area specified as exempt for maintenance of rural infrastructure in its application to the land concerned may be extended, if:</i> <i>the proposed increase is minor, and</i> <i>the proposed increase is for a legitimate purpose associated with the management of the land concerned, and</i> <i>the increase is necessary in the circumstances.</i> <i>The removal of vegetation would allow exempt or complying development where the vegetation proposed to be removed is for direct impacts by the proposed development or within 3 metres of the development only (i.e. not for an asset protection zone). Clear evidence that impacts to vegetation</i>		

DCP Requirement	Relevance	Compliance
<i>have been avoided and minimised and there are no other reasonable alternatives is provided.</i> <i>Removal or pruning of trees and other vegetation on land with a slope in excess of 20% or within 20 metres of a water course is avoided. Erosion control measures must be proposed eg a program of replanting of local native species to maintain slope stability, water quality and terrestrial habitat.</i>		
3.9.9 Tree assessment reports <i>Suitably qualified and experienced arborist</i> <i>Where Council requires a suitably qualified and experienced person to prepare a Tree Assessment Report, applicants shall engage their own suitably qualified arborist. A suitably qualified and experienced person is one who holds the diploma of Horticulture (Arboriculture) Australian Qualification Framework of Level 5. Council will consider reports from consulting arborists who are members of either the Institute of Consulting Arborists or Arboriculture Australia.</i> <i>Tree Assessment Report requirements</i> <i>A Tree Assessment Report must contain the following information:</i> <i>Name, address, telephone number, qualifications and experience of the arborist carrying out the inspection and reporting;</i> <i>Address of the site containing the trees;</i> <i>Who the report was prepared for and the aims of the report;</i> <i>Methods and/or techniques used in the inspection;</i> <i>A plan, to scale, consistent with the requirements of the application procedure in this Code;</i> <i>A table showing, for each tree the subject of the application:</i> <i>i. Species name;</i> <i>ii. Age/classification;</i> <i>iii. Height;</i> <i>iv. Trunk diameter at 1 metre above ground;</i> <i>v. Canopy spread;</i> <i>vi. Health and condition</i> <i>A discussion of other relevant information, including details of tree hollows or potential hollows for wildlife, tree structure/weaknesses, root form and distribution, soil stability, scenic amenity, pests and diseases and/or a Tree Hazard Assessment;</i> <i>Supporting evidence such as photographs and laboratory results to confirm presence of soil pathogens or support soil assessment, where relevant;</i> <i>Proposed replacement plantings, landscaping and soil remediation;</i> <i>Tree protection measures and post tree maintenance program which can be used as conditions, should the application be approved;</i> <i>Sources of information referred to in the report;</i> <i>Amenity value;</i> <i>Any other relevant matters.</i>	Yes	An Arboricultural Impact Assessment Report has been prepared by Hugh Millington of Hugh the Arborist, refer to Attachment 5. Hugh Millington's accreditations are: • Diploma of Arboriculture (AQF5); • NC Forestry and Arboriculture III (UK); • RFS Tech. Cert. II (UK); and • ISA Tree Risk Assessment Qualification.

