

DEVELOPMENT ASSESSMENT REPORT

*Pursuant to the Environmental Planning & Assessment Act 1979
Section 4.15 (as amended)*



DATE OF REPORT COMMENCEMENT:

21 April 2026

COUNCIL OFFICER COMPLETING DEVELOPMENT ASSESSMENT:

Donna Clarke

DEVELOPMENT REFERENCE:

DA 2026/5 (PAN-601520)

DEVELOPMENT ADDRESS:

7-31 Morris Street, Cootamundra NSW 2590

DEVELOPMENT LOT / SEC / PLAN:

Lot: 3 Sec: 9 DP: 691, Lot: 4 Sec: 9 DP: 691, Lot: 5 Sec: 9 DP: 691

OWNER(S):

Catholic Archdiocese of Canberra and Goulburn Education Limited
PO Box 3317
Manuka ACT 2603

APPLICANT:

Catholic Archdiocese of Canberra and Goulburn Education Limited
c/- Liam Davis – de Witt Consulting
7 Canberra Street
Charlestown NSW 2290

PROPOSED DEVELOPMENT:

Proposed Alterations and Additions to existing Sacred Heart Central School, comprising works facing Sutton Street. The proposed works specifically include:

- Demolition of existing covered outdoor learning area (COLA) structure.
- Construction of a two-storey school building:
 - The proposed ground level includes Entrance Hall with tiered seating area (void above); Library Learning Hub; Two (2) seminar rooms; Four (4) General Learning Areas; Two (2) staff spaces (store and office); and Student Amenities and service areas.
 - Proposed Level 1 includes Open plan staff room with office; Two (2) science rooms including preparation facilities; Four (4) General Learning Areas; and Student Amenities and service areas.
 - Two wings joined by a smaller central portion.
 - Materials comprise red brick to the lower level, lightweight vertical cladding above, Monument-coloured steel elements and a natural finish steel roof.
- Landscaping.
- Drainage works which discharges to Sutton Street, which requires removal of 1 tree.

No change to student or teacher numbers is proposed by this application.

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SITE:

The overall site contains the Sacred Heart Central School and is known as 7-31 Morris Street, Cootamundra, comprising Lots 1A, 1B and 1C in DP 412, Lot 1 to 6 in Section 9, DP 691 with frontage to Morris Street, Sutton Street and Temora Street. The overall site is approximately 3ha in size and is located within Cootamundra township, surrounded by residential properties and borders four street frontages, including Parker Street, Morris Street, Temora Street and Sutton Street.

The site is well established and contains a mix of building types, including a church and convent, a parish hall, classroom and administration blocks, and associated site features including playgrounds and seating, existing shade and footpaths, site fencing and the like.

This application relates to Lots 3, 4 and 5 in Section 9, DP 691 toward the southeast of the existing school complex, facing Sutton Street in the area marked red in Figure 1.

Figure 1 – Site Plan with area of works identified in red - from Plans



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Figure 2 – Location plan – Cootamundra Township as a whole (NSW Six Maps)

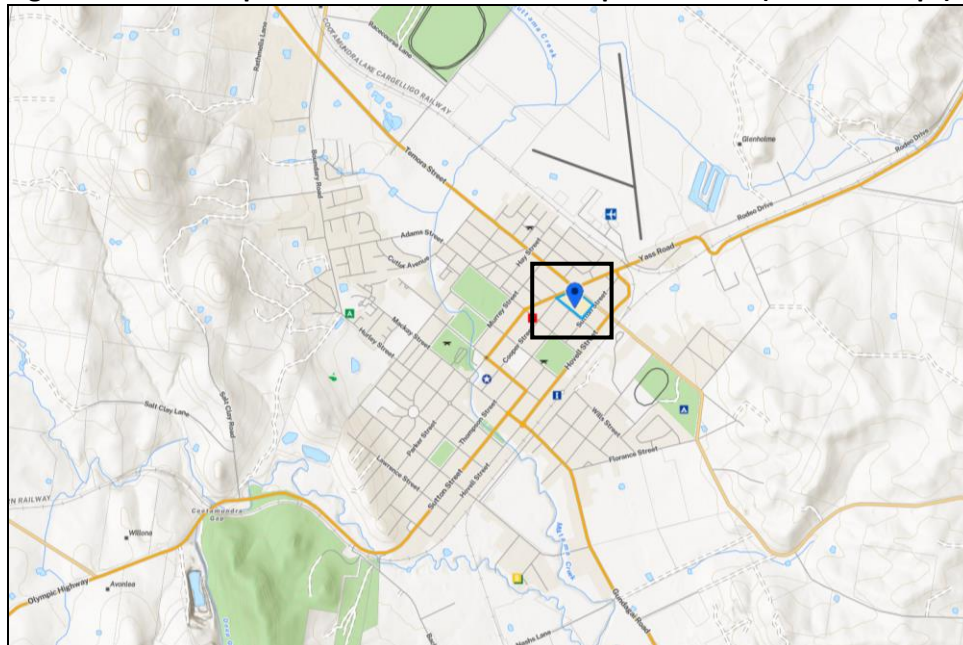
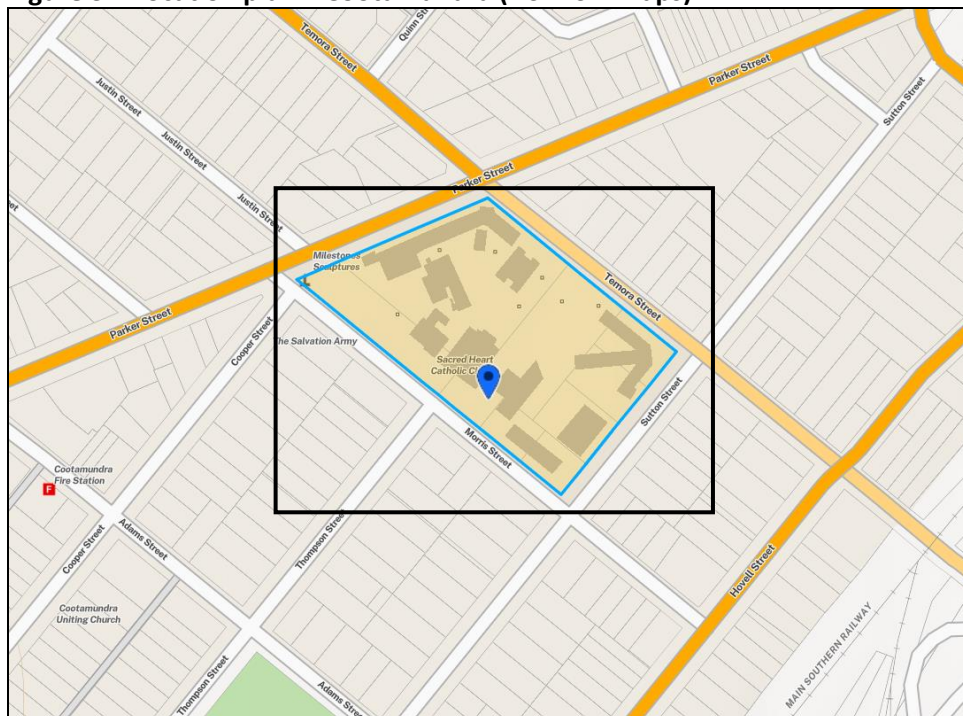


Figure 3 – Location plan – Cootamundra (NSW Six Maps)



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Figure 4 – Aerial view – Location plan – Cootamundra (NearMaps)



Figure 5 – Aerial view – Location plan - works circled yellow (NearMaps)



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Figure 6 – Site Photo – View looking north-west at the site from the opposite side of Sutton Street, showing overhead electricity lines and poles, footpath and street tree within the verge



Figure 7 – Site Photo – View looking from the front setback to the west, with the existing COLA in front and existing buildings behind including De La Salle Brothers' School building and Church



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Figure 8 – Site Photo – View looking south-east from within the site towards Sutton Street, through the existing COLA and grassed area



Figure 9 – Site Photo – View looking along the verge of the subject portion of the site with existing overhead electricity lines and poles, footpath and street tree, Sutton Street on the right and trees within the front setback on the left



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Figure 10 – Site Photo – View looking along the front setback with existing trees, low boundary fencing and Sutton Street on the right and the COLA on the left



Figure 11 – Site Photo – View looking north within the site, with the existing COLA and grassed area and existing buildings behind



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Figure 12 – Site Photo – View looking towards the existing dwellings located on the opposite side of Sutton Street in the vicinity of the proposed works



BACKGROUND:

On 10 September 2025, a Pre- Lodgment Meeting was undertaken with Council to discuss the proposal.

