

This Statement of Heritage Impact has been prepared by Camilla Rocks, on behalf of the proponents for the development at Sacred Heart Central School, Cootamundra.

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2 EXECUTIVE SUMMARY

This report was commissioned by Webber Architects, to accompany a Development Application for the demolition of Covered Outdoor Learning Area (COLA) and construction of a new secondary school at Sacred Heart Central School Cootamundra.

The site is in the Cootamundra-Gundagai Council area.

The principal planning control for the site is the Cootamundra Local Environment Plan 2013. The site is listed in Schedule 5 of the CLEP and is located within the Heritage Conservation Area. 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 Webber Architects and accompanies the development application prepared by Webber Architects.

This SOHI found that the proposal would likely have minimal impacts on the heritage significance of:

- Catholic Presbytery
- De La Salle Brothers School
- Sacred Heart Catholic Church
- Classroom Annexe (Catholic school)
- Catholic Convent (former)
- Catholic convent
- St Columba's Catholic Church
- Sacred Heart Primary School.

This is because the proposed two storey building would fit within the existing scale of school buildings within Sacred Heart Central School site. There are no direct sightlines between the

heritage buildings and the proposed location for the new high school as the views are obstructed by existing buildings and covered walkways within the schoolgrounds. The De La Salle Brothers building is adjacent to the development site but existing curtilages are protected under the proposal. The proposed location for the new high school building is also at the furthest eastern edge of the site, meaning there will be no overshadowing or impacts on significant views to and from the heritage buildings. As a result, the new high school was assessed as having no more than a minimal visual or physical impact on the school's heritage items.

The SOHI also found that there would be no impacts on the heritage items listed on the Cootamundra LEP 2013 in proximity to Sacred Heart Central School as there are no direct sightlines between the area proposed for the new high school building and the nearby heritage items.

In conclusion, it is considered by Camilla Rocks, Planning & Heritage that the extent and nature of potential heritage impacts from the proposed activity is low and will not have a significant impact on the heritage locality, community and environment.

3 INTRODUCTION

3.1 BACKGROUND

This Statement of Heritage Impact has been prepared by Camilla Rocks to accompany a Development Application for the proposed demolition of existing COLA and construction of new building at Sacred Heart Central School, Cootamundra. The subject site is listed in Schedule 5 of the Cootamundra Local Environmental Plan.

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 Webber Architects and 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 Cootamundra lies within the traditional lands of the Wiradjuri people.

4 THE HERITAGE ITEM

4.1 IDENTIFICATION OF THE SITE

The site is legally identified as Lot 1C DP 412, known as 7-31 Morris Street, Cootamundra. The site forms part of the Sacred Heart Central School and St Columba's Church site, which is 3.1 hectares in size. The site is made up of 9 lots:

Lots 1A, 1B, 1C DP 412, and

Lots 1-6 DP 691

The site is bounded by Parker Street to the north-west, Temora Street to the north-east, Sutton Street to the south-east and Morris Street to the south-west.



Figure 1 Identification of the subject site (Source: SIXmaps)



Figure 2 Detail of subject building (Source: Webber Architects)

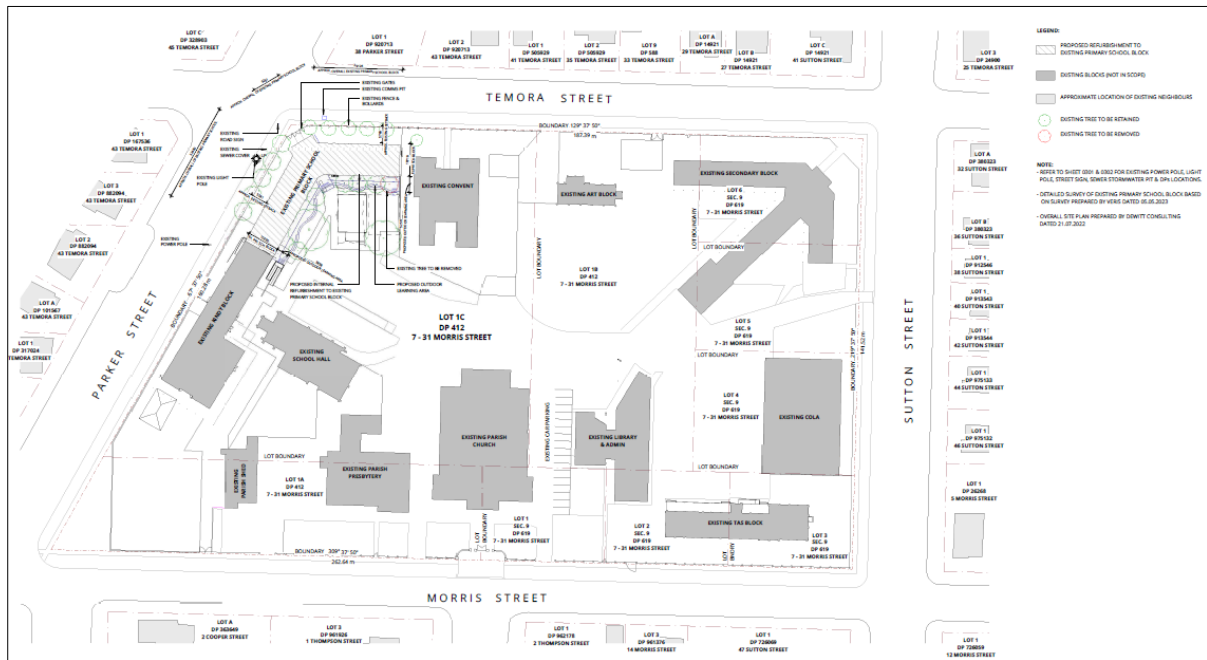


Figure 3 Site plan of the school site with current uses (Webber Architects)

4.2 HERITAGE STATUS

4.2.1 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.

