

Camilla Rocks
Planning & Heritage Services

Statement of Heritage Impact

147 Addison Street Goulburn

Trinity College - Demolition of c.1982
Classroom Building and Construction
of New High School Building

20 January 2026



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This Statement of Heritage Impact has been prepared by Camilla Rocks, on behalf of the proponents for the development at Trinity College, Goulburn.

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1 TABLE OF CONTENTS

2	Executive Summary	4
3	Introduction.....	5
3.1	Background	5
3.2	Limitations.....	5
3.3	Identification of the Site	6
3.4	Heritage Status	7
3.4.1	The Heritage Act 1977	7
3.4.2	The State Heritage Register.....	7
3.4.3	Archaeology.....	8
3.4.4	National Parks & Wildlife Act 1974.....	8
3.4.5	The Environmental Planning and Assessment Act 1979.....	9
3.4.6	Non Statutory Listings	16
3.5	Methodology	16
4	Historical Context	17
4.1	History of Goulburn.....	17
4.2	History of the Subject Site	18
5	The Site.....	24
5.1	The Setting.....	24
5.2	The Subject Site	24
5.3	Physical Condition.....	24
5.4	Views.....	25
5.5	Statement Of Significance	26
6	The Proposal.....	26
7	Heritage Impact of Proposed Works	30
7.1	Matters for Consideration.....	31
7.1.1	Fabric and spatial arrangements.....	31
7.1.2	Setting, views and vistas.....	34
7.1.3	Landscape.....	36
7.1.4	Use	36
7.1.5	Demolition.....	36
7.1.6	Curtilage	37
7.1.7	Moveable heritage.....	37
7.1.8	Aboriginal cultural heritage	37
7.1.9	Historical archaeology	37

7.1.10	Natural heritage	37
7.1.11	Conservation areas	37
7.1.12	Cumulative impacts	37
7.1.13	The conservation management plan.....	37
7.1.14	Other heritage items in the vicinity	37
7.1.15	Commonwealth/National heritage significance	37
7.1.16	World Heritage significance	37
7.2	Conclusions	38
7.3	Recommendations	39
8	Final Conclusion.....	40
9	Sources	41

FIGURE 1	IDENTIFICATION OF THE SUBJECT SITE – YELLOW OUTLINE (EPLANNING SPATIAL VIEWER)	7
FIGURE 2	LISTED 1873 BUILDING	10
FIGURE 3	HERITAGE MAP GOULBURN MULWAREE LEP (EPLANNING SPATIAL VIEWER)	11
FIGURE 4	VIEW OF GOULBURN 1882 HTTP://NLA.GOV.AU/NLA.OBJ-430922667	18
FIGURE 5	ST. PATRICK'S COLLEGE, GOULBURN. (1874, JUNE 27). ILLUSTRATED SYDNEY NEWS AND NEW SOUTH WALES AGRICULTURALIST AND GRAZIER (NSW : 1872 - 1881), P. 4. RETRIEVED NOVEMBER 13, 2025, FROM HTTP://NLA.GOV.AU/NLA.NEWS-ARTICLE6310640 19	19
FIGURE 6	ST PATRICK'S COLLEGE 1906 (TROVE.NLA.GOV.AU)	20
FIGURE 7	1940 ADDITIONS WITH KITCHEN, DINING ROOM AND STAFF FACILITIES (TROVE.NLA.GOV.AU/17300370)	21
FIGURE 8	STATUE OF EDMUND RICE (HTTP://NLA.GOV.AU/NLA.OBJ-147775409)	22
FIGURE 9	SCIENCE BLOCK FOR GOULBURN SCHOOL (1965, NOVEMBER 1). THE CANBERRA TIMES (ACT : 1926 - 1995), P. 11. RETRIEVED NOVEMBER 13, 2025, FROM HTTP://NLA.GOV.AU/NLA.NEWS-ARTICLE105870286	23
FIGURE 10	EXTERNAL VIEW OF SUBJECT BUILDING	25
FIGURE 11	C.1876 ENGRAVING OF ST PATRICK'S COLLEGE (HTTPS://ANTIQUERPRINTMAPROOM.COM)	26
FIGURE 12	VIEW OF BUILDING FROM ENTRANCE DRIVEWAY.....	27
FIGURE 13	RENDER OF SIMILAR VIEW (WEBBER ARCHITECTS)	27
FIGURE 14	CONNECTION POINT OF NEW BUILDING TO METCALFE BUILDING	28
FIGURE 15	PROPOSED COLOURS AND MATERIALS	29
FIGURE 16	EAST ELEVATION OF PROPOSED BUILDING WITH THE VILLA SHOWN.....	30
FIGURE 17	RELATIONSHIP BETWEEN THE SUBJECT BUILDING AND METCALFE BUILDING ADJACENT.....	31
FIGURE 18	RENDER OF PROPOSED BUILDING AND RELATIONSHIP TO METCALFE BUILDING	32
FIGURE 19	RELATIONSHIP BETWEEN THE SUBJECT BUILDING AND THE VILLA	32
FIGURE 20	RENDER OF PROPOSED BUILDING AND RELATIONSHIP TO THE VILLA	33
FIGURE 21	VIEW INTO THE SITE FROM CLINTON STREET	34
FIGURE 22	VIEW INTO THE SITE FROM COLLEGE STREET	35
FIGURE 23	VIEW FROM LISTED BUILDING TO SUBJECT BUILDING	35
FIGURE 24	TREE TO BE CONSIDERED FOR REMOVAL	36

2 EXECUTIVE SUMMARY

This report was commissioned by Webber Architects, to accompany a Development Application for the demolition of existing classroom building and construction of new building at Trinity College, Goulburn.

The site is in the Goulburn-Mulwaree Council area.

The principal planning control for the site is the Goulburn Mulwaree Local Environmental Plan 2009. The site is listed under Schedule 5. There are several local items listed under Schedule 5, Part 1 of the CLEP, in the vicinity of the subject site. Under Part 5.10 of the LEP, Council must consider:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document in this instance is a Statement of Heritage Impact (SOHI). This statement has been prepared at the request of the Goulburn-Mulwaree Council and accompanies the development application prepared by Webber Architects.

The conclusion drawn in this SOHI, is 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 INTRODUCTION

3.1 BACKGROUND

This Statement of Heritage Impact has been prepared by Camilla Rocks to accompany a Development Application for the proposed development of a new building at Trinity Catholic College, Goulburn. The subject site is listed in Schedule 5 of the Goulburn Mulwaree Local Environmental Plan 2009.

A SOHI should include the following information:

- site description (including site map)
- site history
- physical analysis
- heritage significance of the item, its elements, and its setting (this may be the existing assessment of significance for the heritage item, although an updated or more rigorous assessment may be required)
- description of proposed works and/or activities
- a detailed heritage impact analysis and assessment against the heritage item's identified levels of heritage significance (separated into impacts to local, state and national or world heritage significance as applicable)
- in the case of non-listed items within heritage conservation areas or works in the vicinity of heritage items, an assessment of how the proposed works contribute to or detract from the significance of the heritage items
- a conclusion, including recommended conditions and/or mitigation measures.

3.2 LIMITATIONS

The site was inspected and photographed by the author. The inspection was undertaken as a visual study only. The historical overview provides sufficient historical background to provide an understanding of the place in order to assess the significance and provide relevant recommendations, however, it is not intended as an exhaustive history of the site.

This SOHI is based upon an assessment of heritage issues and is not intended to address planning or compliance issues. Compliance with planning instruments and policies, the National Construction Code and matters relating to structural integrity, land contamination, servicing and any other non-heritage matters will be addressed by others.

This SOHI does not address items of moveable heritage. It is outside the scope of the report to locate and/or assess potential archaeological deposits in the subject site.

While an Aboriginal history is beyond the scope of this report, it is acknowledged that Goulburn lies within the traditional lands of the Gundungurra people.

3.3 IDENTIFICATION OF THE SITE

The site is legally identified as Lot 147 DP 750015, known as 147 Addison Street, Goulburn. The site forms part of the Trinity College Catholic School site, which is 21 hectares in size. The site is made up of 10 lots:

150/-/DP750015

146/-/DP750015

153/-/DP750015

152/-/DP750015

145/-/DP750015

147/-/DP750015

149/-/DP750015

151/-/DP750015

144/-/DP750015

148/-/DP750015

The site is bounded by Clinton Street to the north, College Street to the east, Addison Street to the south and Simon Poidevin Park and the sewage treatment plant to the west.



Figure 1 Identification of the subject site – yellow outline (ePlanning Spatial Viewer)

3.4 HERITAGE STATUS

3.4.1 The Heritage Act 1977

The *NSW Heritage Act 1977* (the *Heritage Act*) provides protection to items of environmental heritage in NSW. Under the *Heritage Act*, 'items of environmental heritage' include places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic values. State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the *Heritage Act* against any activities that may damage an item or affect its heritage significance.

3.4.2 The State Heritage Register

The *State Heritage Register (SHR)* was established under Section 22 of the *NSW Heritage Act 1977* and is a list of places and objects that are considered important to the people of NSW. The SHR is administered by the Heritage Branch of the NSW

Office of Environment & Heritage and includes a diverse range of over 1500 items, in both private and public ownership. To be listed, an item must be deemed to be of heritage significance for the whole of NSW.