On 8 January 2026, the subject application was lodged.

On 23 March 2026, updated Architectural Plans were requested which removed screen to address heritage and be consistent with the Landscape Plans.

On 30 March 2026, updated Architectural Plans were submitted which removed the screens as requested and also marginally increased the size of the windows for improved ventilation.

On 13 April 2026, the applicant confirmed that there will be no increase to current student numbers and that the school currently supports 402 students.

PREVIOUS DEVELOPMENT PROPOSALS AND DECISIONS:

Following a review of Council's archives, the following developments were proposed and approved on site.

- 74/1997: Toilet block refurbishment (Record No. 4316) approved on 22nd May 1997;
- DA03/0176: Carport (Record No. 5526).
- DA07/103: Refurbishment of existing single storey school (Record No.6419).
- DA07/134: Shed approved under (Record No. 6451) approved 23 February 2007.
- DA07/133: Proposed bus shelter (Record No. 6450) approved 23 February 2007.

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On 27 August 2009, DA10/005 was granted consent by Council for works to the existing school comprising demolition, erection of new administration building, library and kiosk, erection of a covered play area and refurbishment of toilet installations.

On 11 December 2015, DA2015/110 was granted consent by Council for proposed internal alterations to the existing school.

On 14 November 2023, DA2023/110 was granted consent by Council for proposed alterations and additions to the existing school.

GENERAL REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

1.7 Application of Part 7 of Biodiversity Conservation Act 2016 and Part 7A of Fisheries Management Act 1994

The development is not a key threatening process under either Act, and the site contains no known threatened species or EECs, has not been declared critical habitat or an area of outstanding biodiversity value, and is not mapped on the Biodiversity Values Map. It is not considered that the development is likely to significantly affect threatened species, populations or ecological communities, as it does not impact on any flora, fauna or their habitat, including terrestrial biodiversity and river systems.

2.22 Mandatory community participation requirements

As per this section and Schedule 1, of the Act, the development was 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 and no issues were raised with respect to the proposed development.

4.5 Designation of consent authority

The development is not state significant or regionally significant, and therefore Council is the determining authority.

4.10 Designated development

Schedule 3 of the EP&A Regulation defines the various types of designated development, but the application does not meet any of the criteria and therefore is not designated.

4.13 Consultation and concurrence

If required by an environmental planning instrument, this section requires Council to consult with or obtain the concurrence of the person. Consultation was undertaken with Essential Energy.

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4.14 Consultation and development consent—certain bush fire prone land

The land is not bushfire prone and therefore consideration of *Planning for Bush Fire Protection*, is not required.

4.22 Concept development applications

The development is not a concept development (development undertaken in stages).

4.33 Determination of Crown development applications

The development is not a Crown development.

4.36 Development that is State significant development

The development is not State significant development (of a size, type, value or with impacts deemed to be significant).

4.46 Integrated development

The development is not integrated development (requires consent or an approval from another government agency).

4.55 Modification of consents - generally

Not applicable.

SECTION 4.15 CONSIDERATIONS UNDER THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979:

4.15(1)(a)(i) The provisions of any environmental planning instrument:

State Environmental Planning Policies (SEPPs) and deemed SEPP's

The following SEPPs are relevant to the development.

SEPP (Planning Systems) 2021

In accordance with Part 2.4 Regionally significant development, Section 2.19, development specified in Schedule 6 is declared to be regionally significant development.

Schedule 6 Regionally significant development of the SEPP includes:

5 Private infrastructure and community facilities over \$5 million

Development that has an estimated development cost of more than \$5 million for any of the following purposes—

(a) air transport facilities, electricity generating works, port facilities, rail infrastructure facilities, road infrastructure facilities, sewerage systems, telecommunications facilities, waste or resource management facilities, water supply systems, or wharf or boating facilities,

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(b) affordable housing, child care centres, community facilities, correctional centres, educational establishments, group homes, health services facilities or places of public worship.

The proposed alterations and additions to an educational establishment with a value in excess of \$5 million triggers this requirement and declares the application to be regionally significant development. As such, the regional planning panel is the consent authority for the development, and the application was exhibited for 28 days.

SEPP (Resilience and Hazards) 2021

Chapter 4 – Remediation of land

Council must not consent to the carrying out of any development on land, unless it has considered whether the land is contaminated, and if contaminated whether it is suitable for the intended use or requires remediation. None of the three lots subject of this proposal are listed on Council's contamination register.

SEPP (Transport and Infrastructure) 2021

Chapter 2 - Infrastructure

- *Section 2.48 (Determination of development applications—other development)* requires referral to the electricity supply authority, for development comprising:
 - penetration of ground within 2m of an underground electricity power line or an electricity distribution pole or within 10m of any part of an electricity tower,
 - development within or immediately adjacent to an easement for electricity purposes
 - development immediately adjacent to an electricity substation
 - development within 5m of an exposed overhead electricity power line
 - installation of a swimming pool any part of which is within 30m of a structure supporting an overhead electricity transmission line, measured horizontally from the top of the pool to the bottom of the structure at ground level,
 - installation of a swimming pool any part of which is within 5m of an overhead electricity power line, measured vertically upwards from the top of the pool
 - involving or requiring the placement of power lines underground.

The application detail was not clear if the proposed development meets this criteria, so referral to Essential Energy was undertaken as a precaution. The site inspection revealed that the works are likely to be greater than 5m from existing overhead lines.

Essential Energy advised as follows:

Strictly based on the documents submitted, Essential Energy has the following comments to make as to potential safety risks arising from the proposed development:

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- *As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 3.9 metres from the nearest part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk.*
- *It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a Request for Safety Advice if works cannot maintain the safe working clearances set out in the Working Near Overhead Powerlines Code of Practice, or CEOP8041 - Work Near Essential Energy's Underground Assets.*

Information relating to developments near electrical infrastructure is available on our website Development Applications (essentialenergy.com.au). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website Encroachments (essentialenergy.com.au) and provide supporting documentation such as a Blowout report which indicates that the proposed structure meets the requirements of AS 7000 created by a level 3 electrical designer. A list of ASPs can be found at: <https://www.energy.nsw.gov.au/households/guides-and-helpful-advice/being-more-energy-efficient/understand-your-energy-bill/altering-supply> Applicants are advised that fees and charges will apply where Essential Energy provides this service.

Council's and the applicant's attention is also drawn to Section 49 of the Electricity Supply Act 1995 (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed.

Essential Energy makes the following general comments:

- *If the proposed development changes, there may be potential safety risks, and it is recommended that Essential Energy is consulted for further comment;*
- *Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with;*
- *Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure;*
- *Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW); the location of overhead and*

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*underground powerlines are also shown in the Look Up and Live app
essentialenergy.com.au/lookupandlive.*

Essential Energy's comments have been incorporated as conditions of consent.

- *Section 2.77 (Development adjacent to gas pipeline corridors)* requires referral to the pipeline operator, for development compromising:
 - within the licence area of a pipeline for gas
 - within 20m of the centreline of a pipeline
 - within 20m of land the subject of an easement for a relevant pipeline.

The development does not meet this criteria, so no formal referral to APA Group, was required.

- *Division 15, Subdivision 2 Development in or adjacent to rail corridors and interim rail corridors—notification and other requirements*, requires referral to the rail authority, for development compromising:
 - *Section 2.97* - access via a level crossing
 - *Section 2.98* development adjacent a rail corridor that is likely to have an adverse effect on rail safety, places a metal finish on a structure and the corridor is used by electric trains, use of a crane in the air space above the corridor, within 5 m of an exposed overhead power line used for railway purposes and infrastructure,
 - *Section 2.99* – penetration of the ground to a depth of 2 m or greater, within a rail corridor or within 25 metres of a rail corridor

The development does not meet this criteria, so no formal referral to the rail authority, was required.

- *Section 2.100 (Impact of rail noise or vibration on non-rail development)*, requires consideration of the impact of noise and vibration on residential accommodation, a place of public worship, hospital, educational establishment or child care facility, where they are located in or adjacent a rail corridor.