4.2.1.1 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,

4.2.2 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.

4.2.3 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 Planning & Environment (DPE) 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/church site. The site, being a school, has been highly disturbed and this 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.

4.2.4 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 Cootamundra-Gundagai Local Government Area.

4.2.4.1 Cootamundra Local Environmental Plan 2013

The subject site hosts a number of heritage items and is located in the vicinity of heritage items listed under Schedule 5 of the CLEP. Sections 5.10(4) and 5.10(5) of the CLEP require Cootamundra-Gundagai Regional 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.

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 buildings 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 subject building, the high school COLA, is not listed as a locally significant heritage item but is located within the Cootamundra Heritage Conservation Area. The subject site forms part of a group of buildings. The subject development proposal includes demolition of the COLA and construction of a new building. The historical use of the site for educational purposes will continue, in accordance with a masterplan for the entire site.

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

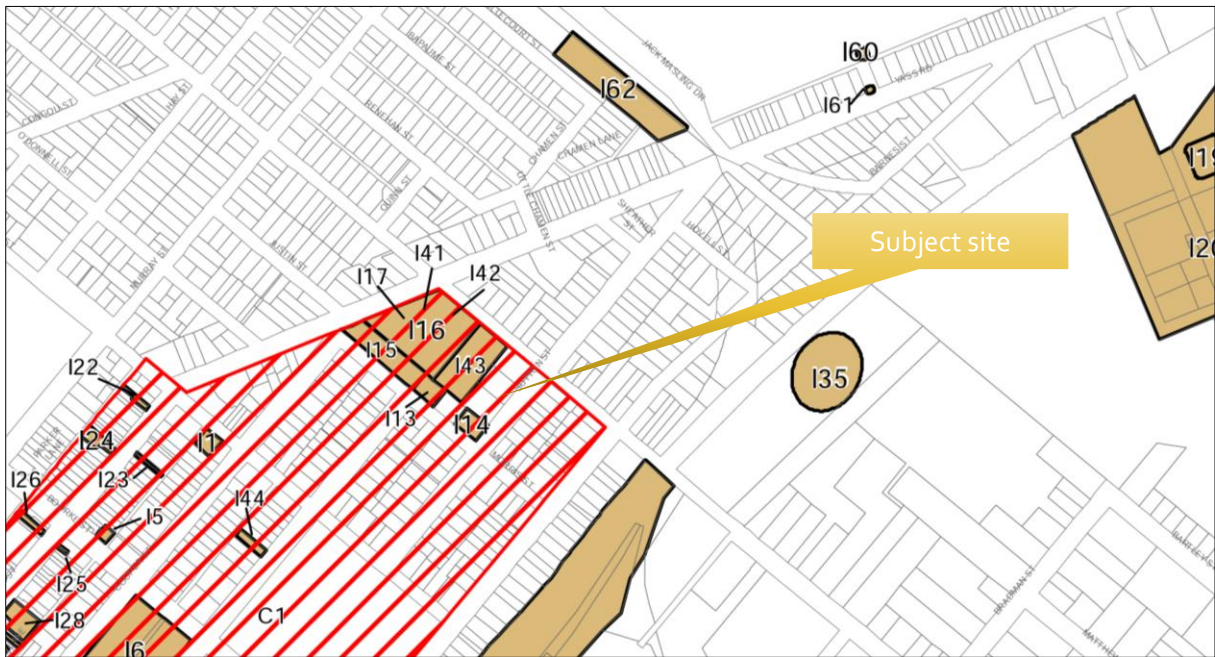


Figure 4 Extract from Cootamundra LEP 2013 Heritage map HER_005A

As illustrated in Figure 4, there are heritage items within the vicinity of the subject development site, Sacred Heart Central School (High School). 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 and all other items are on the same site as the High School COLA. The Cootamundra Conservation Area can be seen in Figure 4 extending across the site and surrounding area, in red hatching.