Sites or relics that are listed on the SHR (or are the subject of an Interim Conservation Order) are provided statutory protection under the Heritage Act. A Section 60 application can be determined by the Heritage Council of NSW, or in some cases the Heritage Division under delegation.

There are no items listed on the SHR on the site,

3.4.3 Archaeology

Part 6 Division 9 of the *Heritage Act* protects archaeological 'relics' from being exposed, moved, damaged or destroyed. This protection extends to situations where a person has reasonable cause to suspect that archaeological remains may be affected by the disturbance or excavation of the land. It applies to all land in NSW that is not included in the SHR.

The *Heritage Act* also protects 'relics', which can include archaeological material, features and deposits. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as follows:

"relic means any deposit, artefact, object or material evidence that:

(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and

(b) is of state or local heritage significance."

Sections 139-145 of the Heritage Act prevent the excavation or disturbance of land known or likely to contain relics, unless in accordance with an excavation permit.

Excavation permits are issued under Section 140 of the Heritage Act, or Section 60 for sites listed on the SHR. Some minor works such as test excavations or archaeological monitoring may be suitable for a Section 60 (Fast Track) application. Excavation Permit Applications must be supported by an Archaeological Research Design and Excavation Methodology as well as an Archaeological Assessment. Section 146 of the Heritage Act requires that any discovery or location of a 'relic' is reported to the Heritage Council.

The subject site is not identified as having archaeological significance.

3.4.4 National Parks & Wildlife Act 1974

Aboriginal objects (including archaeological sites) are protected under the National Parks and Wildlife Act 1974 (NSW), (as amended) (NPW Act).

NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) is responsible for implementing, investigating and enforcing the legislation relating to Aboriginal cultural heritage.

The main piece of legislation for managing and protecting Aboriginal cultural heritage in New South Wales is the *National Parks and Wildlife Act 1974 (NPW Act)*.

The NPW Act is complemented by the *National Parks and Wildlife Regulation 2019* which:

- provides for the management of Aboriginal land, Aboriginal Places and Aboriginal objects
- makes administrative arrangements for Boards and Advisory Committees.

Aboriginal cultural heritage is also protected under the *Heritage Act 1977*, through the listing of State Heritage Register items which are of State significance.

Under Section 90 of the NPW Act it is an offence to harm, deface, damage, remove or desecrate, an Aboriginal object or place without prior written consent of the Chief Executive of OEH. It is also an offence, under Section 86 of NPW Act to disturb or excavate land for the purpose of discovering an Aboriginal object or disturb or move an Aboriginal object on any land, without first obtaining a permit (preliminary research permit, excavation permit, collection permit or rock art recording permit) under Section 87 of the NPW Act. Under Section 89A of the NPW Act, it is also a requirement to notify the Secretary of the DPE of the location of an Aboriginal object identified during any phase of works.

A desktop search of the Aboriginal Heritage Information Management System (AHIMS) revealed no sites of known Potential Archaeological Deposits (PADs) in the school site or within 200m of the site. Disturbance resulting from development reduces the likelihood of Aboriginal archaeological finds. However, if any Aboriginal cultural remains are exposed during works, then all work would need to cease until an appropriate permit has been obtained.

3.4.5 The Environmental Planning and Assessment Act 1979

The Environmental Planning and Assessment Act 1979 (EP&A Act) establishes a framework for cultural heritage values to be formally assessed in the land use planning and development consent process. The EP&A Act requires that environmental impacts are considered prior to land development. This includes impacts on cultural heritage items and places as well as archaeological sites and deposits. The EP&A Act also requires that Local Governments prepare planning instruments, such as Local Environmental Plans (LEPs) and Development Control Plans (DCPs), in accordance with the Act to provide guidance on the level of environmental assessment required.

The subject site falls within the boundaries of the Goulburn-Mulwaree Local Government Area.

3.4.5.1 Goulburn Mulwaree Local Environmental Plan 2009

The subject site is a heritage item located in the vicinity of heritage items listed under Schedule 5 of the GWLEP. The LEP lists St Patrick's College (1873) as the item on the site.

Item name	Location	Listing ID
St Patrick's College (1873)	147 Addison Street Lots 144–153, DP 750015	I255



Figure 2 Listed 1873 building

Sections 5.10(4) and 5.10(5) of the GMLEP require Goulburn-Mulwaree Council to assess the heritage impact of development, such as the potential future redevelopment of the site, on the heritage significance of the heritage items and heritage conservation area and to assess the extent (whether negative, neutral or positive) to which the development proposal would impact the heritage significance of those heritage items and heritage conservation area. This assessment is carried out in Section 7 below.

It is noted that the heritage listing applies to the 1873 building and no other buildings on the site are listed in the inventory. The subject building to be demolished is not listed as an item. The Villa and Metcalfe buildings adjacent to the development site are not listed as items.

The statutory heritage provisions of Clause 5.10 of the LEP are pertinent to heritage impact assessment. The relevant clauses for the site and for this proposal are:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

Objectives: The proposal retains the listed building and, in particular, the significant architectural features and social significance to the region.

Requirement for consent: The LEP clearly sets out the conditions under which consent is required. The proponent and consultants involved in this project are aware of the conditions and have made application in accordance with this clause.

Effect of proposed development on heritage significance: The 1873 building is listed as a locally significant heritage item and is not located within the Goulburn Heritage Conservation Area. The subject development proposal demolishes an existing c.1980s building and introduces a new building to the site, which is noted as hosting buildings from a range of eras. The historical use of the site for educational purposes will continue.

The map extract below also illustrates the heritage items and heritage conservation areas in the vicinity of the subject site.



Figure 3 Heritage map Goulburn Mulwaree LEP (ePlanning Spatial Viewer)

As illustrated in Figure 2, there are heritage items within the vicinity of the subject site, Trinity Catholic College. For the following, 'within the vicinity' has been determined with reference to physical proximity, existing and potential view corridors and the

nature of the proposed works. Items in grey are assessed as not being visible to and from the subject site. The Goulburn Conservation Area can be seen in Figure 2 to the east of the subject site, in red hatching.

Item name	Location	Listing ID
Dwelling	202 Addison Street Lot 11 DP 542953	115
Dwelling "Pineleigh" (1890)	216 Addison Street Lot 1 DP 1196164	114
Christ Church (1890)	130 Addison Street Lot 1 DP 510683	
Rectory (circa 1900)	128 Addison Street Lot A DP 356452	
Brick water cisterns and ponds	221 Wheeo Road Lot 1 DP 724398	113
Dwelling (former Christ Church rectory, 1884)	24 Gilmore Street Lot 7 DP 1234020	143
Goulburn TAFE (former Presbyterian Ladies College) and 2-storey building (1872)	2 View Street Lot 31 DP 614501	141
Victorian dwelling (1882)	74 Deccan Street Lot 8 DP 14243	142
2-storey flats (circa 1949)	78 Deccan Street Lot 6 DP 14243	116
2-storey dwelling (circa 1946)	80 Deccan Street Lot 5 DP 14243	117
Georgian dwelling (circa 1860)	27 Mayor Street Lot A DP 389798	162
2-storey dwelling (circa 1860)	136 Verner Street Lot 4 DP 366425	135
War memorial swimming pool complex (1964)	134 Faithfull Street	11

Item name	Location	Listing ID
International dwelling (circa 1960)	Lot 1 DP 117890	122
	98 Deccan Street	
	Lot 5 DP 414322	
Georgian dwelling "Cambria" (circa 1870)	100 Deccan Street	163
	Lot 39 DP 620175	
2-storey dwelling (1951)	104 Deccan Street	
	Lot 8 DP 376016	

3.4.5.2 Goulburn Mulwaree Development Control Plan 2009

The following information is extracted from the GWDCP. The full document was used for this impact assessment.

3.4.5.2.1 Chapter 3 General Development Controls

3.2 European (Non-Indigenous) Heritage Conservation

The general objectives of this section the DCP are:

1. To conserve and enhance the heritage significance and qualities of heritage items conservation areas and archaeological remains and relics.
2. To ensure that alterations, additions and new infill development are sympathetic, well designed and appropriate to the values of the heritage item or streetscape context in which it is located.
3. To preserve and maintain trees and other vegetation that contributes to the significance of heritage items and heritage conservation areas.
4. To ensure a thorough assessment process is applied for any proposed demolition or removal of a heritage item or building located within a heritage conservation area including the archival recording of these buildings where required.
5. To promote public awareness and education on heritage conservation.

As shown by the heritage impact assessment within this report, the proposal is generally consistent with the objectives of this section.

3.3 General Heritage Item and Conservation Area Controls

Controls	Comment on the subject development proposal
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	Existing side and front setbacks are maintained

Controls	Comment on the subject development proposal
buildings in the streetscape is retained Current front and side setbacks should be maintained where there is no established set back with nearby buildings.	
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.	No new structures are proposed to be built forward of the building line
An adequate curtilage including landscaping, fencing and any significant trees, are to be retained.	All buildings within the site have a generous curtilage within the boundaries of the lots that form the whole site.
The established landscape character of the locality including height of canopy and density of boundary landscape plantings should be retained in any new development.	One tree adjacent to the new development has been noted for potential removal however the boundary landscape plantings will be maintained.
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.	The new building allows for a suitable visual distance between existing buildings and the proposed building so that significant elevations retain views to and from the items.
New developments must respect the existing significance of the streetscape and the vicinity.	The new building is set well within the grounds so as not to impact the streetscape in the vicinity. The building is consistent with educational buildings on the site.
Use design elements that exist in the streetscape to guide the design of new structures.	The new building is set well within the grounds so as not to impact the streetscape in the vicinity. The building takes its design cues from other buildings within the site.
Ensure scale and size of development is compatible with	The scale of the proposed building is suitable within the educational environment.