The development, whilst is for the type of development, is not located adjacent a rail corridor, and therefore consideration of this clause is not required.

- *Section 2.119 (Development with frontage to classified road)*, the development does not front a classified road and therefore this clause does not apply to this development. The overall school site has frontage to numerous roads, including Temora Street which is a regional road, however, the proposed works front Sutton Street.
- *Section 2.120 (Impact of road noise or vibration on non-road development)*, does not apply as the AADT volume of the adjacent road is less than 20,000 vehicles, and/or the

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development is not for residential accommodation, a place of public worship, hospital, or child care facility.

- **Section 2.121 (Excavation in or immediately adjacent to corridors)**, does not apply as the development will not result in the penetration of the ground to a depth of 3 m or greater, within or adjacent the Hume Motorway.
- **Section 2.122 and Schedule 3 (Traffic generating development)**, does not apply, as the type/and or scale of the works is not identified in the Schedule.
- **Section 3.58 (Traffic-generating development – Educational Establishment)**
Section 3.58 of the SEPP in relation to traffic-generating developments requires referral to Transport for NSW if the proposal involves the accommodation of 50 or more additional students. The application does not request an increase in student numbers and as such referral to TfNSW was not deemed necessary.

Chapter 3 - Educational establishments and child care facilities - Part 3.4 Schools—specific development controls

- **Section 3.36 (Schools—development permitted with consent)**
The site is permitted to be used as a school as it is located within a prescribed zone. Section 3.36 (6) requires before determination of an application, that the consent authority must take into consideration:
 - (a) *the design quality of the development when evaluated in accordance with the design quality principles set out in Schedule 8, and*
 - (b) *whether the development enables the use of school facilities (including recreational facilities) to be shared with the community.*

The application included an assessment against Design Quality Principles. An assessment has been undertaken

Design Quality Principles	Applicant's comment	Council comment
1 Responsive to context <i>Schools should be designed to respond to and enhance the positive qualities of their surroundings.</i> <i>In designing built forms and landscapes, consideration should be given to a Country-centred approach and respond to site conditions such as orientation, topography,</i>	The design responds to the site's context by respecting local topography, orientation, and surrounding character of its place within the Cootamundra town centre. It integrates with the existing built form of the school, ensuring that new works enhance the	Complies. The proposed new works within the grounds of the existing school have been designed to positively contribute to the overall setting of the school, is respectful of the heritage values of the site and surrounding conservation

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<i>natural systems, Aboriginal and European cultural heritage and the impacts of climate change. Landscapes should be integrated into the overall design to improve amenity and to help mitigate negative impacts on the streetscape and neighbouring sites.</i>	sense of place as a continuation of the Sacred Heart School. Connection with Country principles have guided site planning and material selection, reflecting the cultural and environmental qualities of the area.	area and through retention of the row of trees within the front setback to Sutton Street and new landscaping, allows the new works to be integrated into the streetscape. The bulk and scale of the new building is appropriate with respect to the existing buildings on the site, and retention of a large front setback, in conjunction with the wide road maintains the separation to the existing dwellings opposite the site and minimise impacts.
2 Sustainable, efficient and resilient <i>Good school design combines positive environmental, social and economic outcomes and should align with the principles of caring for Country. Schools should be designed to be durable and resilient in an evolving climate. Schools and their grounds should be designed to minimise the consumption of energy, water and other natural resources and reduce waste.</i>	The proposal incorporates passive design measures for natural light and ventilation, durable and low maintenance materials, and provisions for renewable energy and water efficiency. Landscaping supports biodiversity and helps manage stormwater naturally. These strategies aim to reduce operational costs and environmental impacts while improving comfort and longevity.	Complies. The proposed development has been designed in a sustainable manner and incorporates existing trees and new trees and landscaping to provide shade.
3 Accessible and inclusive <i>School buildings and grounds should be welcoming, easy to navigate and accessible and inclusive for people with differing needs and abilities. Schools should be designed to respond to the needs of children of different ages and developmental stages, foster a</i>	The layout supports universal access and intuitive wayfinding for all users, ensuring equitable participation. Facilities such as inclusive bathrooms and accessible circulation routes are integrated.	Complies. The proposed development integrates the new buildings into the existing school site and provides connection through pathways, ensuring accessibility for all.

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<i>sense of belonging and seek to reflect the cultural diversity of the student body and community.</i> <i>Schools should be designed to enable sharing of facilities with the community and to cater for activities outside of school hours.</i>		
4 Healthy and safe <i>Good school design should support wellbeing by creating healthy internal and external environments.</i> <i>The design should ensure safety and security within the school boundaries, while maintaining a welcoming address and accessible environment.</i> <i>In designing schools, consideration should be given to connections, transport networks and safe routes for travel to and from school.</i>	The design prioritises wellbeing through natural light and ventilation with open spaces and large windows. Clear pedestrian networks are separated from vehicles, with safe links to existing public transport and on- and off-site parking. CPTED principles are embedded through passive surveillance, visibility, and appropriate fencing.	Complies. The proposed development provides for a safe environment for students, through design of the new building as well as maintaining security measures for the existing school including fencing. The access to transport remains unaltered by the proposal.
5 Functional and comfortable <i>Schools should have comfortable and engaging spaces that are accessible for a wide range of formal and informal educational and community activities.</i> <i>In designing schools, consideration should be given to the amenity of adjacent development, access to sunlight, natural ventilation, proximity to vegetation and landscape, outlook and visual and acoustic privacy.</i> <i>Schools should include appropriate indoor and outdoor learning and play spaces,</i>	Spaces are arranged to support efficient operation and varied teaching and learning modes. Classrooms and outdoor areas benefit from good daylight, ventilation, and acoustic comfort. The design provides sufficient storage, shade, and amenity for users and integrates well with the existing school facilities.	Complies. The proposed development provides comfortable and engaging spaces and ensures both internal and external learning can occur, with the external area provided internal to the site to minimise potential amenity impacts for the neighbours on the opposite side of Sutton Street. Further, a large front setback with existing trees has been maintained, which combined with a wide road, provides for approx. 35-

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access to services and adequate storage.		40m separation to the adjoining dwellings.
6 Flexible and adaptable In designing schools, consideration should be given to future needs and take a long-term approach that is informed by site-wide strategic and spatial planning. Good design for schools should deliver high environmental performance and ease of adaptation, and maximise multi-use facilities. Schools should be adaptable to evolving teaching methods, future growth and changes in climate, and should minimise the environmental impact of the school across its life cycle.	The design anticipates future growth with the application of multi-use areas and multifunctional design. Building layouts and services allow for reconfiguration. Materials and construction methods are selected for longevity.	Complies. The proposed development allows for flexibility and adaptation in the future. The retention of a large lawn area adjacent to the new building allows for adaptable and evolving teaching methods, both inside and outside, and the existing and proposed trees ensure shade is available for students.
7 Visually appealing School buildings and their landscape settings should be aesthetically pleasing by achieving good proportions and a balanced composition of built and natural elements. Schools should be designed to respond to and have a positive impact on streetscape amenity and the quality and character of the neighbourhood. The identity and street presence of schools should respond to the existing or desired future character of their locations. The design of schools should reflect the school's civic role and community significance.	The proposal achieves a balanced composition between built and landscape elements, using materials and forms that respond to context and scale. The street frontage to Sutton Street presents a clear Schools should be designed to respond to and have a positive impact on streetscape amenity and the quality and character of the neighbourhood The identity and street presence of schools should respond to the existing or desired future character of their locations. The design of schools should reflect the school's civic role and community significance.	Complies. The proposed development ensures a suitable streetscape, with the buildings suitably designed and sited to be balanced within the setting of the existing school buildings and maintain and enhance the character of the area.

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	and welcoming presence, enhancing the school's identity and contributing positively to the neighbourhood character.	
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- Section 3.36(9) of the SEPP states that a provision of a development control plan that specifies a requirement, standard or control in relation to the development of schools is of no effect, regardless of when the development control plan was made.

Local Environmental Plan (LEP)

The applicable LEP is the Cootamundra LEP 2013 (CLEP) and the relevant provisions of the LEP are discussed as follows.

1.2 Aims of Plan

The development is not inconsistent the aims of the LEP.