Figure 5 Identification of heritage items - development site in red outline

SOHI SACRED HEART CENTRAL SCHOOL COOTAMUNDRA

Item name	Location	Listing ID
Catholic Presbytery	Morris Street Lots 1A and 1C DP 412	l15
De La Salle Brothers School	Morris Street Lots 2 & 3 Sec 9 DP 691	l14
Sacred Heart Catholic Church	Morris Street Lot 1 DP 691, Lots 1A and 1C DP 412	l13
Classroom Annexe (Catholic school)	Temora Street Lot 1B DP 412	l43
Catholic Convent (former)	Temora Street Lot 1C DP 412	l41
Catholic convent	Temora Street Lot 1C DP 412	l42
St Columba's Catholic Church	Parker Street Lot 1C DP 412	l16
Sacred Heart Primary School	Parker Street Lot 1C DP 412	l17
Cootamundra West Railway Station group	Bullecourt Street Lot 1 DP 1080119	l62
Milton Homestead	1 Pinkerton Road Lot 1 DP 726601	l35
Fire station	14-16 Adams St Lot 1 DP 929948	l1
Inter-war period shop—Red Cross House	123-125 Parker Street Lot B DP 389831	l22
Cootamundra Railway Station and Yard group (State significance)	Hovell Street Rail corridor	l63

4.2.4.2 Cootamundra Development Control Plan 2013

The Statement of Environmental Effects submitted with the Development Application will contain a full assessment of the proposal against the provisions of the CDCP.

4.2.5 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.

4.2.5.1 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, townscapes, 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 Sacred Heart site is Classified on the Register.

4.2.5.2 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.

The buildings on the subject site are included in the register.

4.3 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.

5 HISTORICAL CONTEXT

5.1 BRIEF HISTORY OF COOTAMUNDRA

The district that was to become Cootamundra was occupied by the Wiradjuri tribe of Aboriginal people prior to the settlement by Europeans. A detailed explanation of the Wiradjuri Country and its people is contained within The Wiradjuri Study, by Dick Green, 2003 as well as within the Cootamundra Shire Community Based Heritage Study 2010. The name Cootamundra is thought to have derived from the Aboriginal name for Turtle known as "*guudhamang*".

Cootamundra was founded in 1860 on the site of a livestock station "Cootamundra Station" owned by John Hurley. The station was approximately 49,920 acres in area (<http://www.cootamundra.com/history.html>). The town, proclaimed in 1861, was made a municipality in 1884 and a shire in 1975. By 1876, Cootamundra had five or six stores, eight hotels, a bank, a large steam flour mill and a small collection of houses. It also had a Police Station, Post Office and Telegraph Office and a population of around 2000 people.

By 1946, the town was thriving. Up to 74 trains passed through the town per day, through the railway station with one of the longest platforms in NSW. Numerous church buildings had been constructed and extended. A new District Hospital and a new Catholic hospital were operating. Several mills, an abattoir and butter factory were established. The population was approximately 6000.

In 2023, Cootamundra is a prosperous town, with a population of over 6,000 (<https://profile.id.com.au/cgrc/population-estimate?WebID=120>). It is an important regional centre for commercial, industrial, and health enterprises.