Controls	Comment on the subject development proposal
neighbouring development and the streetscape generally.	

3.3.8 Development in the Vicinity of a Heritage Item

This matter is addressed within this Statement of Heritage Impact.

A thorough assessment of the development against the DCP provisions is included in the Statement of Environmental Effects submitted with the Development Application for this project.

3.4.6 Non Statutory Listings

Listing on non-statutory registers does not provide any legal protection to heritage items or sites, however demonstrates their recognised heritage value.

3.4.6.1 Register of the National Trust

The Register of the National Trust was established in 1949 and is maintained by the National Trust of Australia. Following its survey and assessment of the natural and cultural environment, the National Trust of Australia (NSW) maintains a Register of landscapes, townscape, buildings, industrial sites, cemeteries and other items or places which the Trust determines have cultural significance and are worthy of conservation.

Currently, there are some 12,000 items listed on the Trust's Register.

The site is Classified on the Register.

3.4.6.2 Australian Institute of Architects Register

The Register of Significant Buildings in NSW is prepared by the Heritage Committee of the Australian Institute of Architects - New South Wales Chapter.

St Patricks School (1914) is included in the register.

3.5 METHODOLOGY

The approach taken in this 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.

4 HISTORICAL CONTEXT

4.1 HISTORY OF GOULBURN

The district that was to become Goulburn was occupied by the Ngunawal and Gandangara people prior to the settlement by Europeans. The site of Goulburn City was a meeting place for peoples that came from as far south as the Monaro, along with the Wiradjuri people. Rocky Hill was a meeting place for the Aboriginal men and the women met closer to the river. The traditional name for the area was Mulwaree. Meaning "long water".

Goulburn was founded in 1822, 45 years after Hamilton Hume and Surveyor Meehan discovered the Goulburn Plains in 1817. The town was named for Major Henry Goulburn, and was a garrison and convict town.

In 1834, a survey of the new town was made by Surveyor Hoddle, and showed the sections between Sloane and Cowper Streets and Clinton and Bradley Streets. Goulburn was colloquially known as "Little Jerusalem" at this time, due to the number of Jewish storekeepers. By 1844, there were 24 houses in Goulburn, including 5 hotels, 5 stores, a bank, and a courthouse. 6 of the houses were occupied by professional gentlemen and 13 houses were untenanted.

The town has been subject to floods and there was a big flood in 1852, after which the Fitzroy Bridge was constructed (1855). A greater flood in 1870 rose to the level of the Fitzroy Bridge.

The first Agricultural Society was formed in the early 1850s. In 1854, the Mechanics' Institute was established. The first newspaper, "The Herald", was established in 1848 and later there were other newspapers: "the Chronicle", "The Goulburn Times", "The Argus", "Southern Observer" and the "Penny Post".

The first train arrived in Goulburn in 1868, bringing Sydney cricketers to play the Goulburn side. The railway contributed to the growth of the city, along with the flourishing pastoral industry and Gold Rush, linking the city to Sydney and providing an important source of employment. Gold was discovered along the Abercrombie River and in the Shoalhaven area. Silver, lead and zinc were also found and mined in the Goulburn area. The wealth of the city is reflected in the grandeur of the architecture of the time.

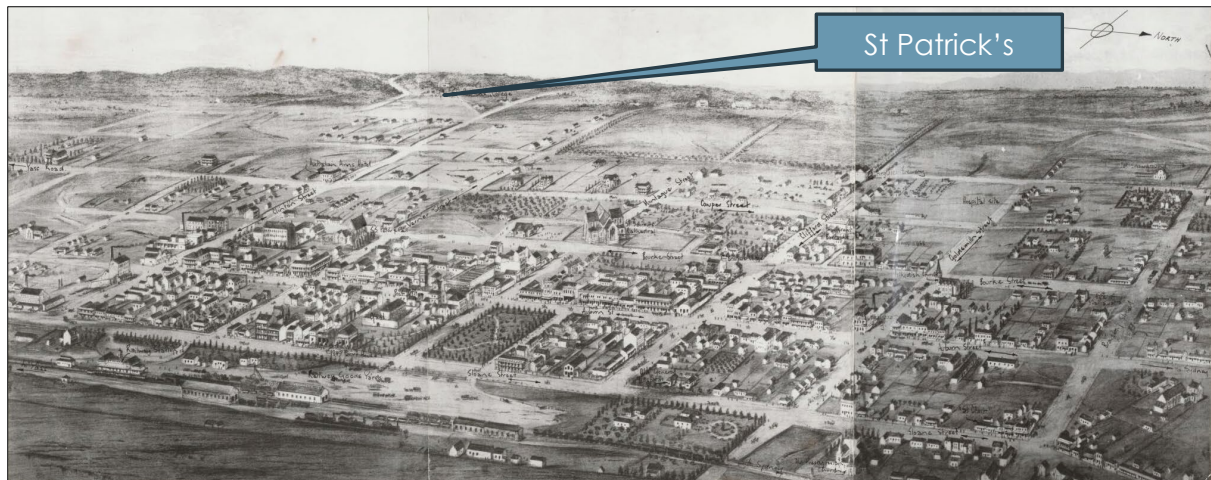


Figure 4 View of Goulburn 1882 <http://nla.gov.au/nla.obj-430922667>

Goulburn continued to grow through the twentieth century as a hub for agriculture and, in particular, wool. Key developments such as the prison, police training facility and Anglican and Roman Catholic cathedrals ensured the economic and social stability of the city.

The growth of Goulburn has been gradual since the 1990s. In 1991, the population was 21,451. The population was 24,565, according to the 2021 Census data.

4.2 HISTORY OF THE SUBJECT SITE

The site was established as St Patrick's College on Sunday 1st February, 1874, by the Goulburn Catholic Diocese, under the leadership of Bishop William Lanigan. It appears the site was originally intended to host a seminary. Visiting Ireland in 1869, Lanigan began to conceive the notion of a boarding school. Land was acquired to the west of Goulburn, with 18 acres for a school and 13 acres for an episcopal residence. Additional land was purchased from adjoining owners to complete the selected site.

Tenders for materials began to be called for in early 1873 and the building was completed in September 1874, at a total cost of £5190. It was a central hexagon, 3 storeys high, with 3 projecting 2 storey wings. The ground floor of the hexagon comprised a reception area, library and store room whilst the upper floors were occupied by the priests and lay staff. The ground floor of the wings was classrooms, chapel and dining room. Upstairs, there were 3 dormitories with 50 beds.

The central building is Italianate in style and the wings show Gothic details. The architect was A Stumbuco.



Figure 5 ST. PATRICK'S COLLEGE, GOULBURN. (1874, June 27). *Illustrated Sydney News and New South Wales Agriculturalist and Grazier* (NSW : 1872 - 1881), p. 4. Retrieved November 13, 2025, from <http://nla.gov.au/nla.news-article6310640>

Lanigan also built a residence, "The Villa" on the grounds of the school. This was intended to secure title to the land, in case the government wanted to resume the land for not having been used for the use it was intended. Lanigan never lived in The Villa however, it was used for the accommodation of lay staff.

By 1894, the school had not reached the potential originally envisioned by Lanigan and he spoke of closing it. Lanigan approached various orders in coming years and in early 1897, an offer was made to the Christian Brothers. The Christian Brothers took over the running of the school, spending £1500 on repairs and improvements. The "break up" for the year noted the improvements and academic achievements of the students before a large crowd.

The Brothers were challenged with trying to improve the numbers at the school. At the commencement of their management, there were only 25 pupils. By 1899, those numbers had doubled and there were 90 pupils in 1901. Edward O'Connell was the College President from 1903 – 1905, and erected the stone piers at the front entrance, completed the avenue from Clinton Street, constructed toilets and a reading room.



Figure 6 St Patrick's College 1906 (trove.nla.gov.au)

1915 saw the construction of an additional handball court and new tennis courts. The influenza epidemic saw a fall in numbers but the 1920s saw a dramatic upswing in enrolments, with 250 pupils by the end of the decade. There were 4 terms a year, a 2 week midwinter break and a 6 week summer break. Fees were approximately £50 per year. This was around a quarter of the average wage for a tradesman and fit the Brothers' objective of providing affordable education.

A new wing, the Gallagher wing after John Gallagher the President, was constructed in 1923-4. The school site was connected to the town sewer in 1926.

The school had become overcrowded, with the uptake in enrolments. The Great Depression saw numbers fall significantly. Brother Jordan designed an assembly hall with dormitories above. He laid the foundations and floor, also building the walls to first floor height then assisting trades with the upper level and roof. A feature was a large fireplace that would ease the boys during Goulburn's notoriously cold weather. The building became known as the "Old Hall" and was completed in 1929.

The original chapel (later the McAlroy Room) had become a dormitory, during the overcrowded times.

Frank G Leahy, a local grazier, donated money for the construction of a playing field (now Wexted Oval). Work began in 1933 and in 1937, Leahy constructed a grandstand and entrance driveway.