DCP Requirement	Relevance	Compliance
3.16 – Stormwater Pollution		
3.16.1 Long term pollution control <i>Stormwater pollution is caused by litter, debris and dust which are washed off the streets and other surfaces during rainfall. Pollution is increased by chemicals and products that are poured or leak into drains and also by sewer overflows. The management of urban stormwater volumes has relied upon engineering hard pipe and channel systems. These systems are effective at removing stormwater quickly and therefore minimise the social and economic costs of flooding, however do not address stormwater quality issues.</i> <i>To limit the amount of pollution entering waterways via stormwater, new development should implement such measures as:</i> • Incorporate pervious portions into otherwise sealed areas, to allow water to infiltrate into the ground • Attempt to 'fit' development into the hydrology of the natural system • Reduce the possibility of pollutants entering the stormwater by implementing erosion and sedimentation controls • Provide on-site detention to control peak stormwater flows. On-site detention, especially when used on unpaved or grass surfaces, can trap and remove contaminants from stormwater and increase infiltration into the ground. • Where an open space is a part of a development, investigate its dual use for site drainage by means of infiltration and/or delayed release to the stormwater system. <i>Reference should also be made to State Environmental Planning Policy Biodiversity and Conservation (Chapter 8 Sydney drinking water catchment) 2021 and the Water NSW website, which outline the requirements for developments in the drinking water catchment and current recommended practices and performance standards endorsed or published by Water NSW that relate to the protection of water quality</i>	Yes	A Concept Stormwater Management Plan and Water Cycle Management Plan have been prepared by Northrop Consulting Engineers, refer to Attachments 3 and 9. An erosion and sediment control plan will be prepared prior to the demolition and construction phases and will be implemented during the demolition and construction phases of the development to reduce any pollutants entering into stormwater. The stormwater will be connected into the exiting stormwater infrastructure onsite, directed to a new onsite detention tank, with any overflow being directed to the existing kerb outlet within the driveway.
3.16.2 Short Term Pollution Control <i>During construction the potential to pollute is high. To reduce this risk Council may require:</i> • On-site wheel and vehicle base cleaning facilities to reduce soil and contaminated material leaving the site • Protection of as much existing vegetation as possible to reduce erosion • Storage of building materials on-site to minimise stormwater contamination <i>To ensure all potential water pollutants are controlled and dealt with on-site, Council may require devices such as:</i> • Effective bunding • Retention pits • Grease traps • Booms and trash racks • Silt and litter arrester pits • Situation ponds <i>These lists are not exclusive and may vary as innovative products and methods are developed.</i>	Yes	A Concept Stormwater Management Plan and Water Cycle Management Plan have been prepared by Northrop Consulting Engineers, refer to Attachments 3 and 9. An erosion and sediment control plan will be prepared prior to the demolition and construction phases and will be implemented during the demolition and construction phases of the development to reduce any pollutants entering into stormwater. During the demolition and construction phases of the development, all waste will be managed and sorted onsite in accordance with the Site Waste Minimisation and

DCP Requirement	Relevance	Compliance
<i>The pollution of any water is prohibited. Discharges from premises of any matter, whether solid, liquid or gaseous into any waters is required to conform with the Protection of the Environment Operations Act 1997 and the Regulations, or an environment protection licence issued by the Environment Protection Authority for Scheduled Premises.</i>		Management Plan prepared, refer to Attachment 10 .
3.18 – Urban Servicing (Water and Sewer)		
<i>Minimum lot sizes quoted by the LEP for zones R1 General Residential, R2 Low Density Residential, R3 Medium Density Residential, and R5 Large Lot Residential (equal to or less than 2,000m²) are for serviced land where each lot created will be connected to reticulated water and sewerage services.</i> <i>The minimum lot size quoted for zones R5 Large Lot Residential (with lot areas greater than 2,000m²) and RU5 Village are for unserviced land.</i> <i>Note. Clause 7.3 of Goulburn Mulwaree Local Environmental Plan 2009 also includes considerations for residential development servicing in the R5 Large Lot Residential and RU5 Village zones.</i> <i>The 2000m² lot size is expressed as a minimum and is subject to site conditions or site constraints, and the type of on-site effluent management system proposed in relation to onsite wastewater management.</i> <i>Land zoned, E1 Local Centre, E2 Commercial Centre, E3 Productivity Support, E4 General Industrial, is intended to be serviced land where each lot created will be connected to Council reticulated water and sewerage services.</i>	Yes	A Section 68 application (S68) is being lodged concurrently with this application for the water and sewer requirements as part of the proposal.
Part 7 Engineering Requirements		
7.3 - Drainage and soil and water management		
7.3.1 Drainage (urban) <i>Adequate measures designed in accordance with the current version of Council's Standards for Engineering Works, must be made during construction to ensure the land is stabilised and erosion is controlled, until the site is satisfactorily landscaped.</i> <i>A plan identifying the location of stabilisation methods such as stacked hay bales and sedimentation fences or geotech fabric may be required by Council prior to the release of any plans.</i> <i>Applicant shall have regard to the Stormwater Management Plan, April 2000. A copy is available for perusal at Council.</i> <i>Relevant matters to be considered are:</i> • urban run-off • interlot drainage • design criteria • erosion sedimentation • floodways and retention basins • stormwater runoff from roofs and paved areas is to be collected on-site and retained where appropriate or disposed of to the street drainage system, drainage easement, natural drainage course or infiltration trenches to the satisfaction of Council	Yes	A Concept Stormwater Management Plan and Water Cycle Management Plan have been prepared by Northrop Consulting Engineers, refer to Attachments 3 and 9. An erosion and sediment control plan will be prepared prior to the demolition and construction phases and will be implemented during the demolition and construction phases of the development to reduce any pollutants entering into stormwater. The stormwater will be connected into the exiting stormwater infrastructure onsite, directed to a new onsite detention tank, with any overflow being directed to the existing kerb outlet within the driveway.