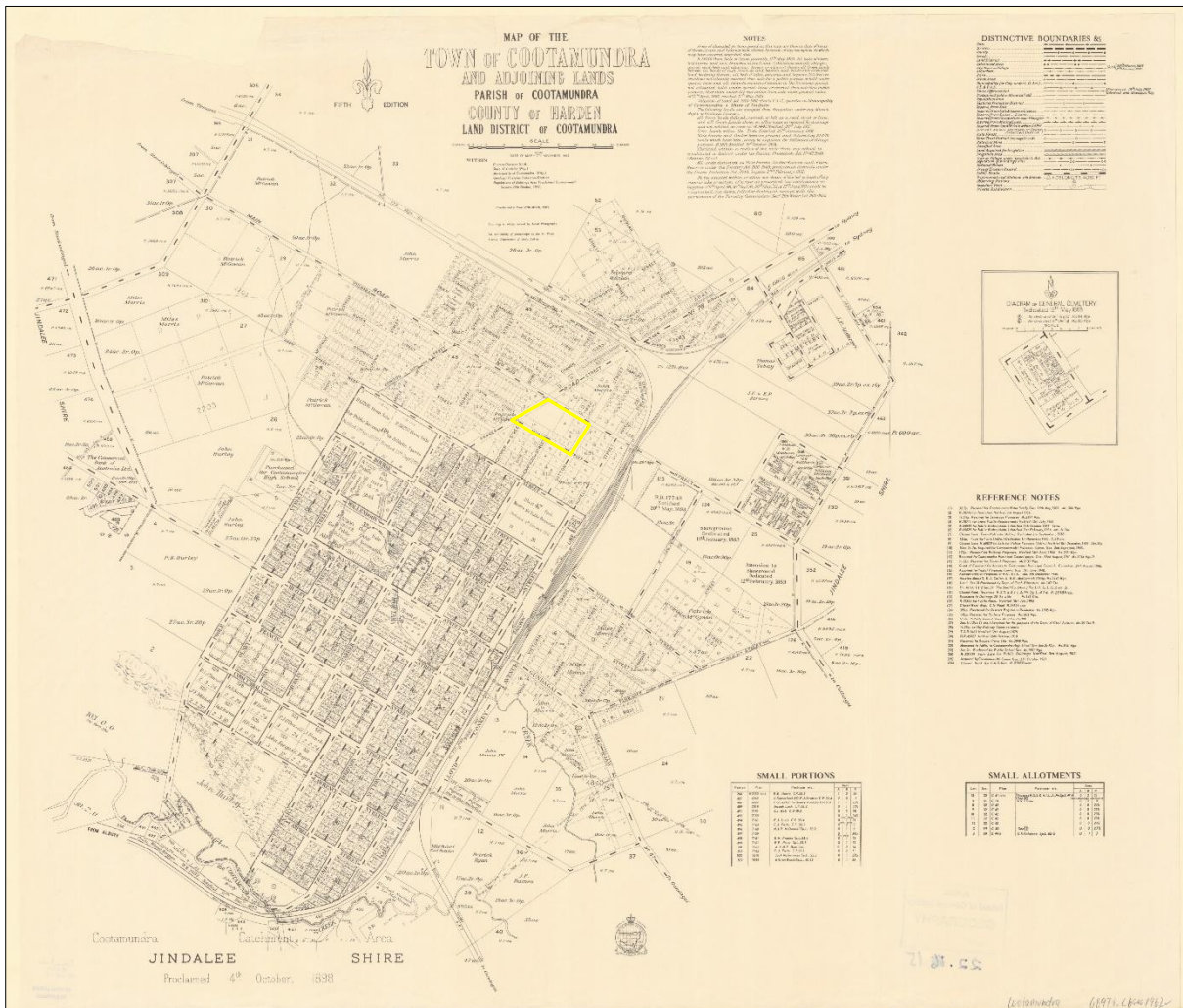


Figure 6 1937 town plan of Cootamundra <http://nla.gov.au/nla.obj-241291673>

5.2 DEVELOPMENT OF THE COOTAMUNDRA HERITAGE CONSERVATION AREA

The following statement of significance of the Cootamundra Heritage Conservation Area has been taken from the Cootamundra Shire Community Based Heritage Study 2010:

Cootamundra is significant as a regional centre. It is important for its tree-lined streets and intact precincts of housing groups. It demonstrates its evolution through a variety of buildings of varied status and scale. The town has importance for its ability to demonstrate patterns of occupation and development, which can stimulate and educate the present and future community.

General policies for the conservation of buildings are:

- To ascertain the original appearance of buildings by evidence such as photographs, physical inspections and discussion with former users;
- To conserve the buildings in original (external) appearance where possible, including the appropriate materials, fittings, details and colour;
- To remove materials only when their role in the history of the building is understood and their significance assessed.

Advice on the management of interiors is as follows:

Whilst many buildings retain significant elements of the original interiors, which are of obvious heritage value, development control plans for privately owned locally significant places should focus on the exteriors of places, as it is the exterior that contributes to the public realm. Listing of original interiors is relevant in the case of publicly owned places, house museums, or places of such significance that they would warrant listing at the State level.....It is recommended that where interiors are considered to be of sufficient significance to warrant development control, these should be agreed at the time of listing.

It was reported in the Southern Argus on Friday 15 Jul 1881 that the land surrounding the school and church site was subdivided into 16 allotments and sold at an average of £100 per acre.

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 main 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.

5.3 HISTORY OF THE SUBJECT SITE

Catholic education was functioning in Cootamundra in 1870. Numbered among the first teachers are the names of Mrs Guery, Mr McCarthy, Mr Cod, Miss Mooney and Miss Partland.

In September, 1882, the Sisters of Mercy arrived in Cootamundra and in October opened a school with 75 pupils. Music tuition received great impetus in the early part of the century and became an outstanding feature of the education offered by the Sisters. Amongst those taught were the gifted Chapman sisters, Dulcie and Patricia, the Johnson sisters, Billie and June and the Hulford sisters, Judy and Janice. The school rooms were praised as having "high and airy rooms" and the arrangement for the students were "perfect in every way" (Freeman's Journal Sat 16 Jun 1900).

A new building for St Columba's Convent School was built in 1934. This building is the current primary school block that is still in use and was recently subject of an application for alterations.

Dean O'Shaughnessy became Parish Priest in 1911 and applied to the Superior of the De La Salle Brothers for 3 brothers to educate the boys of the parish. The De La Salle Brothers arrived in Cootamundra in October 1913 and the school opened to boys on the 12th October. From that time, the schools were referred to as De La Salle and the Convent School.

In January, 1967, the two secondary schools integrated fully and became the Catholic High School, Cootamundra, with a De La Salle Brother as Principal and a Sister of Mercy as Deputy Principal. This was possibly the first trial for Catholic co-education in New South Wales.

Eventually the Brothers withdrew from Cootamundra and a lay Principal was appointed in 1977. In 1982, the school became a Central School and today Sacred Heart continues to provide educational opportunities for students from Kindergarten to Year 10. (<https://shcoota.nsw.edu.au/school-history>)

6 THE SITE

6.1 THE SETTING

The site is located on a large site bordered by Morris Street, Temora Street, Sutton Street and Parker Street, Cootamundra.

The land in the vicinity of the subject site is generally characterised as residential, with some commercial uses, particularly on the corner sites. The Cootamundra CBD is located 300 metres west/south-west of the site.

The surrounds are generally developed and there is mature vegetation within the road reserves and within the residential and school sites.