1.4 Definitions

The proposed development is defined as an *educational establishment* and is defined as:

educational establishment means a building or place used for education (including teaching), being—
(a) a school, or
(b) a tertiary institution, including a university or a TAFE establishment, that provides formal education and is constituted by or under an Act.

1.6 Consent authority

The consent authority for the purposes of this Plan is (subject to the Act) the regional planning panel.

1.9A Suspension of covenants, agreements and instruments

Not applicable.

2.1 Land use zones

The site is zoned R1 - General Residential, and the proposed development is permitted in the zone with consent.

2.3 Zone objectives

The proposed development is not inconsistent with the objectives of the zone, and the existing and expanded school provides for the day-to-day needs of the residents of Cootamundra.

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2.7 Demolition requires development consent

Demolition works forms part of the application, including removal of the COLA, to facilitate the new works.

5.10 Heritage conservation

The overall site contains several items of environmental heritage, as listed in Schedule 5 of the LEP and is also located in the Cootamundra Heritage Conservation Area. Council's Heritage Advisor provided the discussion below.

Site & Heritage Listing

The subject property / site forms part of the Sacred Heart Central School and St Columba's Church site, which is 3.1 hectares in size and is made up of 9 lots, which are identified under Cootamundra Local Environmental Plan (CLEP) as 5 heritage items and within the Cootamundra Heritage Conservation Area (HCA).

The "Sacred Heart Primary (Later Central) School" is heritage Item (I17) and the "De La Salle Brothers School" is heritage Item (I14). The proposed development subject of this application is located adjacent to the "De La Salle Brothers' School" (item I14).

With reference to the NSW Heritage online database for the De La Salle Brothers' School, the Statement of Significance is listed as:

"The building and its setting is historically associated with the boom of Cootamundra in the Late Victorian (c1880 - c1890) and Federation Period (c1890 - c1915) , which began with the arrival of the Great Southern Railway in 1877. It provides evidence of rural prosperity in the Federation Period. Historically associated with the consolidation of Catholicism in Cootamundra and with the religious education of its youth."

Figure 7 earlier in this report and Figures 13 and 14 below show the location of the De La Salle Brothers' School building, Church behind and the existing COLA.

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Figure 13 – Site Photo – View looking from the front, with the existing COLA on the right and existing De La Salle Brothers’ School building on the left



Figure 14 – Site Photo – View looking from the front setback, with the existing COLA on the right and existing De La Salle Brothers’ School building on the left and Church visible behind



Proposal and Heritage Assessment

The proposed development at Sacred Heart Central School site involves the demolition of the existing COLA and the construction of a new two-storey secondary school building on the portion of the site facing Sutton Street. While the COLA itself is not a listed heritage item, the broader site forms part of a cohesive group of educational and religious buildings of local heritage significance. The proposal has been prepared that will enable the continued use of the site for educational purposes, consistent with its long-standing historical function.

The new building is proposed to occupy the footprint of the existing COLA and will be orientated internally towards the school grounds. It comprises a ground floor with a

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central multifunction space, library/hub, flexible teaching spaces, amenities and circulation areas, and a first floor accommodating science laboratories and staff facilities. The building will be constructed using red brick to the lower level, lightweight vertical cladding above, Monument-coloured steel elements and a natural finish steel (zincalume) roof.

Any changes to a place that is heritage listed and located within a Heritage Conservation Area should consider the impact on the overall significance of the heritage item/s and the heritage conservation area. Clause 5.10 of the CLEP provides the statutory framework for assessing heritage impacts associated with development on or in the vicinity of heritage items and within heritage conservation areas. The proposal retains all identified heritage items on the site and preserves their significant architectural fabric, setting and ongoing social value to the Cootamundra community. Consent requirements under Clause 5.10 have been acknowledged, and the development application has been prepared with due regard to the heritage provisions of the LEP.

With reference to the Statement of Heritage impact accompanying the application, the demolition of the COLA is considered acceptable from a heritage perspective. The structure is a lightweight, utilitarian steel-framed shelter of a type commonly found in school environments and does not contribute to the cultural significance of the site or the Heritage Conservation Area. Its removal will not result in the loss of significant heritage fabric nor diminish the ability to understand or appreciate the heritage values of the place.

The construction of the new secondary school building will introduce a contemporary element within a heritage context. Consistent with Article 22 of the Burra Charter, the new work will be clearly identifiable as new while remaining sympathetic to its surroundings. The building's scale, bulk, height and articulated pavilion-style form have been designed to complement, rather than compete with, the established heritage items on the site. The use of durable materials, including brickwork and restrained metal finishes, responds to the material palette of surrounding development without resorting to imitation.

The proposal will result in a change to views from Sutton Street, where the solid form of the new building will partially obscure views through the site towards the administration building and church buildings beyond, as well as the former De La Salle Brothers' building to the south. These impacts are considered moderate and acceptable within the heritage context. Importantly, key views to the church tower will be retained, and opportunities for oblique views will remain due to the open nature of the eastern side of the site. The substantial scale of the church, and the proposed roof form, which has a central portion lower than the ends, allows visual permeability between building elements to the church. The setback of the new building will continue to allow clear appreciation of the De La Salle Brothers' building

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from within and outside the site. The new building will respect the scale and character of existing development and aims to not overpower or detract from the heritage significance of the site or the Heritage Conservation Area.

The Architectural Drawings were updated 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 (S2 – Screen – Type 2) from the stairs to be open as shown on the Landscape Plan to reduce the impacts on “De La Salle Brothers School” is heritage Item (I14).

Figure 15 - Screens to be removed from Architectural Plans circled



Figure 16 – Updated Architectural Plans with Screens Removed



In summary, with regard to the provisions of Clause 5.10 of the CLEP, the principles of the Burra Charter and the findings of the Statement of Heritage Impact prepared by Camilla Rocks, the proposed demolition of the COLA and construction of new 2 storey classroom building are considered acceptable within the heritage context. The new building design achieves an appropriate balance between contemporary educational needs and heritage conservation objectives, resulting in a refined and

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compatible addition to the school campus. The proposal will facilitate the ongoing use and functional improvement of the high school while maintaining the cultural significance of surrounding heritage items. On this basis, the development is consistent with the objectives of heritage conservation under the CLEP, and the proposal is supported by Council's Heritage Advisor.

There will be no impact on Aboriginal or European heritage, as a result of the development.

5.21 Flood planning

The land is not in the flood planning area.

6.1 Earthworks

Minimal earthworks are required to accommodate the development. Having regard to the considerations of Clause 6.1 prior to granting of consent, it is considered that the proposal will not detrimentally effect drainage patterns or soil stability, will not restrict future redevelopment and will not significantly impact adjoining properties.

6.3 Terrestrial biodiversity

This clause applies to land that is identified as biodiversity land on the *Terrestrial Biodiversity Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.4 Groundwater vulnerability

This clause applies to land that is identified as groundwater vulnerable on the *Groundwater Vulnerability Map*. The site is mapped as being affected, and accordingly this clause is applicable. Having regard to the proposed development and the nature of construction, the likelihood of groundwater contamination from the development is minimal. In this regard, the considerations under Clause 6.4 of the LEP have been appropriately considered prior to granting of consent.

6.5 Riparian land and watercourses

This clause applies to land that is identified as a watercourse on the *Watercourses Map*, or is within 40 metres of a mapped watercourse, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.6 Salinity

This clause applies to land identified as dryland salinity on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

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6.7 Highly erodible soils

This clause applies to land identified as high soil erodibility on the *Natural Resources Land Map*, but the site is not mapped as being affected, and accordingly this clause is not applicable.

6.8 Airspace operations

This clause applies to developments that penetrate the Limitation or Operations Surface of the Cootamundra Airport. Works carried out on the site will not project into the Airport airspace.

6.9 Essential Services

This clause only applies to land that is zoned RU4 Primary Production Small Lots, and R5 Large Lot Residential, and therefore does not apply in this instance.

4.15(1)(a)(ii) The provisions of any draft environmental planning instrument:

State Environmental Planning Policies (SEPPs)

There are no draft SEPP's which relate to this development.

Local Environmental Plan (LEP)

There are no draft LEP's which apply to this land.

4.15(1)(a)(iii) The provisions of any development control plan:

The Cootamundra Development Control Plan (DCP) applies to the land, however, Section 3.36(9) of the State Environmental Planning Policy (Transport and Infrastructure) 2021 states that a provision of a development control plan that specifies a requirement, standard or control in relation to the development of schools is of no effect, regardless of when the development control plan was made.