DCP Requirement	Relevance	Compliance
7.3.3 Soil and Water Management <i>Development proposals where the area of disturbance is less than 2500m² require an Erosion and Sediment Control Plan (ESCP) (written document and site diagrams) that indicates measures to minimise erosion and sedimentation.</i> <i>Development proposals where the area of disturbance is 2500m² or greater should be accompanied by a Soil and Water Management Plan (SWMP) (written document and site diagrams), prepared by a suitably qualified person(s), that clearly identifies the constraints of soil erosion, sediment pollution and stormwater pollution.</i> <i>The SWMP should contain appropriate Best Management Practices that recognise site constraints and support ESD principles. The plan should include:</i> <i>soil conservation and pollution/nutrient control measures to be installed prior to clearing and earthworks and maintained until landscaping measures are complete</i> <i>protection measures for site access and exits</i> <i>catchment drainage characteristics of existing and proposed drainage patterns</i> <i>protection of existing overland flow paths, watercourses, stormwater kerb inlets and drains.</i> <i>upslope clean surface runoff diversions around the disturbed areas</i> <i>staggered site works to minimise disturbance</i> <i>rehabilitation and stabilisation of the disturbed areas</i> <i>measures to minimise the impacts of agricultural practices (such as the use of fertilisers, cultivation practices, tree clearing and pasture management)</i> <i>The SWMP should detail means to achieve no net increase in pollution of downstream waters through the use of Best Management Practices.</i> <i>The Plan should balance the management of runoff between farm dam storage and the needs of the downstream environment.</i> <i>Development of slopes greater than 20% should be avoided. Lands with slopes greater than 20% and having soil landscapes with a moderate to high soil erosion hazard are considered as sensitive areas. Development should minimise disturbance to these areas by minimising areas of cut and fill to depths of 1m. Development proposals within these areas should be accompanied by:</i> <i>an evaluation of the site stability (i.e. a geotechnical report)</i> <i>a schedule of earthworks</i> <i>details or appropriate construction techniques</i> <i>Plant species which are non-invasive to bushland should be used in landscaping and soil and water management works.</i> <i>All development proposals on potentially agricultural land should be accompanied by an assessment of the agricultural capability of soils on the property and the effect of the development on the agricultural capability of these soils.</i>	Yes	A Concept Stormwater Management Plan and Water Cycle Management Plan have been prepared by Northrop Consulting Engineers, refer to Attachments 3 and 9. An erosion and sediment control plan will be prepared prior to the demolition and construction phases and will be implemented during the demolition and construction phases of the development to reduce any pollutants entering into stormwater. The stormwater will be connected into the exiting stormwater infrastructure onsite, directed to a new onsite detention tank, with any overflow being directed to the existing kerb outlet within the driveway. The development site has a slope of approximately 7%, refer to Attachment 12, therefore, the proposed cut in excess of 1m is permitted and complies with this control. Furthermore, the proposed cut allows for the building to fit into the existing topography and provide accessible access on the northern part of the ground floor.