6.2 THE SUBJECT SITE

The subject site is situated on land bounded by Temora Street, Sutton Street, Morris Street and Parker Street (the Olympic Highway). The land is relatively flat and is developed with a school and church buildings, fencing, playgrounds and landscaping. The site is fenced with a pipe and mesh fence along the Sutton Street boundary, with a brick entry on the Sutton/Temora Street corner. The Temora Street boundary is also fenced with pipe and mesh for approximately half of the lot, then a brick pier and mesh fence bounds the remainder of this elevation. Part of the fence has been hedged. The fence along the Parker Street boundary is low metal palisade, with a timber picket feature at the pedestrian entrance. The palisade fence extends around the corner to Morris Street, as far as the presbytery building, then there is a cream brick pier fence to the corner of Sutton Street. There is a forecourt with curved brick fence in front of the church. Parts of the brick pier fence have a temporary mesh infill, parts have a pipe and mesh infill and parts have no infill. Some piers are missing.

The subject site is approximately 3.1 hectares in size. It has a primary frontage of approximately 208 metres to Temora Street, 157 metres to Parker Street, 280 metres to Morris Street and 150 metres to Sutton Street.

The buildings on the site are generally red brick, in a number of architectural styles, reflecting the historic development of the site.



Figure 7 Presbytery c1882 (Source: Paul Leader; 2017)



Figure 8 St Columba's Church c.1879 built of Bethungra granite and later changed to St Columba's Hall c.1916



Figure 9 Sacred Heart Church –construction commenced 18 November 1915



Figure 10 Site plan with existing uses (Source: Webber Architects)



Figure 11 Former external entrance to the primary school



Figure 12 Parker St elevation



Figure 13 Convent building east of the primary school block



Figure 14 Streetscape view of COLA



Figure 15 Former De La Salle Brothers School building viewed from Morris St



Figure 16 Former De La Salle Brothers building viewed from within site



Figure 17 COLA to be demolished

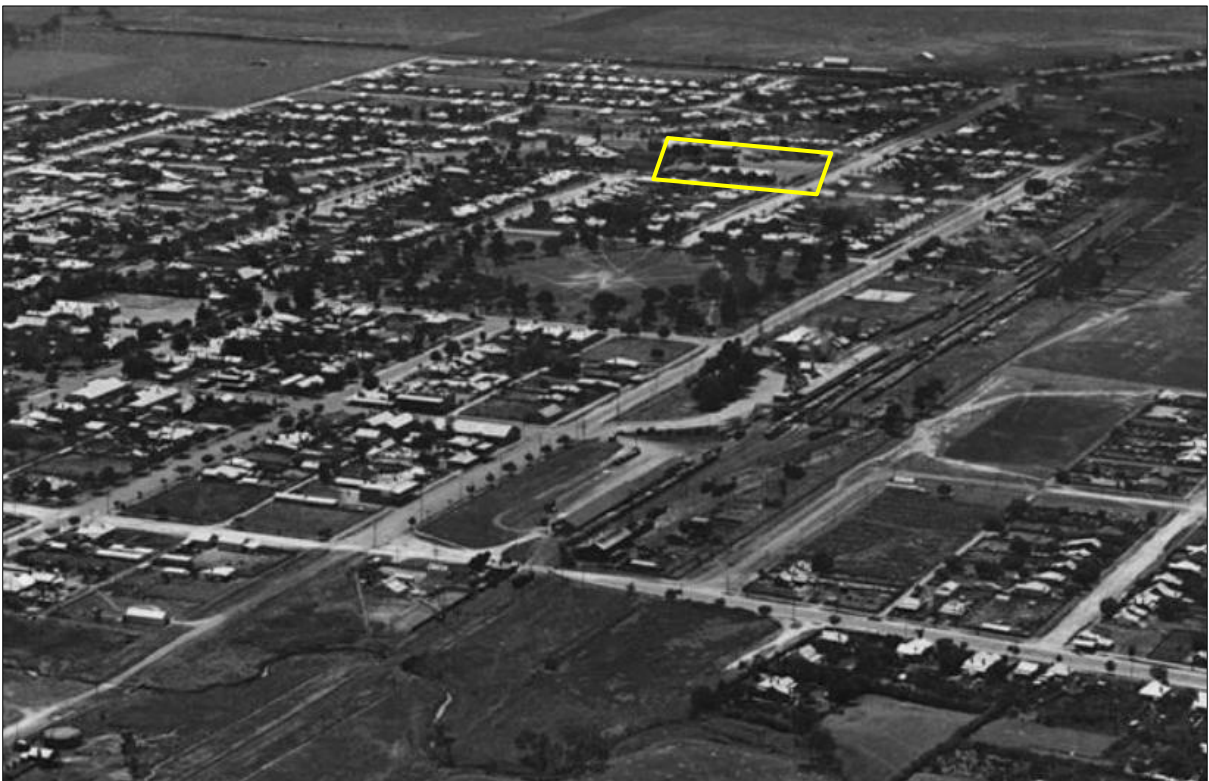


Figure 18 Aerial view of site c.1935 (data.gov.au)



Figure 19 Aerial view of site 1969 (portal.spatial.nsw.gov.au)



Figure 20 Aerial view of site 1998 (portal.spatial.nsw.gov.au)



Figure 21 Aerial view of site 2003 (portal.spatial.nsw.gov.au)

6.3 PHYSICAL CONDITION

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

From external inspection, the subject building, the COLA, appears to be in sound structural condition. The building is in current use for outdoor learning and recreation.