On Arbor Day, in 1933, every boy planted a tree, resulting in the rows of eucalypts and pines along the southern and western boundaries and cypresses along the main drive.

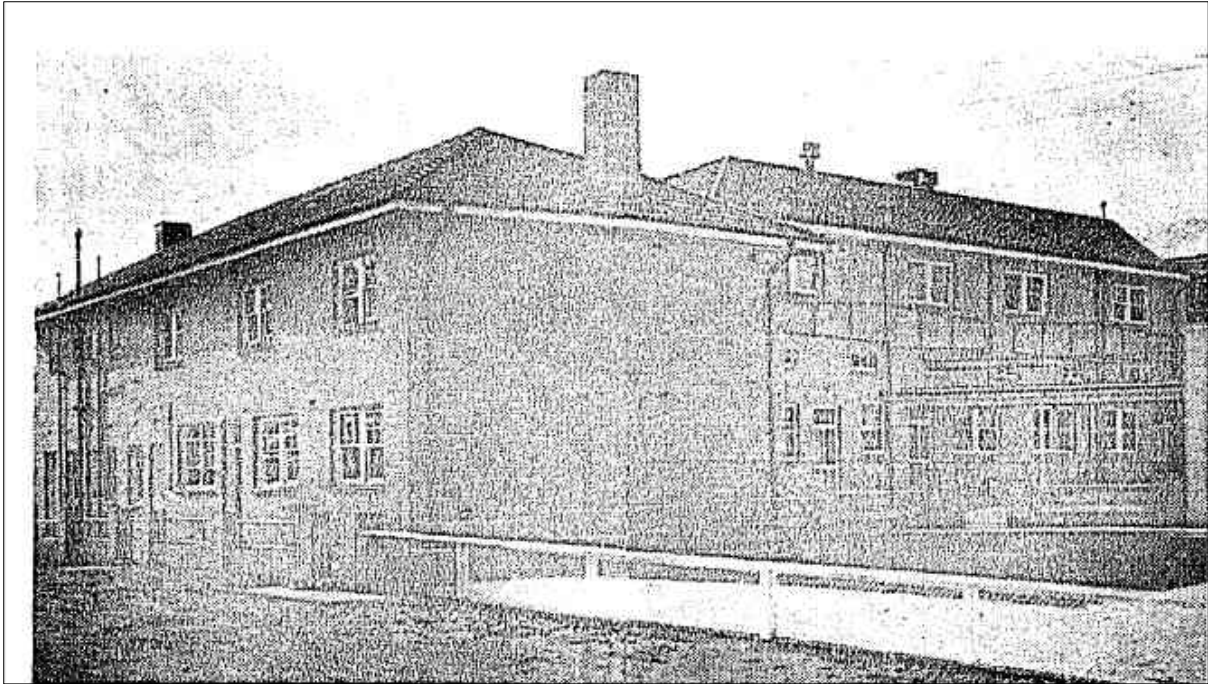


Figure 7 1940 additions with kitchen, dining room and staff facilities (trove.nla.gov.au/17300370)

By 1940, boarder numbers peaked and again, accommodation was overcrowded. Extra beds were put into the infirmary and on an open verandah. The college was not in a position to undertake major construction but some alterations and improvements were made with a new oval (No.2) and the purchase of an army hut for libraries and recreation. With wartime restrictions and drought, the grounds fell into a state and the school and its equipment was shabby. A cheerful "make do" attitude prevailed, according to David Bollen (*Up On The Hill*).

Brother Daniel Marzorini took over from 1956 and attempted to improve the facilities with limited resources. He recruited the students to undertake painting and renovating. A Parents & Friends Association was formed, the first in the archdiocese and it funded the construction of a new tuckshop, concrete yards and a 25m swimming pool, using volunteer labour. The archbishop permitted work on Sundays as it was for a charitable purpose. The toilet block from the 1890s was replaced. The chapel underwent internal alterations to increase the seating capacity by 100 and included the purchase of a new organ at a cost of £11,000. A further addition was the commissioning of a statue of Edmund Rice, sculpted by Tom Bass and unveiled in 1960.



Figure 8 Statue of Edmund Rice (<http://nla.gov.au/nla.obj-147775409>)

After Marzorini left, there were 2 more Presidents in quick succession. Thomas Collumbanus (Collie) Mullen took over the reins in 1962. He was concerned about the boarding facilities, which had not been improved since the 1930s. Marzorini had raised funds for a new science building but first Mullen concentrated on bringing the accounts into surplus.

On 19th October, 1963, a boy spotted a fire in The Villa. The top floor was damaged and builders worked over the Christmas holidays to repair the damage and the building was converted into 4 classrooms – 2 on the top floor and 2 on the ground floor.

Plans for the science building were resurrected and funds obtained, with work commencing in October 1964. This was the first major new building on the site in 90 years. It was a modern building of glass, steel, aluminium and masonry with a circular library appended. The building was named the Metcalfe building, after Brother Joseph Metcalfe.

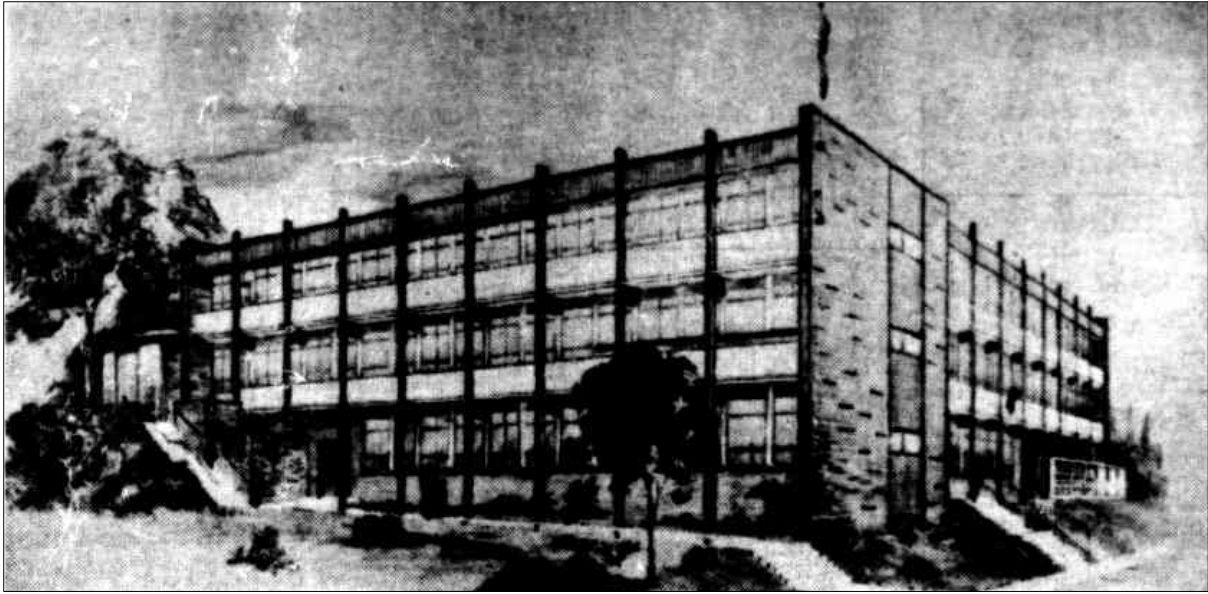


Figure 9 Science block for Goulburn school (1965, November 1). *The Canberra Times* (ACT : 1926 - 1995), p. 11. Retrieved November 13, 2025, from <http://nla.gov.au/nla.news-article105870286>

Further works by Mullen were a gas upgrade to the fuel stoves, toilets for the dormitories, a remodel of classrooms (formerly Treacy's gymnasium) into 6th form dormitory and other works such as offices in the Old Building, heating in the chapel, kerb and guttering along the main drive and fencing along Clinton Street.

Brother Marzorini returned to the President's role in 1975 and so began a period of fundraising for new projects. The Byrne building was opened in 1979. Marzorini had long held a dream for a great hall on the site and construction of this began in 1982. It was used for the speech night at the end of that year and became known as the Marzorini Great Hall.

There is very little recorded information about construction on the site since the 1980s. We speculate that the subject building was completed with the Great Hall. Reporting of the construction of the Great Hall mentions that a 4 classroom building was constructed at the same time as the hall building. The 2 buildings exhibit similar architectural features, in particular the barrel roofline and sand coloured brick. The subject building was initially used for computing and agriculture classes.

The College was operated by the Christian Brothers from 1897 until its closure in 2000, when it was merged with Marian College to form Trinity College.

5 THE SITE

5.1 THE SETTING

The site is located at 147 Addison Street, Goulburn.

The land in the vicinity of the subject site is generally characterised as residential, with some recreational and infrastructure uses to the east and west and a TAFE site to the north-east. Land immediately west of Simon Poidevin Park to the west is large lot residential then land beyond is rural.

The Goulburn CBD is located approximately 1.5km east of the site.

5.2 THE SUBJECT SITE

The subject site is approximately 21 hectares in size. It is located approximately 1.4km west of the Goulburn CBD on an elevated site.

The site is situated on land bounded by Clinton Street, College Street, Addison Street and recreational land to the west. The land is sloped with a fall of approximately 25m from west to east. There are two main entrances to the grounds:

- from Clinton Street, opposite Gilmore Street there is a sealed tree-lined driveway that leads to the main buildings;
- from Addison Street, there is a sealed driveway to the main parking area. This is also the site of the primary school bus stop.