4. INTEGRATED DEVELOPMENT

The following table (**Table 3**) provides an assessment of the development against the integrated development provisions in Section 4.46 of the Environmental Planning & Assessment Act 1979. Where the development is identified as integrated development, it is discussed in further detail underneath the table.

Table 3: Consideration of Integrated Development Provisions

Act	Provision	Approval	Relevant
Coal Mine Subsidence Compensation Act 2017	s 22	Approval to alter or erect improvements, or to subdivide land, within a mine subsidence district	No
Fisheries Management Act 1994	s 144	aquaculture permit	No
	s 201	permit to carry out dredging or reclamation work	No
	s 205	permit to cut, remove, damage or destroy marine vegetation on public water land or an aquaculture lease, or on the foreshore of any such land or lease	No
	s 219	permit to: a) set a net, netting or other material, or b) construct or alter a dam, floodgate, causeway or weir, or c) otherwise create an obstruction, across or within a bay, inlet, river or creek, or across or around a flat	No
Heritage Act 1977	s 58	approval in respect of the doing or carrying out of an act, matter or thing referred to in s 57 (1)	No
Mining Act 1992	ss 63, 64	grant of mining lease	No
National Parks and Wildlife Act 1974	s 90	grant of Aboriginal heritage impact permit	No

Act	Provision	Approval	Relevant
Petroleum (Onshore) Act 1991	s 16	grant of production lease	No
Protection of the Environment Operations Act 1997	ss 43 (a), 47 and 55	Environment protection licence to authorise carrying out of scheduled development work at any premises.	No
	ss 43 (b), 48 and 55	Environment protection licence to authorise carrying out of scheduled activities at any premises (excluding any activity described as a "waste activity" but including any activity described as a "waste facility").	No
	ss 43 (d), 55 and 122	Environment protection licences to control carrying out of non-scheduled activities for the purposes of regulating water pollution resulting from the activity.	No
Roads Act 1993	s 138	consent to: (a) erect a structure or carry out a work in, on or over a public road, or (b) dig up or disturb the surface of a public road, or (c) remove or interfere with a structure, work or tree on a public road, or (d) pump water into a public road from any land adjoining the road, or (e) connect a road (whether public or private) to a classified road	No
Rural Fires Act 1997	s 100B	authorisation under section 100B in respect of bush fire safety of subdivision of land that could lawfully be used for residential or rural residential purposes or development of land for special fire protection purposes	No
Water Management Act 2000	ss 89, 90, 91	water use approval, water management work approval or activity approval under Part 3 of Chapter 3	No

5. STRATEGIC PLANNING FRAMEWORK

The strategic planning framework plays a vital role in informing the content of statutory planning instruments at regional, sub-regional and local levels. The following discusses these guidelines and requirements of strategies / legislation that are relevant to the proposed development.

5.1 SOUTH EAST AND TABLELANDS REGIONAL PLAN 2036

The South East and Tablelands Regional Plan 2036 provides an overarching strategic plan for the region, guiding the implementation of Local Strategic Planning Statements and the assessment of planning proposals such as rezoning's as well as supporting key infrastructure and policy priorities for the region.

Goal 3, Healthy and connected communities.

The South East and Tablelands is home to some of the most diverse communities in NSW, with a rich heritage; distinctive rural, alpine or coastal character; and strong relationships with Canberra. Retaining the region's distinctive character and appeal is essential.

Some people travel to Canberra, Sydney or Wagga Wagga to access health, education and higher-order services. Canberra generates cross-border movements, especially for people commuting to work or school in the ACT.