Figure 22 COLA to be demolished

6.4 VIEWS

The subject site is a readily visible element in the Cootamundra township, given its corner position and substantial area. The buildings are generally arranged around the perimeter of the site. Views into the site are open due to the low fencing.

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 existing COLA is an open structure that allows for partial views through the site to the original boys' school building, administration block and church. As the new building will be a solid, two storey structure, it will remove secondary views into the site. The administration building is a newer structure without heritage significance therefore there is no consequence as a result of the new building. The church is a significant building in the landscape and views from Sutton Street will be impacted by the new development, however, the church will continue to be able to be viewed from oblique angles and from Temora and Morris Streets.

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.

6.5 STATEMENT OF SIGNIFICANCE

The NSW Heritage Inventory lists the school site as an item with local heritage significance, with individual buildings noted. The COLA subject of this application is a recent construction and has no heritage significance.

7 THE PROPOSAL

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

The purpose of the development is to improve the teaching facilities of the high school for modern educational purposes.

The Covered Outdoor Learning Area (COLA) is a steel structure with a steel roof and open sides. A COLA is a multifunctional structure that provides an extension of the traditional classroom for teaching lessons, physical education classes, sports activities, and recreational programs within a secure outdoor setting. Additionally, the COLA serves as a flexible venue for hosting school events and community gatherings.

The new educational building is proposed to be constructed on the site of the COLA. It will be orientated internally towards the school site.

The building is designed with a ground floor central multifunction space with entry, tiered seating space, store rooms, an office, amenities, lift and circulation areas/staircase. To the north, there will be a large library/hub, with smaller breakout rooms. To the south, there will be a classroom area with flexibility to become one large or 4 smaller teaching spaces. At the southern end of the building, there will be additional male and female amenities. The first floor will have a similar floor plan to the ground floor, with the northern section allocated to science labs and the central area to staff facilities.

The building is proposed to be constructed with red brick cladding to the lower floor and lightweight vertical cladding. Steel elements are proposed in Monument and the roof is proposed in natural finish steel/Zincalume.

The works will facilitate the continued use of the site for the high school and enable more current teaching and learning activities by opening the classrooms into larger spaces, providing break out areas for groupwork and improving natural ventilation. The new classroom designs will have good sightlines, retractable walls, and cross ventilation.