The site is developed with school buildings, fencing, playgrounds, sports oval, swimming pool, sports courts and cricket pitches, paths, carparks and driveways, agricultural plot and landscaping. The site is fenced with a pipe and mesh fence along the Addison Street boundary, boundary with Simon Poidevin park and College Street boundary, with a brick entry at the Addison Street entrance. The Clinton Street boundary is fenced with steel palisade fencing along the eastern portion and pipe and mesh fencing along the western section of the boundary. The main gate is distinguished by sandstone pillars and an ornate metal gate.

The buildings on the site are constructed with a mix of materials, in a number of architectural styles, reflecting the historic development of the site. There is no characteristic style that represents the site.

5.3 PHYSICAL CONDITION

A condition report of the buildings on the site has not been provided.

From external inspection, the subject building appears to be in reasonable structural condition, noting there is some cracking. The building is in current use for teaching and administration.

School staff reported that the building is no longer suitable for teaching due to structural issues.

The building is laid out as 2 buildings joined by a breezeway. There are 4 classrooms in the building. It is constructed with sand coloured brick cladding and has a distinctive barrel roof, with bull nosed verandahs.



Figure 10 External view of subject building

5.4 VIEWS

The subject site is a readily visible element in the Goulburn township, given its elevated position and substantial area. The buildings are generally arranged in the central part of the site. Views into the site are restricted due to the topography.

The secondary view lines into the site are made from within the residential area however, the large area of the site and low scale of development place the site as a vista and not a prominent landscape feature from most directions. The church tower is a prominent landscape feature. The primary and secondary view lines are not likely to be affected by any potential future development.

Further, the site is close to a number of listed items. The subject site is not visible from the items that are not within the school site.

Accordingly, the impact of the proposal on these places are discussed in the Heritage Impact Assessment below.

5.5 STATEMENT OF SIGNIFICANCE

The NSW Heritage Inventory lists the school site as an item with local heritage significance.

The statement of significance says:

St Patrick's College, Goulburn was established as an independent, Catholic, day and boarding school for boys. It was one of the earliest schools established by the Christian Brothers in Australia and is also a school which has a significant Rugby Union tradition. The college had been operated by the Christian Brothers since 1874. The school amalgamated with Marian College for girls in Goulburn to become Trinity Catholic College, Goulburn and was a boarding school until 2009. The buildings are highly significant locally.

There are a number of original stone buildings, the great hall and the relatively recent 1937 Wexted Oval Grandstand. A number of more recent buildings show the changes to the site and education over the years.

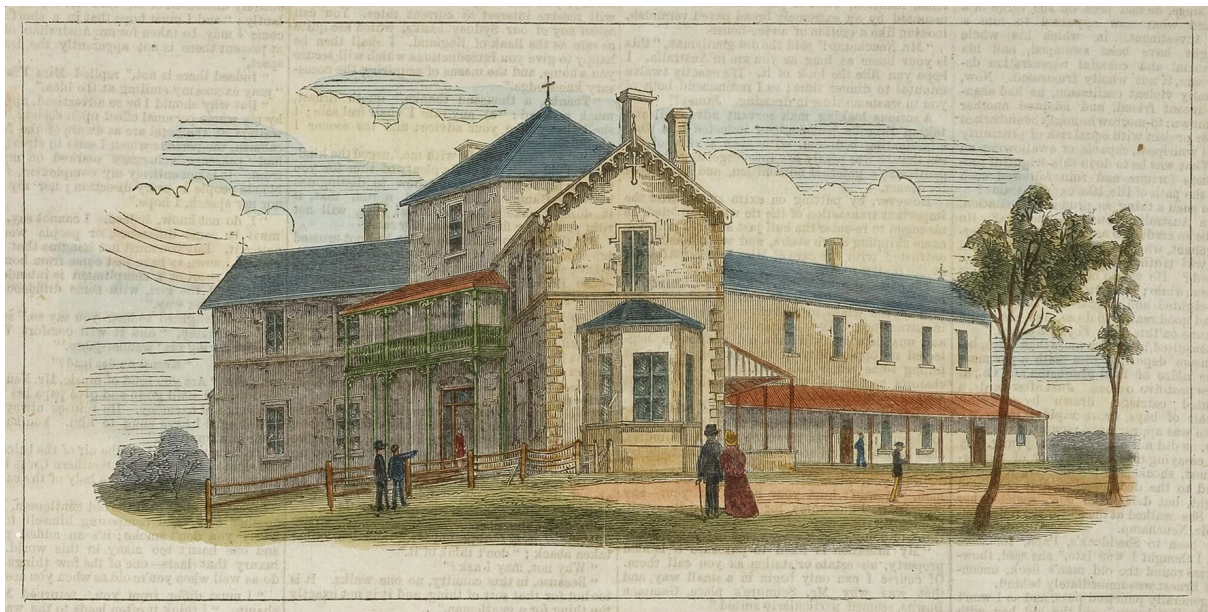


Figure 11 c.1876 engraving of St Patrick's College (<https://antiqueprintmaproom.com>)

6 THE PROPOSAL

This report supports a Development Application for the demolition of existing classroom building and construction of a new school building on the site. The following should be read with reference to the submission prepared by the applicant.

The purpose of the new building is to improve the functionality of the school buildings for modern educational purposes by providing a preforming arts space, additional classrooms and flexible learning spaces. In particular, it will provide functional female amenities, which have been lacking in the school since its amalgamation with Marian College to become the co-educational Trinity College.

The building to be demolished is located on the western side of the driveway from the Main Gate to the school and is to the north of The Villa and east of the Metcalfe building. It was constructed c.1982.

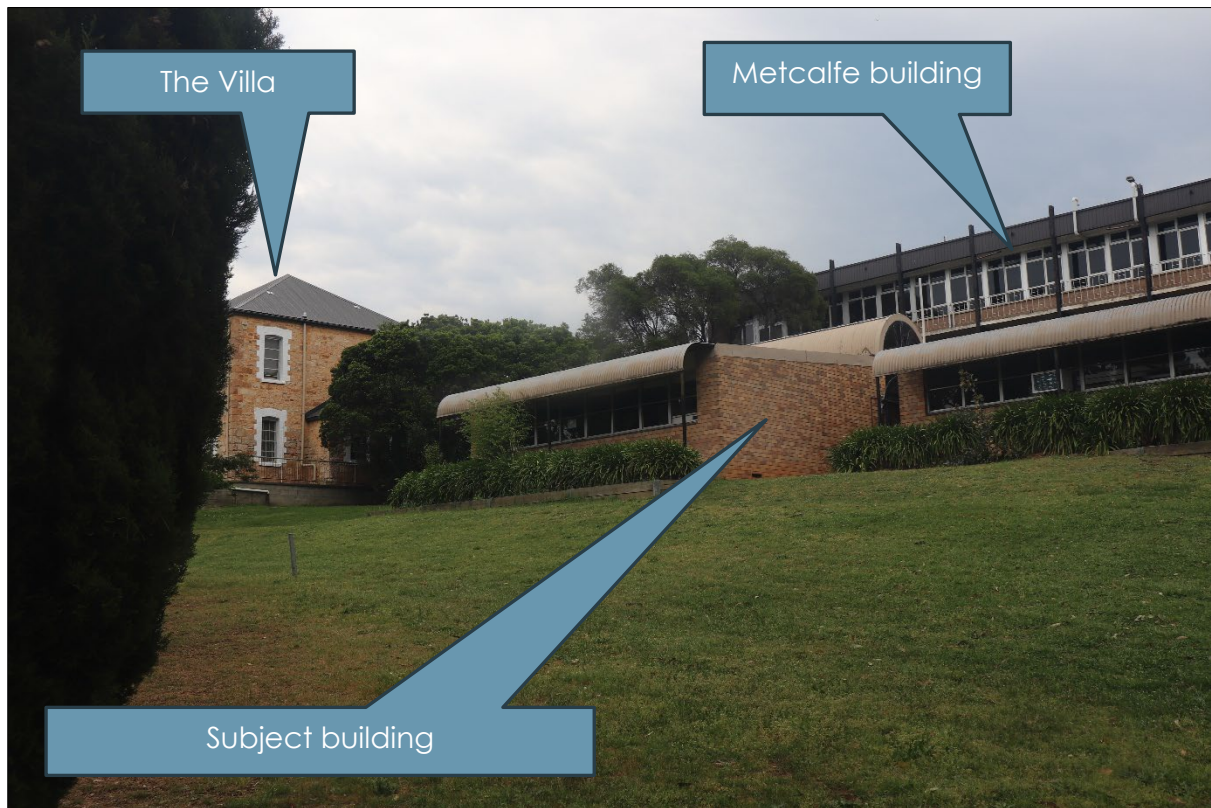


Figure 12 View of building from entrance driveway



Figure 13 Render of similar view (Webber Architects)

The new building is proposed to be constructed to the east of Block N – the Metcalfe Building, on land which is currently vacant. The proposed building will have 4 levels: a lower ground level and 3 upper levels.

The lower ground level is proposed to contain an accessible WC, male amenities, female amenities, cleaners' room, store room, 2 general learning areas (GLAs) and indoor and outdoor recreation areas. There will be a large circulation area with lockers and stairs and a lift to the upper levels.