4.15(1)(a)(iiia) Any planning agreement or draft planning agreement:

The developer has not entered into a planning agreement, nor has offered to enter into a draft planning agreement.

4.15(1)(a)(iv) Matters prescribed by the Regulations:

Council has considered the following matters as prescribed by Regulations:

Section 61 (Additional matters for consideration): -

- demolition is proposed in accordance with AS 2601,

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- the development is not for the carrying out of development on land that is subject to a subdivision order made under Schedule 7 to the Act,
- the development is not located within the local government area of Coonamble, City of Dubbo, Gilgandra or Warrumbungle (to which the Dark Sky Planning Guideline applies),
- the development does not pertain to a manor house or multi dwelling housing (terraces),
- the development is not land to which the Penrith LEP, Wagga LEP or Moree Plains LEP applies to,

Section 62 (Consideration of fire safety)

- the development is not for a change of building use for an existing building.

Section 63 (Considerations for erection of temporary structures)

- the development is not for a temporary structure.

Section 64 (Consent authority may require upgrade of buildings)

- the development does not involve the rebuilding, enlargement or extension of an existing building.

Section 65 (Special provision relating to Sydney Opera House)

- the development does not relate to the Sydney Opera House.

4.15(1)(b) The likely impacts of that development:

Context and Setting:

The development will have no impact in terms of the scenic qualities and features of the landscape, is suitably located on the site currently used for the same purpose as a school and will not impact on the adjacent properties. The issue of context and setting deals with a number of aspects, including the scenic qualities and features of the landscape, the character and amenity of the area, the scale and density of the development, the relationship and compatibility of adjacent land uses, visual and acoustic privacy, overshadowing, views and vistas and boundary treatments and fencing.

Given the nature of the existing school, the location of the new works within the existing school boundaries, and surrounding land uses including residential dwellings opposite the site on Sutton Street, there will be little impact on the scenic qualities and features of the landscape in either a regional or local context.

In summary, it is considered that the proposed development fits comfortably in the area in terms of local context, and that the amenity of the adjacent properties, will not be detrimentally impacted to such an extent, that warrants refusal of the application (see also further assessment below in relation to the impacts of the development).

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Access, Transport and Traffic:

Access to and from the site is proposed via the existing entry and exit points for the school and as the application does not request an increase in student numbers, it is considered that the proposed arrangement would function satisfactorily for the altered development, and that the impacts on the adjacent road network was acceptable.

Public Domain:

The proposed works will not impact negatively in terms of such things as recreational opportunities, or the amount, location, design, use and management of public spaces.

Utilities:

All necessary services are available or can be extended.

Heritage:

There will be no impact on Aboriginal or European heritage, as a result of the development, as discussed under Clause 5.21 of LEP.

Other Land Resources:

The development will not have any adverse effect on conserving and using valuable land resources such as productive agricultural land, mineral extractive resources or water supply catchments.

Water:

The development continues to utilise the existing reticulated water supply and stormwater runoff is required to be managed and controlled via new infrastructure to which ensures post development runoff is not worse than pre-development runoff and prevent sediment leaving the site and appropriate conditions of consent are recommended.

Soil:

Conditions will be imposed in relation to suitable soil and erosion control measures.

Air and Microclimate:

Recommended conditions of consent should minimise any impact from dust if generated during construction.

Flora and Fauna:

There is only 1 tree proposed to be removed due to proposed drainage. The application indicates that there is a chance of its retention, but this is unknown until detailed construction drawings are proposed. However, for the purposes of the assessment, the tree is considered to be removed. The application proposes new tree planting as shown on the Landscape Plan which includes approximately 16 trees to offset the 1 tree being removed, in addition to the existing row of trees along Sutton Street front setback which are being retained. Consequently, there will be no impact on flora or fauna.

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Waste:

The alterations and additions will not alter the existing waste arrangements and will not place additional demand.

Energy:

There will be little or no impact in this regard.

Noise and Vibration:

The proposal will generate noise during the carrying out of the works. There are limited dwellings in area, but are unlikely to be adversely affected, as the works are short-lived, and the work will be carried out during normal working hours. A standard condition is recommended to ensure work hours are regulated and amenity is preserved.

Natural Hazards:

There are no known risks to people, property or the biophysical environment from – flooding, geologic or soil instability. The issue of bushfire has been addressed elsewhere.

Technological hazards:

There are no known risks to people, property or the biophysical environment from industrial and technological hazards, land contamination (see comments relating to waste above) and remediation or building fire risk.

Safety, security and crime prevention:

It is not considered that the development will impact on the security and safety of adjoining properties. The existing security of the Hostel will be maintained and enhanced by the improvements to the entrance including lighting and security measures. Appropriate conditions of consent have been recommended to reinforce provision of lighting to ensure a safe environment for residence. The casual surveillance by residents will continue.

Social Impacts in the Locality:

This form of accommodation is in demand and will have a positive social benefit. It is not considered that the development will have a negative social impact in terms of the health and safety of the community, social cohesion, community structure, character, values or beliefs, social equity, socio-economic groups or the disadvantaged, and social displacement.

Economic Impact in the Locality:

It is not considered that there will be any negative impact in economic terms.

Site Design and Internal Design:

The location of the proposed works within the existing building is appropriate and minimises external impacts whilst making improvements for the residents and users of the facility.

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The proposal provides a large front setback with existing trees being maintained, which combined with a wide road, provides for approx. 35-40m separation to the adjoining dwellings, reducing opportunities for amenity impacts, including overshadowing which falls within the site or onto a small portion of the road at 3pm mid-winter.

The proposed development provides external play areas internal to the site to minimise potential amenity impacts for the neighbours on the opposite side of Sutton Street, including noise and privacy impacts.

The bulk and scale of the new building is appropriate with respect to the existing buildings on the site and the retention of the row of trees within the front setback to Sutton Street and new landscaping, allows the new works to be integrated into the streetscape.

Construction Matters:

The environmental issues and impacts associated with the development have been addressed throughout this report as necessary, and includes such things as erosion and sedimentation control, noise and dust control, etc, where necessary. In general, impacts associated with construction are to be expected and some disruption to neighbours is likely, noting however the distance to adjoining neighbours. Therefore, care needs to be taken to minimise these impacts through the imposition and enforcement of appropriate conditions of consent.

Cumulative impacts:

Nil adverse cumulative impacts have been identified.

4.15(1)(c) - The suitability of the site for the development:

Does the proposal fit in the locality ?

There are no constraints posed by adjacent developments that would prohibit the development, given the size of the property, the likely impacts and the setbacks proposed. It is considered that the air quality and microclimate are appropriate for the development, and there are no hazardous landuses or activities nearby, and ambient noise levels are suitable for the development.

Are the site attributes conducive to development ?

The site is not subject to natural hazards including flooding, subsidence, slip or mass movement. There are no critical habitats, or threatened species, populations, ecological communities or habitats on the site. The development will not prejudice future agricultural production and there are no known mineral or extractive resources on the site. Subject to the recommended conditions in this report, the site is suitable for the development.

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4.15(1)(d) - Any submissions made:

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 and no issues were raised with respect to the proposed development.

4.15(1)(e) - The public interest:

The application is not considered to be prejudicial to the public interest.

OTHER MATTERS:

Section 7.11 and 7.12 Contributions Policies:

Section 7.12(2) of the EPA Act, states that *"a consent authority cannot impose as a condition of the same development consent a condition under this section as well as a condition under section 7.11"*. Accordingly, Council can only require payment of either a 7.11 or 7.12 contributions.

Section 7.11 Contributions Plans

There is no section 7.11 plan in force in the former Cootamundra LGA.

Section 7.12 Contributions Plans

The Cootamundra-Gundagai Regional Council Section 7.12 Fixed Development Consent Levy Contributions Plan 2018, applies to the land and this development, based on the following costings:

Proposed Cost of the Development	Maximum Percentage of the Levy	Contribution payable
Up to \$100,000	Nil	N/A
\$100,001-\$200,000	0.5 %	N/A
\$200,001 +	1 %	\$91,815.09 (based on cost of works of \$ \$9,181,509.00)

Section 64 water and sewer contributions policies:

The Cootamundra s64 sewer contributions plan applies to this development. The applicant has confirmed that this application will not increase teacher or student numbers, from 402 students. A condition has been recommended to restrict the student numbers and not allow any increase without further development consent.