SOHI SACRED HEART CENTRAL SCHOOL COOTAMUNDRA

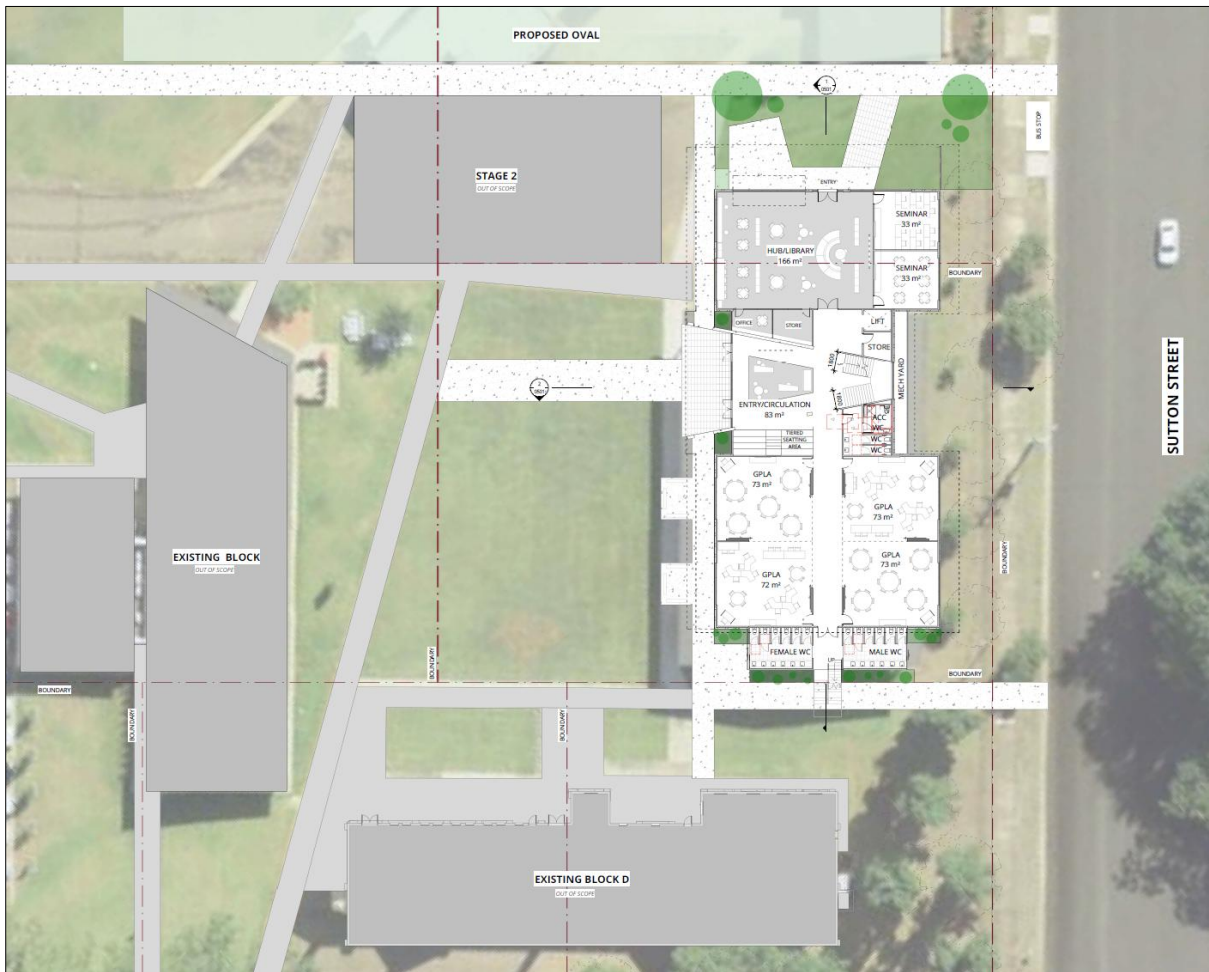


Figure 23 Proposed ground floor plan of new building

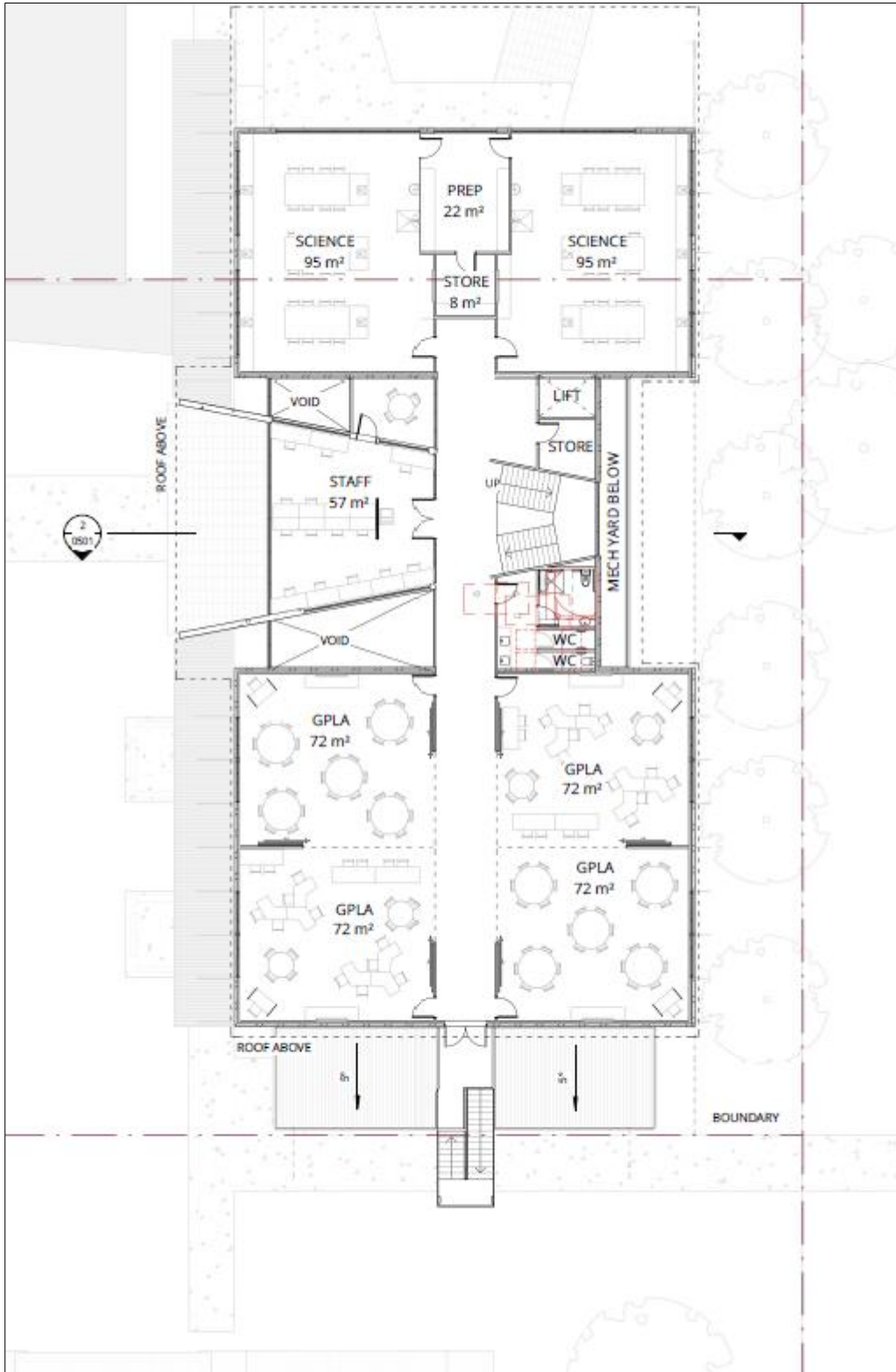


Figure 24 Proposed first floor plan of new building

8 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 the COLA
- impact of the construction of the new building on heritage items in the vicinity
- impact of new development on the streetscape of Morris Street and the Cootamundra Heritage Conservation Area.

