

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSTH-576
DA Number	DA2026/5 (PAN-601520)
LGA	Cootamundra-Gundagai Regional Council
Proposed Development	Proposed Alterations and Additions to existing educational establishment being Sacred Heart Central School
Street Address	7-31 Morris Street, Cootamundra Lot 3 Sec 9 D 691, Lot 4 Sec 9 DP 691, Lot 5 Sec 9 DP 691
Applicant/Owner	Applicant: Catholic Archdiocese of Canberra and Goulburn Education Limited c/- Liam Davis – de Witt Consulting Owner: Catholic Archdiocese of Canberra and Goulburn Education Limited
Date of DA lodgement	8 January 2026
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none">• 1• 0
Recommendation	Approval
Regional Development Criteria (Schedule 6 of the SEPP (Planning Systems) 2021)	Part 2.4 Regionally significant development, Section 2.19, development specified in Schedule 6, Section 5 - Private infrastructure and community facilities over \$5 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none">• SEPP (Planning Systems) 2021• SEPP (Resilience and Hazards) 2021• SEPP (Transport and Infrastructure) 2021• Cootamundra LEP 2013• No DCP applies• No VPA applies
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none">• Annexure A – Updated Architectural Plans• Annexure B – Landscape Plans• Annexure C – Statement of Environmental Effects• Annexure D – Statement of Heritage Impact• Annexure E – Civil Drawings
Clause 4.6 requests	<ul style="list-style-type: none">• Not applicable
Summary of key submissions	<ul style="list-style-type: none">• Submission was made in error by university student trying to access the documentation
Report prepared by	Donna Clarke, Contract Town Planner
Report date	21 April 2026

Summary of s4.15 matters

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? **Yes**
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Not applicable**

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **Not applicable**
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? **Yes**
Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

Executive Summary

Council is in receipt of a Development Application (DA) lodged on 8 January 2026 seeking consent for the Alterations and Additions to existing educational establishment being Sacred Heart Central School, comprising works facing Sutton Street.

The proposal involves demolition of existing covered outdoor learning area (COLA) structure, removal of 1 tree and construction of a two-storey school building with associated landscaping and drainage works.

The application was publicly exhibited and notified in accordance with the CGRC Community Participation Plan (CPP), for a period of twenty-eight (28) days. One (1) submission was received from a university student wanting to see copies of the documentation and indicating they were unable to view on the Portal. The submission was dealt with via direct communication with the writer to access the information and no issues were raised with respect to the proposed development.

A detailed assessment of the development has been undertaken against the relevant environmental planning instruments. Key assessment matters include:

- **Heritage impacts** – Potential heritage impacts have been minimised through the design of the new buildings and changes were made during the assessment to remove proposed ‘contemporary’ elements of the building that seem out of character with their surroundings and closeness to other heritage buildings on site the site, being a screen to proposed stairs.
- **Amenity impacts** - Potential amenity impacts to the dwellings located opposite the proposed works on the southern side of Sutton Street have been minimised through the retention of the large front setback containing a row of established trees, new landscaping and the design of the new buildings and orientation of the proposed external areas internal to the site.
- **Water & Sewer** – No additional demand has been created on water and sewer due to there being no increase in student numbers proposed.

The proposed development has been assessed against all relevant matters for consideration under Section 4.15 of the Environmental Planning and Assessment Act 1979, including the likely environmental impacts of the development, the suitability of the site for the proposal, and the public interest. The development is considered to be appropriate in the circumstances.

Accordingly, it is recommended that the Southern Regional Planning Panel grant development consent subject to the conditions outlined in Council’s Assessment Report.