Goldenfields water contribution fees are expected to apply. A condition of consent requiring the applicant to lodge a Certificate of Compliance from Goldenfields Water, confirming that the developer has satisfied Goldenfields Water's requirements in relation to the Developer Infrastructure Charges for the development is recommended. There is no change to student

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or teacher numbers is proposed by this application and Goldenfields Water has advised that as there is no increase in school numbers, then developer infrastructure charges for an increase in demand would most likely not apply.

Disclosure of political donations and gifts:

The application and notification process did not result in any disclosure of Political Donations and Gifts.

FINANCIAL IMPACTS:

Nil impacts for Council

POLICY IMPACTS:

Nil

ORGANISATIONAL IMPACT:

Nil

RISK MANAGEMENT IMPACTS:

Nil

LEGAL ISSUES:

Nil

CONCLUSION:

Council has considered all matters under the relevant legislation, and it considers that the proposed development is appropriate having regard to those matters, and that any impacts can be managed through appropriate conditions. The development is not considered likely to have a significant and detrimental impact on the natural or built environment and is suitable for the site, having regard to its compatibility with surrounding development and compliance with relevant planning instruments. Therefore, it is recommended that the application be approved subject to the recommended conditions.

RECOMMENDATION:

Determination:

That Council approve the following development, subject to the consent conditions below:

- Application No.: DA 2026/5
- Property: Lot 3 Sec 9 DP 691, Lot 4 Sec 9 DP 691, Lot 5 Sec 9 DP 691
7-31 Morris Street, COOTAMUNDRA
- Development: Proposed Alterations and Additions to existing Sacred Heart Central School

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Conditions:

General Conditions

1

Approved plans and supporting documentation				
Development must be carried out in accordance with the following approved plans and documents, except where the conditions of this consent expressly require otherwise.				
Approved plans				
Plan number	Revision number	Plan title	Drawn by	Date of plan
0101	C	Coversheet	Webber	16/12/25
0201	C	Site Analysis	Webber	16/12/25
0202	C	Site Plan	Webber	16/12/25
0203	A	Notification Plan	Webber	16/12/25
0302	L	Floor Plan - Ground	Webber	16/12/25
0303	K	Floor Plan - Level 1	Webber	16/12/25
0304	D	Roof Plan	Webber	16/12/25
0401	I	Elevations - Sheet 1	Webber	27/03/26
0501	D	Sections - Sheet 1	Webber	27/03/26
0904	C	Shadow Diagram - Sheet 1	Webber	16/12/25
0905	C	Shadow Diagram - Sheet 2	Webber	16/12/25
-	B	Landscape Plan (17 sheets)	Studio 26 Urban Design	January 2026
DA.0000	P2	Cover Sheet	Birzulis Associates	11/12/25
DA.0200	P2	Stormwater Drainage and Sediment Control Plan	Birzulis Associates	11/12/25
DA.0500	P2	Catchment Plan	Birzulis Associates	11/12/25
Approved documents				
Document title		Version number	Prepared by	Date of document
Statement of Environmental Effects		-	de Witt Consulting	05/01/26
Statement of Heritage		1	Camilla Rocks	4/11/25

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	Impact			
	Waste Management Plan	-	de Witt Consulting	December 2025
	In the event of any inconsistency between the plans/documentation referred to in this condition, the most recent plan/document shall prevail to the extent of the inconsistency. In the event of any inconsistency with the approved plans and a condition of this consent, the condition prevails. Condition reason: To ensure all parties are aware of the approved plans and supporting documentation that applies to the development.			
2	Compliance Standards Any building and associated works shall comply with the statutory requirements of the Environmental Planning & Assessment Act, Local Government Act, 1993 and the Building Code of Australia (BCA). Condition reason: The legal obligations of the Council to administer the New South Wales building and planning laws in order to provide satisfactory standards of living and development.			
3	Not certify compliance with BCA or NCC The issue of this Development Consent does not certify compliance with the relevant provisions of the Building Code of Australia or National Construction Code Series. Condition reason: This consent does not certify compliance with the BCA or NCC.			
4	Signage Any signage other than the two signs as approved by this consent shall be subject to a separate development application. This does not apply to any signage that is exempt under the provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 or State Environmental Planning Policy (Transport and Infrastructure) 2021. Condition Reason: To regulate signage that is not exempt.			
5	Previous Consents The Applicant shall comply with the conditions of the following Development Consents issued by Council, except where permitted to be varied by this consent. a) Development application - DA10/005 for works to the existing school comprising demolition, erection of new administration building, library and kiosk, erection of a covered play area and refurbishment of toilet installations. b) Development application - DA2015/110 for proposed internal alterations to the existing school. c) Development application - DA2023/110 for proposed alterations and additions to			

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	the existing school.
	Condition Reason: To ensure conditions listed in a previous consent are complied with.
6	Utilities
	Approval is given subject to the location of, protection of, and/or any necessary modifications to any existing public utilities situated within or adjacent to the subject property.
	Condition reason: To ensure that any public utilities are maintained and protected from damage.
7	Cost of Works
	All works associated with the proposal, or required by this consent, will be at no cost to Council.
	Condition reason: Need for applicants to be reasonable for costs arising as a result of development work.
8	Student Numbers
	Any increase in student numbers of the entire school from 402 requires approval of a separate development application.
	Condition reason: To ensure that infrastructure is appropriately provided for the development.

Before issue of a construction certificate

9	Section 7.12 Contributions
	Prior to the issue of a Construction Certificate or commencement of works, outstanding Section 7.12 contributions must be paid in full. As at date of determination, the S7.12 contribution is calculated at 1% of the cost of the development indicated as \$9,181,509.00, being \$91,815.09 payable.
	Section 7.12 contributions are calculated on the estimated cost of development as specified on the Development Application at time of lodgement and may be subject to change with the coming of a new financial year or revised estimated cost of development.
	Condition reason: To ensure Section 7.12 Developer Contributions are paid in accordance with Council's Section 7.12 policy as adopted 2018.
10	Section 64 Water Contribution
	Prior to the issue of a Construction Certificate, evidence shall be submitted to Council (by way of a Certificate of Compliance from Goldenfields Water), confirming that the

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	developer has satisfied Goldenfields Water's requirements in relation to the Developer Infrastructure Charges for the development. Condition reason: <i>To ensure all section 64 contributions are paid in accordance with the adopted contribution plans.</i>
11	Equal Access to The Premises Before the issue of a Construction Certificate, plans which demonstrate that adequate access to the premises will be provided for persons with disabilities in accordance with the Commonwealth Disability (Access to Premises - Buildings) Standards 2010. These plans must be submitted to the certifier. Condition reason: <i>To ensure safe and easy access to the premises for people with a disability.</i>
12	Plumbing and Drainage Works An application shall be lodged and approved by Cootamundra Gundagai Regional Council under Section 68 of the Local Government Act for proposed water, sewerage and stormwater works prior to the issue of a Construction Certificate. The Section 68 application must include plans and calculations which demonstrate that the extent of post development runoff is not worse than pre-development runoff and may require the provision of tanks or on-site detention. Condition reason: <i>Statutory Compliance</i>