Level 1 is proposed to have a large performing arts workshop room with lockers and change room and a large performing arts GLA. This level will also have an external mechanical yard, circulation hall with stairs and lift.

Level 2 will have 4 GLAs and a circulation hall with a tiered seating area, stairs and lift. This level will have a ramp to the adjoining Metcalfe Building.

Level 3 will have the same layout as Level 2.

The Metcalfe Building will be altered internally with the construction of a new wall and corridor connecting to the ramp from the proposed new building at each level.



Figure 14 Connection point of new building to Metcalfe building

There is a palette of external materials, with face brick to the lower levels and lightweight cladding to the upper levels. The western elevation will have precast concrete panel as the main façade material and this presents the opportunity to create a unique pattern reflective of the site context. Roofing will be metal sheeting and there will be external screens to part of the building. Exact colours have not

been confirmed. We recommend that colours be limited to a muted palette and suggest that brick complements the predominant light sand coloured brick and stone used across the site. Other recommendations are included later in this report.



Figure 15 Proposed colours and materials

The proposed colours and materials are outlined below:

- 1- **Lightweight cladding:** Fibre cement sheet in a natural/cream colour.
- 2- **Face brick:** Colour to match existing block brickwork.
- 3- **Awnings and batten screens:** Powder-coated in a copper colour.
- 4- **Perforated screens:** White finish.
- 5- **Metal roof sheeting:** Colorbond *Surfmist* colour.
- 6- **Concrete paths:** Grey concrete finish.

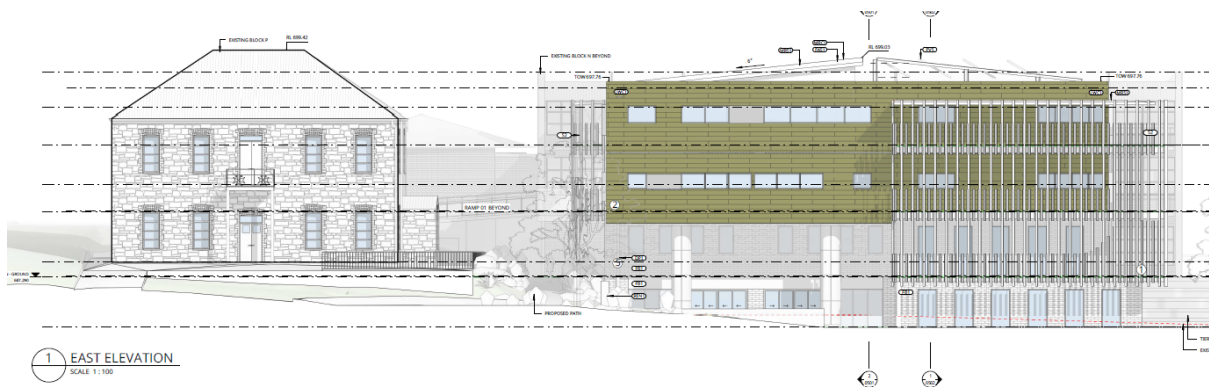


Figure 16 East elevation of proposed building with The Villa shown

A full set of plans used for the analysis by this report is annexed to the report.

The building employs vertical elements in the columns, blades and openings to the ground and first floors. It does not have a high pitched roof and this ensures the building does not exceed the height of the adjacent Villa and Metcalfe buildings.

7 HERITAGE IMPACT OF PROPOSED WORKS

The following is a merit-based assessment. It does not consider compliance or otherwise with Council's numerical controls except where non-compliance would result in a heritage impact. The Department of Planning guidelines for Statements of Heritage Impact (2023) has been referenced.

Potential impacts of the proposed development include:

- impact of demolition of elements the existing building
- impact of new development on the streetscape of Clinton and College Streets; and
- impact on heritage items in the vicinity.

This Statement of Heritage Impact analyses the extent of these potential impacts and the measures taken to mitigate any negative impacts.

The following guide documents are used to assist with the assessment of new developments in sensitive areas and in the vicinity of heritage items:

- Goulburn Mulwaree Local Environmental Plan 2009 (GWLEP)
- Goulburn Mulwaree Development Control Plan 2009 (GWDCP)

In addition, the ICOMOS Burra Charter is the master document that defines the fundamental philosophies, principles and procedures for all places of Cultural Significance from which all other documents, and the work of professional heritage practitioners, are based upon. It states that: *Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes*

which would adversely affect the setting or relationships are not appropriate. (Article 8)

We have not been provided with a Conservation Management Plan for the site.

7.1 MATTERS FOR CONSIDERATION

7.1.1 Fabric and spatial arrangements

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 intent of the work is to improve the facilities within the site and provide the school community with a modern educational setting whilst retaining the heritage significance of the site.



Figure 17 Relationship between the subject building and Metcalfe building adjacent



Figure 18 Render of proposed building and relationship to Metcalfe building



Figure 19 Relationship between the subject building and The Villa



Figure 20 Render of proposed building and relationship to The Villa

As noted, The Villa does not form part of the heritage listing. Nonetheless, it is provided with a curtilage equal to the existing curtilage. It is also situated upslope from the subject building and will retain its prominence as viewed from the main drive and from within the site.

The new building is unashamedly contemporary in design and this is considered entirely appropriate on the school site. The colour palette picks out the colours of the local limestone used in original buildings on the site and would therefore complement the site well, in our opinion. The brickwork will be chosen to complement existing brickwork in adjacent buildings and we note that the final brand and colour has not been selected. Renders show a chocolate colour brick and this would be considered appropriately complementary to the lighter brick used in adjacent buildings. Fibre cement sheet cladding above the bricks is proposed in a natural/cream colour. Noting that the adjoining buildings have white trim, this is considered appropriate, however it is considered preferable to avoid yellow tones. Awnings and batten screens are proposed in a copper colour, to which no objection is raised. The perforated screens are proposed to be white. As mentioned, adjoining buildings have white elements and this would be considered complementary. The Colorbond *Surfmist* colour roof would be a suitable colour on the site, noting it is not a prominent element as viewed within the site.

7.1.2 Setting, views and vistas

The new work will be identifiable as new (Article 22 Burra Charter) and in our opinion, will also:

- Not adversely affect the setting of the place (Article 8)
- Have minimal impact on the cultural significance of the place (Article 21.1)
- Not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation (Article 22.1)
- Respect and have minimal impact on the cultural significance of the place (Article 22.2).

The new building will respect the listed building and will in no way overpower or detract from the scale and character, given the significant distance between the new building and the listed building.



Figure 21 View into the site from Clinton Street



Figure 22 View into the site from College Street

As illustrated in the Figures above, the topography of the site, along with the established landscaping, obscures views into the site and particularly, to the buildings.



Figure 23 View from listed building to subject building

7.1.3 Landscape

For the most part, existing landscaping will be retained. The existing tree to the north of the subject building is flagged for potential removal.



Figure 24 Tree to be considered for removal

The tree does not form part of an avenue or other heritage significant planting. An assessment by an arborist should be undertaken and this will form part of the development application.

7.1.4 Use

The use of the new building will be for educational purposes. The proposal will allow the school to align with modern pedagogical approaches to education. The proposal will provide for a flexible learning space, improved solar access and equitable amenities.

7.1.5 Demolition

The subject building c.1982, is proposed to be demolished to make room for the proposed new building. The subject building has no heritage significance and has no impact on the heritage significance of the site.

Minor demolition of the connection to the Metcalfe building will likewise have no impact on the heritage significance of the site, given its 1965 construction.

There is no requirement for an archival recording of the subject building, in our opinion.

7.1.6 Curtilage

The curtilage of the heritage building is contained within the site boundaries. As the proposed work is internal to the site, curtilage is not reduced. The curtilage of the listed building will be protected under the proposal.

Although The Villa is not specifically listed, it retains its existing curtilage under the proposal.

7.1.7 Moveable heritage

There are no items of moveable heritage identified in the heritage listing. No impact on moveable items is anticipated.

7.1.8 Aboriginal cultural heritage

The site has no Aboriginal significance that can be identified.

7.1.9 Historical archaeology

The site is not noted as having archaeological significance. There are no known archaeological deposits on the site and, given the use of the site for a school since the late 1800s, it is highly disturbed.

7.1.10 Natural heritage

The site is not noted as having natural heritage significance.

7.1.11 Conservation areas

The site is not within the heritage conservation area.

7.1.12 Cumulative impacts

As outlined in this report, the development of this site as a school site in the town of Goulburn has been an organic process, with buildings added as required by the Christian Brothers.

The proposed works contribute to the history of the site as a school and are sympathetic to the existing architecture whilst providing a modern educational setting for students and teachers.

7.1.13 The conservation management plan

There is no conservation management plan for the property.

7.1.14 Other heritage items in the vicinity

Heritage items in the vicinity of the development are listed in section 3.4.5.1 of this report. There is no visual connection between the proposed building and heritage items that are not part of the school precinct.

7.1.15 Commonwealth/National heritage significance

The property is not on the Commonwealth Heritage List or National Heritage List. The proposal does not require additional approvals outside of the Development Application.

7.1.16 World Heritage significance

The property is not on the World Heritage List.