As the population grows and changes, people will need better access to health and education services to sustain their standard of living.

Direction 21: Increase access to health and education services

Schools near the NSW-ACT border face increased enrolments, and many schools have the capacity to use infrastructure more effectively. To achieve this, school catchment boundaries may be realigned and students directed to schools with surplus classrooms. Where appropriate, existing school assets will be renewed to provide contemporary learning spaces for students.

The proposed development is consistent with these goals and directions as it provides additional educational placements within the Goulburn township and its surrounds. The proposal is within a site currently established as an educational facility and therefore the required services and infrastructure are available in the locality.

5.2 GOULBURN MULWAREE LOCAL STRATEGIC PLANNING STATEMENT

The Goulburn Mulwaree Local Strategic Planning Statement (GMLSPS) describes how Council will achieve the City's vision and uphold the community's values, through strategic planning. It guides the growth of Goulburn as it evolves over future years in line with State and regional planning goals.

PLANNING PRIORITY 3: COMMUNITY FACILITIES

The proposed development supports the GMLSPS with the extension to an existing educational facility, being Trinity Catholic College. This will ensure that the residents in the Goulburn area have continued access to a range of education options and reduce excessive travel times for students in the area.

6. ASSESSMENT OF ENVIRONMENTAL IMPACT

The proposal is considered to have minimal environmental impact as further detailed in this section of the Statement of Environmental Effects.

6.1 HERITAGE

The site contains a Local Heritage Item No. I255, being the St Patrick's College (1873) refer to **Figure 7**. A Statement of Heritage Impact has been prepared by Camilla Rocks; version 1 dated 14 November 2025. The report outlines recommendations for the proposal and concludes that the proposal is consistent with the objectives of heritage conservation and is an appropriate development on the site.

There are no Aboriginal Cultural Heritage items located on the site or in the vicinity of the site. An Aboriginal Heritage Information Management System (AHIMS) search was conducted on 12 January 2026 (refer to **Attachment 11**) and confirms there are no Aboriginal places or sites located on, or within 200 metres of the subject site.

6.2 ACCESS AND TRAFFIC

The subject site has direct access to Addison Street, College Street and Wheeo Road which are bitumen sealed all weather roads. There are no upgrade works proposed or considered necessary for the proposal. A Traffic Impact and Parking Assessment has been prepared by Jones Nicholson Pty Ltd, refer to **Attachment 8**. The report indicates that the proposed development will result in insignificant impacts on the intersections and that the traffic generated by the development is minor in nature.

6.3 VEGETATION

The site contains a moderate amount of vegetation and has scattered mature trees and gardens maintained for its educational use. An Arboriculture Impact Assessment was prepared by Hugh the Arborist on 24 November 2025, refer to **Attachment 5**.

This report assessed the mature trees which may be impacted by the development and recommended that six (6) trees were required to be removed, being:

- Melaleuca bracteate
- Arbutus unedo
- Betula pendula
- 3 x Eucalyptus tereticornis

There is one tree within the report that is for retention that could potentially be impacted by the development, being Tree Number 4 - Sequoia sempervirens. The design has considered the footpath location and tree sensitive construction methods will be in place during the demolition and construction phases to ensure its preservation.

6.4 AIR AND NOISE

This development is unlikely to generate noise or air pollution that will impact on the amenity of the locality. Some general construction noise is expected during the works; however, this will be typical of general works in a residential neighbourhood.

6.5 SOIL AND STORMWATER MANAGEMENT:

Soil conditions in general will not be detrimentally affected at this site by the proposal, including the demolition and construction works.

Sediment and erosion control measures will be installed and maintained until the completion of construction works, as shown in the Erosion and Sediment Control Plan prepared by Northrop, refer to **Attachment 13**. Any disturbance of soil will be contained within the respective property boundaries of the site.