Before building work commences

13	Prior to Building Work Commencing The erection of a building in accordance with the development consent must not commence until:- 1. a Construction Certificate for the building work has been issued by the consent authority, the council (if the council is not the consent authority) or an accredited certifier, and 2. the person having the benefit of the development consent has: a. appointed a principal certifying authority for the building work, and b. notified the principal certifying authority that the person will carry out the building work as an owner-builder, if that is the case, and 3. the principal certifying authority has, no later than 2 days before building works commences: a. notified the consent authority and the council (if the council is not the consent authority) of his or her appointment, and b. notified the person having the benefit of the development consent of any critical stage inspections and other inspections that are to be carried out
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	in respect to the building work, and 4. the person having the benefit of the development consent, if not carrying out the work as an owner-builder, has: - appointed a principal contractor for the building work who must be the holder of a contractor licence if any residential work is involved, and - notified the principal certifying authority of any such appointment, and - unless that person is the principal contractor, notified the principal contractor of any critical stage inspection or other inspections that are to be carried out in respect of the building work.
	Condition Reason: To ensure compliance with the requirements of the Environmental Planning and Assessment Regulations.
14	Signage Site signage shall apply and must be erected on the site in a prominent, visible position for the duration of the construction. The signage must include: - - Statement that unauthorised entry to the site is not permitted. - Show the name of the builder or another person responsible for the site and a telephone number at which the builder or other person can be contacted outside working hours. - The name, address and telephone contact of the Principal Certifying Authority for the work. Any structures erected to meet the requirements of this condition must be removed when it is no longer required for the purpose for which it was erected. Condition Reason: To meet the minimum requirements of the Environmental Planning & Assessment Regulation.
15	Overhead Power Lines - Essential Energy Prior to commencement of works, the following requirements relating to overhead power lines must be undertaken: - As the plans provided do not show the distances from Essential Energy's infrastructure and the development, there may be a safety risk. A distance of 3.9 metres from the nearest part of the development to Essential Energy's infrastructure (measured horizontally) is required to ensure that there is no safety risk. - It is also essential that all works comply with SafeWork clearance requirements. In this regard it is the responsibility of the person/s completing any works to understand their safety responsibilities. The applicant will need to submit a Request for Safety Advice if works cannot maintain the safe working clearances set out in the Working Near Overhead Powerlines Code of Practice, or CEOP8041 - Work Near Essential Energy's Underground Assets.

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	- Information relating to developments near electrical infrastructure is available on our website Development Applications (essentialenergy.com.au). If the applicant believes the development complies with safe distances or would like to submit a request to encroach then they will need to complete a Network Encroachment Form via Essential Energy's website Encroachments (essentialenergy.com.au) and provide supporting documentation such as a Blowout report which indicates that the proposed structure meets the requirements of AS 7000 created by a level 3 electrical designer. A list of ASPs can be found at: https://www.energy.nsw.gov.au/households/guides-and-helpful-advice/being-more-energy-efficient/understand-your-energy-bill/altering-supply Applicants are advised that fees and charges will apply where Essential Energy provides this service. - Your attention is also drawn to Section 49 of the Electricity Supply Act 1995 (NSW). Relevantly, Essential Energy may require structures or things that could destroy, damage or interfere with electricity works, or could make those works become a potential cause of bush fire or a risk to public safety, to be modified or removed. - If the proposed development changes, there may be potential safety risks, and it is recommended that Essential Energy is consulted for further comment. - Any existing encumbrances in favour of Essential Energy (or its predecessors) noted on the title of the above property should be complied with. - Any activities in proximity to electrical infrastructure must be undertaken in accordance with the latest industry guideline currently known as ISSC 20 Guideline for the Management of Activities within Electricity Easements and Close to Infrastructure. - Prior to carrying out any works, a "Dial Before You Dig" enquiry should be undertaken in accordance with the requirements of Part 5E (Protection of Underground Electricity Power Lines) of the Electricity Supply Act 1995 (NSW); the location of overhead and underground powerlines are also shown in the Look Up and Live app essentialenergy.com.au/lookupandlive.
	Condition Reason: <i>To ensure works do not conflict with existing electricity infrastructure and a requirement of Essential Energy.</i>
16	Notice of Commencement Prior to work commencing a 'Notice of Commencement of Building Work and Appointment of Principal Certifying Authority' shall be submitted to Council at least 2 days prior to work commencing. Condition Reason: <i>To meet the minimum requirements of the Environmental Planning & Assessment Regulation.</i>
17	Builders Toilets

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	Provision being made for temporary WC accommodation on site prior to the commencement of excavation or other associated building works.
	Condition reason: <i>To ensure minimum standards of hygiene for onsite workers.</i>
18	Underground Services
	The applicant shall locate and identify all existing underground services prior to commencement of works and ensure there shall be no conflict between the proposed development and existing infrastructure including areas external to the development site where works are proposed.
	Condition reason: <i>To ensure the utility services are protected and satisfactory for the proposed development.</i>

During building work

19	Works to be undertaken in Accordance with the Approval
	All proposed works to be undertaken are to be carried out in accordance with the conditions of development consent, approved construction certificate drawings and specifications.
	Condition reason: <i>To ensure all works are carried out in accordance with the development consent.</i>
20	Hours of Construction Site Works
	Construction site works including the entering and leaving of vehicles is limited to the following hours, unless otherwise permitted by Council:- - Monday to Saturday from 7.00am to 7.00pm - Sundays and public holidays from 9.00am to 12.00pm The applicant is responsible to instruct and control subcontractors regarding hours of work.
	Condition reason: <i>So that the development does not reduce the amenity of the area.</i>
21	Deliveries
	While site work is being carried out, deliveries of material and equipment must only be carried out between— - Mondays to Fridays - 7:00am to 6:00pm; - Saturdays - 8:00am to 1:00pm; - No deliveries permitted on Sundays and Public Holidays.
	Condition reason: <i>To protect the amenity of the neighbourhood and surrounding area.</i>

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22	Footpath Storage
	Building materials not to be stored on Council footway or nature strip at any time.
	Condition Reason: To ensure an adequate level of public safety is maintained.
23	Waste Management and Removal
	All debris and any waste fill are to be removed from the site and disposed of at an approved, licensed waste facility. Please note that a separate fee applies for disposal of waste at Council's waste depots. You should contact Council for an estimate of costs in this regard or refer to Council's adopted Fees and Charges.
	Condition Reason: To ensure that the amenity and unsightly condition is minimised.
24	BCA Compliance
	All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).
	Condition reason: To ensure the building complies with the BCA.
25	Inspections
	The Principal Certifying Authority is to be given a minimum of 48 hours' notice prior to any critical stage inspection or any other inspection nominated by the Principal Certifying Authority via the notice issued under Section 58 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021.
	All building work (other than work relating to the erection of a temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date the application for the relevant construction certificate was made).
	Condition reason: To ensure that adequate time is given of required inspections.
26	Restricted Public Access
	It is the responsibility of the proponent to restrict public access to the building site, building works or materials or equipment on the site when building work is not in progress or the site is otherwise unoccupied in accordance with SafeWork NSW Regulations.
	Condition reason: To ensure public safety is maintained.
27	Asbestos Removal
	All removal, transport and disposal of asbestos or other contaminated waste materials shall be controlled in accordance with the Work Health and Safety Act 2011, SafeWork Australia Code of Practice – How to Manage and Control Asbestos in the Workplace and the Protection of Environment Operations Act 1997.
	Work involving asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business

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	of such removal work in accordance with a licence under clause 485 of the Work Health & Safety Regulation 2017. Condition reason: <i>To minimise the risk of asbestosis and to dispose of this harmful product in a safe secure manner at an accredited disposal point.</i>
28	Demolition of Buildings The following points must be complied with: - 1. Building demolition work is to be carried out in accordance with the requirements / provisions of AS2601-2001 - Demolition 2. All existing services are to be disconnected, sealed and made safe prior to the demolition a /or removal of existing structures on site - The sewer and water service is to be disconnected by a licensed plumber and drainer and all works are to be inspected by Council - The requirements of other utility authorities shall be ascertained and adhered to by the applicant 3. The disposal of any asbestos materials in accordance with the requirements of SafeWork NSW and AS 2601-2001 - Demolition of Structures 4. The applicant shall take all steps necessary to ensure the safety of adjoining neighbours and members of the general public 5. Adjoining neighbours shall be given a minimum of 24 hours' notice of the intention to commence demolition works 6. Ground surface shall be graded and finished flat to ensure ease of maintenance. Condition reason: <i>So that the demolition is conducted in a manner that maintains acceptable safety, environmental and legislative standards.</i>
29	Demolition Works Demolition of existing building or structures is to be carried out in a manner so that the risk of injury to the health and safety of site personnel and public persons will be minimised. Identify and locate service supply mains - water, electricity and notify the controlling authority to disconnect such services prior to demolition. All debris is to be removed from the site and disposed of at an approved, licensed waste facility. Please note that a separate fee applies for disposal of waste at Council's waste depots. You should contact Council for an estimate of costs in this regard or refer to Council's adopted Fees and Charges. Condition reason: <i>To ensure site safety and to minimise the disruption of services through damage to same.</i>