7.2 CONCLUSIONS

The NSW Department of Planning and Environment (NSW Heritage) guidelines require the following aspects of the proposal to be summarised:

Aspects of the development application which respect or enhance heritage significance

It is our opinion that the following aspects of the development proposal would respect the heritage significance of the subject site, the heritage conservation area and heritage items in the vicinity:

- Nearby heritage items are sufficiently separated from the immediate setting of the subject site for the proposed Development Application to have no impact;
- The 1873 building remains identifiable as a building from the key period of the development of the school;
- The aesthetic significance of the 1873 building is respected by the proposal and the building can be appreciated within its context;
- The Villa, although not specifically listed as an item, is likewise respected under the proposal, retaining its existing curtilage and aesthetic significance;
- The presentation to the surrounding context is unaffected by this work;
- A muted, neutral colour palette complements existing buildings on the site and contemporary materials identify the building as a new addition to the site;
- The new work conserves the listed building and will ensure the site will continue to be used for education in the future.

The character of a place is influenced by many contributing factors. The Planning Area generally comprises a residential neighbourhood ranging from low density residential development to the western gateway to the town. The neighbourhood is a pleasant setting, as a result of buildings being setback from boundaries, onsite landscaping, street trees and cohesive fencing, along with the traditional grid subdivision pattern.

Aspects of the development application which could have detrimental impact on heritage significance

The proposal is not considered to have a detrimental impact on heritage significance as the subject building has no heritage significance and the adjacent buildings are not listed as items in the heritage inventory.

In our view, the scale of any new development could generate a visual impact on the heritage items in the vicinity. The generous setback to boundaries and the topography of the site and surrounding area ensure negligible visual impact.

As the colour and materials palette has not been finalised or submitted for review, there is potential for incompatibility with the prevailing character of the site. The indications provided show a muted, neutral palette which we consider to be suitable but any departure from this palette should be assessed for impact on the site.

Sympathetic alternative solutions which have been considered

We have not been advised of any alternate solutions that were considered by the owners.

The pre lodgement meeting minutes indicate that the proponents presented options to the council staff. Option 1 made the building 4 storeys to reduce the footprint and Option 2 was 3 storeys with a larger footprint. Although we have not been provided with the plans for both Options, we consider the final design appropriate due to the smaller footprint and compatible building height.

7.3 RECOMMENDATIONS

In recognising that the proposed development is a sympathetic and responsive proposal which appropriately conserves the existing contributory fabric, there are no design recommendations for this project as the proposal in its current form is considered appropriate for its context.

A series of protective and mitigation measures are outlined below, which aim to protect the heritage values of the site:

- Works within the precinct are being undertaken in a place of heritage significance. Prior to works commencing, contractors shall be briefed as to the sensitive nature of the adjacent property and informed of any recommended mitigation measures or controls required;
- No building materials are to be stockpiled against the side of surrounding properties or mature vegetation;
- The selected materials should allow the new development to be visually compatible with the prevailing character of the area;
- Finishes, materials and colour palette must be finalised and reviewed prior to any Construction Certificate being issued;
- New work should be distinctly contemporary, yet complementary.
- An archival recording of the subject building should not be required for the proposed works;
- If fabric is uncovered during the works that may potentially have heritage significance, (previously unknown), stop work in that area, inform the project team immediately and seek guidance on how to proceed.

Furthermore, we recommend that Goulburn-Mulwaree Council revises the heritage inventory for the site. Schedule 5 of the GMLEP lists only the 1873 building and there are other buildings on the site that may have heritage significance warranting inclusion in the listing.

Provided these recommendations are adopted, along with careful design consideration for the new work, the proposed works will have a minimal heritage impact to the heritage values of the area.

8 FINAL CONCLUSION

This Statement of Heritage Impact has considered the impact of the proposed demolition of existing school building and construction of new school building on the significance of heritage items on the school site and in the vicinity. In considering the proposed development at the site and in recognising that any change within a heritage context is never taken lightly, it is concluded that the proposed demolition and construction works are considered acceptable within its context. The design of this proposal has balanced the requirements of working within a strict regulatory context addressing numerous considerations to modernise and make necessary upgrades to meet current educational standards whilst also seeking to minimise impact to the heritage significance of its context. The design presents a refined, articulated and compatible proposal within the heritage context, which is consistent with the materiality, bulk, scale, height, and form of the area.

Ultimately, we consider that this proposal is consistent with the objectives of heritage conservation as stated within the GMLEP. We are confident the Proposal will facilitate an appropriate development of the site. It is on this basis that this Statement of Heritage Impact concludes that the proposal is considered acceptable and should not be restricted on the grounds of heritage.

9 SOURCES

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- David Bollen, *Up on the Hill*, UNSW Press, 2008
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- Goulburn Mulwaree Council. *Goulburn Mulwaree Development Control Plan 2009*
- NSW Land and Property Information. 'SIX Maps', <http://maps.six.nsw.gov.au/>.
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- NSW DPE (Department of Planning and Environment) (2023) 'Guidelines for preparing a statement of heritage impact'. DPE, NSW Government, accessed 21 August 2023 <https://www.environment.nsw.gov.au/-/media/OEH/Corporate-Site/Documents/Heritage/guidelines-for-preparing-a-statement-of-heritage-impact-230201.pdf>
- National Library of Australia, TROVE, <https://trove.nla.gov.au/>

Appendix

Architectural Plans

TRINITY CATHOLIC COLLEGE - GOULBURN
CATHOLIC EDUCATION ARCHDIOCESE OF CANBERRA AND GOULBURN
CLINTON ST & COLLEGE ST, GOULBURN NSW 2580

DRAWING LIST	
DRAWING NO.	DRAWING NAME
0000	COVER SHEET
0001	SITE PLAN
0002	SITE ANAL. OPPORTUNITIES AND CONSTRAINTS
0003	DEVELOPMENT ANALYSIS
0007	PRECEDENTS
0008	PRECEDENTS - CONCEPTS
0009	FLOOR PLAN - TOWER LEVEL
0010	FLOOR PLAN - LEVEL 1
0011	FLOOR PLAN - LEVEL 2
0012	FLOOR PLAN - LEVEL 3
0013	ROOF PLAN
0017	ELEVATION - SHEET 1
0018	ELEVATION - SHEET 2
0021	SECTIONING - SHEET 1
0022	SECTIONING - SHEET 2
0023	PARKING DIAGRAM - SHEET 1
0024	PARKING DIAGRAM - SHEET 2

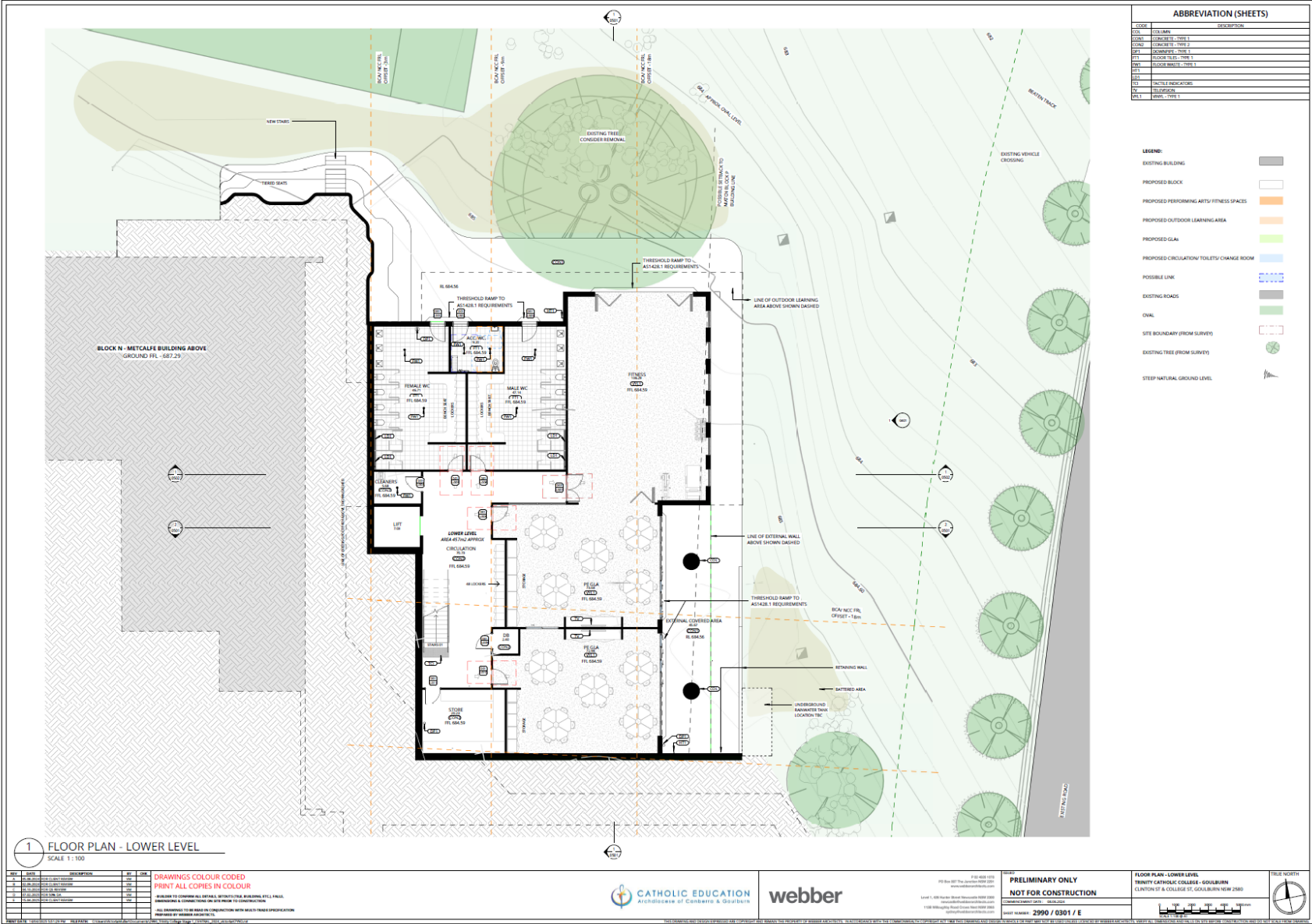
ABBREVIATION LEGEND	
CODE	DESCRIPTION
001	BASE CEMENT TYPE 1
002	BASE CEMENT TYPE 2
003	CONCRETE TYPE 1
004	CONCRETE TYPE 2
005	CONCRETE TYPE 3
006	GRAVEL TYPE 1
007	GRAVEL TYPE 2
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132	GRAVEL TYPE 127
133	GRAVEL TYPE 128
134	GRAVEL TYPE 129
135	GRAVEL TYPE 130
136	GRAVEL TYPE 131
137	GRAVEL TYPE 132
138	GRAVEL TYPE 133
139	GRAVEL TYPE 134
140	GRAVEL TYPE 135
141	GRAVEL TYPE 136
142	GRAVEL TYPE 137
143	GRAVEL TYPE 138