A Stormwater Management Plan and Water Cycle Management Plan has been prepared by Northrop Consulting Engineers, refer to **Attachments 3** and **9**. As per the plan, any overflow will be directed towards the surface pits and discharged into the existing stormwater system within the kerb and gutter, via rainwater tanks and an onsite detention tankas shown on the Stormwater Plan.

6.6 WASTE MANAGEMENT

A designated waste storage area will be erected and remain in place until the demolition and construction works are completed. Hard waste will be separated on site and removed by appropriate contractors for recycling. In contrast, soft waste will be disposed of through appropriate waste management facilities. The appropriate bins are presented for pick-up by Council's waste collection service within the site on waste collection day.

Refer to Site Waste Minimisation Management Plan as **Attachment 10** for further details.

7. SOCIAL & ECONOMIC IMPACTS

The development is not expected to have an adverse social impact on the locality. The future education placement availability which will result from the proposal will service Goulburn and its surrounds and complement the surrounding area.

Hence, the proposal is considered to provide positive social impacts within Goulburn and surrounding areas as it will provide additional land for low density housing, which is compatible with the existing area.

The proposal will result in positive economic impacts within Goulburn and surrounding areas. The proposal will help to support a thriving local economy and provide employment opportunities for a growing population.

8. SITE SUITABILITY

The site is suitable for the proposed development for the following reasons:-

- it is zoned SP2 – Infrastructure (School). The proposal to expand the existing educational facility is permissible within this zone and is a compatible land use;
- the proposal has considered and respected the heritage item on the site and will utilise colours and materials that complement the site and surrounding area;
- it is not identified as bushfire prone or flood prone land;
- it does not threaten flora and fauna species;
- it is readily serviced by essential utilities, including:
 - o electricity;
 - o water;
 - o sewer;
 - o gas;
 - o telecommunications; and
 - o stormwater drainage.

9. PUBLIC INTEREST

The proposal is likely to result in positive social and economic impacts, with minimal impact on the surrounding environment. The development generally complies with the applicable legislation and planning controls for educational facility proposals. The development is therefore considered to be in the public interest, as outlined in this report.

10. CONCLUSION

The proposal involves the demolition of one existing building and construction of a new multi-purpose educational building on a site used for the purpose of an Educational Facility.

The proposal is consistent with the objectives of the SP2 Infrastructure (School) zone of the GMLEP 2009, as it continues to provide educational infrastructure that is compatible with the site and its surrounds. The proposal respects the amenity and character of the surrounding locality. Furthermore, the proposal satisfies the requirements of the GMDCP 2009.

In summary, the proposal is: -

- an orderly development of the land, in accordance with the objectives of the EP&A Act;
- unlikely to have detrimental environmental or social impacts;
- likely to generate positive short term, and facilitate long term economic impact;
- reinforces an appropriate land use in the locality;
- able to be undertaken in a controlled manner with minimal environmental impacts;
- not likely to create any land use conflicts; and
- not likely to adversely impact upon the amenity of the locality.

Therefore, Council is encouraged to approve the development, subject to appropriate conditions of consent.

11. ATTACHMENTS

The table (**Table 4**) below details the Attachments of those uploaded to the NSW Planning Portal Accompanying this Development Application (DA).

Table 4: Attachments

Attachment 1	Proposed Architectural Plans
Attachment 2	Pre-Lodgement Meeting Minutes
Attachment 3	Preliminary Civil Design Plans
Attachment 4	NABERs Embodied Emissions Report
Attachment 5	Arborist Report
Attachment 6	Landscape Plan
Attachment 7	Heritage Impact Statement
Attachment 8	Traffic Report
Attachment 9	Water Cycle Management Plan
Attachment 10	Site Waste Minimisation & Management Plan
Attachment 11	Aboriginal Heritage Information Management System Search
Attachment 12	Detail Survey Plan
Attachment 13	Civil Works Concept Erosion and Sediment Control Plan