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30	Soil Erosion Control Site erosion control measures shall be incorporated into site management during construction. Seepage and surface water shall be collected and diverted clear of the building site by a drainage system. Care shall be taken to ensure that no nuisance is created to adjoining properties or public space by way of sediment run off. Condition reason: <i>To ensure that adequate measures are in place so that damage from sediment run off to adjoining sites and waterways is minimised.</i>
31	Earthworks No earthworks are permitted to be undertaken beyond those detailed on the approved plans unless otherwise permitted by the exempt development provisions of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Condition reason: <i>To ensure that the development is consistent with the approval.</i>
32	Alterations: Plumbing and Drainage Works All plumbing works must be undertaken by a licenced Plumber or Drainer. They must submit their Notice of Work (N.O.W) and pay for any associated inspections 48hrs before the first inspection. They also must submit a Certificate of Compliance (C.O.C) after the work has been completed and also submit a correct Sewer Service Diagram (S.S.D.) for all works. The proponent shall comply with all requirements tabled under NSW Fair Trading and The Plumbing Code of Australia. Condition reason: <i>Statutory compliance</i>
33	Soil management While site work is being carried out, the principal certifier or Council (where a principal certifier is not required) must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements: - All excavated material removed from the site must be classified in accordance with the Environment Protection Authority's Waste Classification Guidelines before it is disposed of at an approved waste management facility or otherwise lawfully managed, and the classification, and the volume of material removed, and the receival facility's details must be reported to principal certifier or Council (where a principal certifier is not required). - All fill material imported to the site must be: - Virgin Excavated Natural Material as defined in Schedule 1 of the <i>Protection of the Environment Operations Act 1997</i>; or - a material identified as being subject to a resource recovery exemption by the NSW EPA; or a combination of Virgin Excavated Natural Material as defined in Schedule 1 of the

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	<i>Protection of the Environment Operations Act 1997</i> and a material identified as being subject to a resource recovery exemption by the NSW EPA. Condition reason: <i>To ensure soil removed from the site is appropriately disposed of and soil imported to the site is not contaminated and is safe for future occupants.</i>
34	Discovery of relics and Aboriginal objects While site work is being carried out, if a person reasonably suspects a relic or Aboriginal object is discovered: - the work in the area of the discovery must cease immediately; - the following must be notified - for a relic – the Heritage Council; or - for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85. Site work may recommence at a time confirmed in writing by: - for a relic – the Heritage Council; or - for an Aboriginal object – the person who is the authority for the protection of Aboriginal objects and Aboriginal places in New South Wales under the <i>National Parks and Wildlife Act 1974</i>, section 85. Condition reason: <i>To ensure the protection of objects of potential significance during works.</i>
35	Tree Protection One (1) tree has been approved for removal by this consent. All other trees which are likely to be impacted by the works, must be protected from damage during construction, excavation, demolition and installation works, in accordance with Australian Standard AS4970:2025 Protection of trees on development sites. Condition reason: <i>To ensure the health and safety of people working in the locality and compliance with legislative requirements for the safe handling of asbestos.</i>

Before issue of an occupation certificate

36	Occupation of Building A person must not commence occupation or use of the whole or any part of the buildings unless an Occupation Certificate has been issued by the appointed Principal Certifying Authority. All conditions of consent must be satisfied prior to issue of the Occupation Certificate. Condition reason: <i>So that the development is substantially completed to a safe standard to allow use or occupation of said building.</i>
37	Landscaping

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	All proposed landscaping is to be installed in strict accordance with the approved plans for the development prior to the release of a Final Occupation Certificate by the PCA. Changes to these items during construction may require the submission of amended plans and a Section 4.55 Application to modify the development consent. Condition reason: <i>To ensure that the completed appearance and functionality of the development is maintained from that which was originally approved.</i>
38	Security Lighting Adequate security lighting shall be installed and maintained in accordance with Australian Standard AS4282-2019: Control of the Obtrusive Effects of Outdoor Lighting, so as to avoid annoyance to the occupants of adjoining premises or glare to motorists on nearby roads. Condition reason: <i>To protect the amenity of adjoining properties.</i>
39	Removal of waste upon completion Before the issue of an Occupation Certificate: - all refuse, spoil and material unsuitable for use on-site must be removed from the site and disposed of in accordance with the approved waste management plan; and - written evidence of the waste removal must be provided to the satisfaction of the principal certifier. - Any chemical waste generated throughout construction must be disposed of to an approved waste management facility or otherwise lawfully managed. Condition reason: <i>To ensure waste material is appropriately disposed or satisfactorily stored.</i>
40	Repair of infrastructure Before the issue of an Occupation Certificate any public infrastructure damaged as a result of the carrying out of work approved under this consent (including damage caused by, but not limited to, delivery vehicles, waste collection, contractors, sub-contractors, concreting vehicles) must be fully repaired to the written satisfaction of Council, and at no cost to Council. Condition reason: <i>To ensure any damage to public infrastructure is rectified.</i>
41	Completion of Plumbing & Drainage Works Prior to the issue of an Occupation Certificate for the works, all requirements of relevant approvals issued under Section 68 of the Local Government Act 1993 associated with water, sewer and stormwater works must be satisfied. Confirmation that works have been completed in accordance with the requirements of the associated Section 68 application must be obtained from Council and provided to the Principal Certifier for the development.

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Condition reason: To ensure plumbing and drainage has been undertaken in accordance with relevant requirement.

Occupation and ongoing use

42	Clean and Tidy
	The premises are to be maintained in a clean and tidy condition at all times.
	Condition reason: So that the development does not reduce the amenity of the area.
43	Amenity General
	The development is to be conducted in a manner that will not interfere with the amenity of the locality by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, wastewater, waste products, grit, oil, by causing interference to television or radio reception or otherwise.
	Condition reason: So that the development does not reduce the amenity of the area.
44	Unsightly View
	The development shall not involve exposure to view from any adjacent premises and from any public place of any unsightly matter.
	Condition Reason: So that the development does not reduce the amenity of the area.
45	General Waste
	All general waste and rubbish generated by the development shall be stored in suitable receptacles on site at all times and shall be disposed of to an authorized landfill site on a regular basis, so as not to create nuisance in terms of odour, vermin, contamination or the like.
	Condition Reason: So that the development does not reduce the amenity of the area.
46	Maintenance of wastewater and stormwater treatment device
	During occupation and ongoing use of the building, all wastewater and stormwater treatment devices (including drainage systems, sumps and traps, and on-site detention) must be regularly maintained to remain effective and in accordance with any positive covenant (if applicable).
	Condition reason: To protect sewerage and stormwater systems.

REASONS FOR CONDITIONS:

- To confirm the details of the application as submitted by the applicant and as approved by Council.
- To manage any inconsistencies between the approved plan/documents and conditions of consent.

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- To achieve the objectives of section 1.3 of the Environmental Planning and Assessment Act 1979, having regard to the relevant matters for consideration contained in section 4.15 of the Act and the Environmental Planning Instruments applying to the land.
- To ensure access to services that supply neighbouring properties are retained and protected.
- To protect the amenity of the local environment, residents and adjoining landowners.
- To ensure the development complies with all relevant approvals.

SCHEDULE 1, DIVISION 4, CLAUSE 20 - REASONS FOR THE DECISION:

This section of the Act requires the public notification of certain decisions, the date of the decision, the reasons for the decision and how community views were taken into account in making the decision. The reasons for the decision and how community views were taken into account, as it relates to this development application are:

- The development complies with all local environmental planning instruments.
- The proposed development is consistent with the objectives of the zone.
- The proposed development is permitted in the zone.
- The development's scale, design, and density align with the existing character, with minimal impact on amenity of adjoining properties or scenic qualities.
- Safe access, which is designed and constructed to a suitable standard, is proposed.
- The increase in traffic is minimal, and the existing road network can accommodate the additional load.
- There will be little or no impact on heritage, significant vegetation, or agricultural land.
- Potential impacts in relation to amenity, soil erosion and construction, will be managed through conditions of consent.
- No adverse cumulative effects have been identified.
- The proposal will have an acceptable environmental impact.
- In accordance with the provisions of the relevant environmental planning instrument and/or policy, the development application was exhibited and notified, and one submission was received for comment only regarding viewing plans, with no issues raised with respect to the proposal.

DEVELOPMENT ASSESSMENT SIGNING OFFICER:

A handwritten signature in blue ink, appearing to read "Donna Clarke".

Donna Clarke
Contract Town Planner

21 April 2026