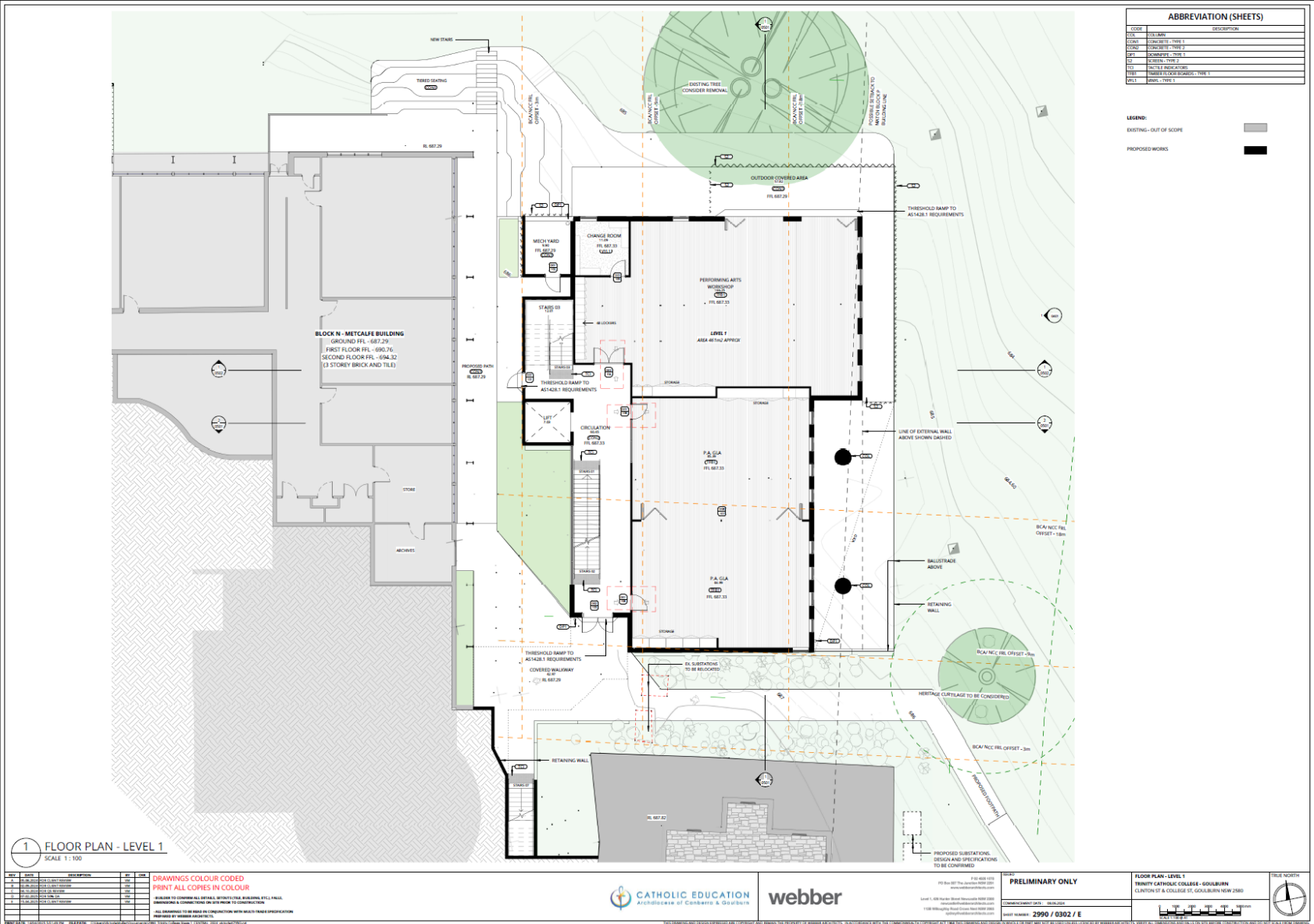
NOT TO SCALE

[illegible]

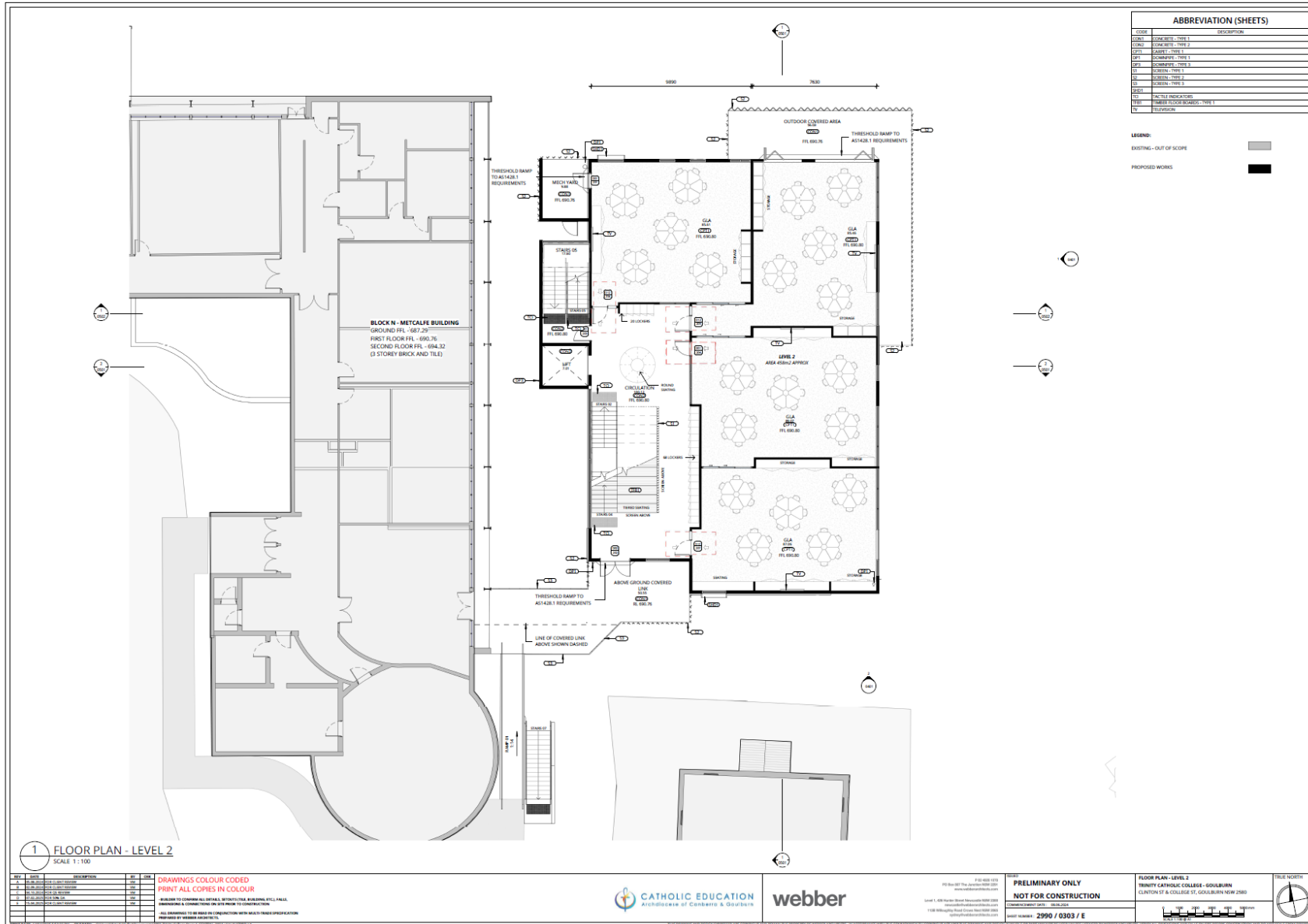
SOHI TRINITY COLLEGE GOULBURN



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