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:

- Cootamundra Local Environmental Plan (LEP) 2013
- Cootamundra Shire Council Development Control Plan (DCP) 2013

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.

8.1 MATTERS FOR CONSIDERATION

8.1.1 Fabric and spatial arrangements

The large school site is arranged with the larger buildings generally around the perimeter of the site, permitting a private recreation area. The new building is on the site of the COLA and will not substantially alter the existing spatial arrangement of the site.

The COLA building has undergone negligible change since its construction c.2009. The proposal will not remove unsympathetic additions. The impact of this on the item is considered to be neutral.

The proposed new work is for a new 2 storey high school building in a contemporary design. The building is to be situated along the Sutton Street boundary of the site, over the site of the COLA.

The proposal is part of an overall masterplan for the school and church site. The intent of the work is to improve the function of the buildings within the site and provide the school community with a modern educational setting whilst retaining the heritage significance of the site.

The existing heritage items on the site will not undergo any alterations to fabric or spatial arrangement under the proposal, which is for a standalone building that is separate to existing buildings on the site. Demolition is limited to a 2009 era building that has no heritage significance.

8.1.2 Setting, views and vistas

The new work, a 2 storey high school building, 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 work will respect the original buildings and will in no way overpower or detract from the scale and character of existing development on the site.

The new building will be visible from within and outside the site. At present, there is some vision through the COLA to the administration and church buildings beyond to the west and the former De La Salle Brothers building to the south (as viewed from Sutton Street) and the solid 2 storey building will partially obscure those views. Views from Morris Street will be unaffected. The building is designed as 2 storey pavilions with a flat roof section between, allowing views to the site beyond. The location of the building permits the retention of existing views from Sutton St to the church tower, as illustrated in Figure 22.



Figure 25 Sutton St elevation (Webber Architects)

Given the open nature of the site and the roof form of the proposed building, there are opportunities for oblique views to the church, given its substantial scale, from various points around the site. As the administration building is a contemporary structure, it does not form an important element in the setting. The De La Salle Brothers building to the south of the development site will continue to be seen from external viewpoints. The setback of the new building from the Item will allow the building to be viewed clearly from within the site.



Figure 26 Internal site view to new HS building and De La Salle Brothers building (Webber Architects)

We consider that the new building is sympathetic to the heritage items. The form is simple and clearly a new addition to the school site. Proportionally, the building is complementary to the Items on the site, whilst serving its function.

8.1.3 Landscape

For the most part, existing landscaping will be retained, noting that there is no landscaping that is original to the site in existence. The existing tree planting along the Sutton Street elevation will mature and provide privacy to the school and soften the presentation of the building to the street.

8.1.4 Use

The use of the site for educational purposes will be retained under the proposal. The proposal will allow the school to align with modern pedagogical approaches to education. The proposal will provide for flexible learning spaces, improved solar access and air circulation as well as providing compliant amenities.

The proposal does not trigger a change of use of building classification under the National Construction Code.

8.1.5 Demolition

The c.2009 COLA will be demolished under the proposal. The COLA has little architectural merit, being a functional shade structure, and has no heritage significance. Its demolition will have no impact on the heritage significance of the site.

Important features of the site are retained under this proposal. There is no demolition of heritage fabric proposed.

8.1.6 Curtilage

The curtilages of the heritage buildings are contained within the site boundaries. As the proposed work is internal to the site, curtilage is not reduced. The curtilage of the De La Salle Brothers building will be protected under the proposal, with no reduction in the distance from the Item to the new building. As illustrated in the submitted plans, the southern wall of the proposed building is in the location of the existing southern elevation of the COLA.

8.1.7 Moveable heritage

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

8.1.8 Aboriginal cultural heritage

The site has no Aboriginal significance that can be identified. As the site has been in use as a school, it is a highly modified site. Standard procedures for the ceasing of work and reporting of items should be followed during the demolition and construction processes.

8.1.9 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. There is no other suitable location for the proposed work.

8.1.10 Natural heritage

The site is not noted as having natural heritage significance.

8.1.11 Conservation areas

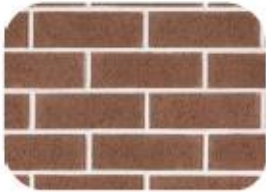
The proposed development introduces a new building to the streetscape that would impact the heritage conservation area. Details are addressed earlier in this report.

The existing streetscape on Sutton Street is consistent with the characteristics of the Cootamundra Conservation Area, with residential uses along the eastern side of the street, and the school site on the western side. Buildings on the school site that address Sutton Street are not generally contributory to the Conservation Area. Buildings on the other elevations are considered to be contributory to the Conservation Area. The northern boundary of the site coincides with the boundary of the Conservation Area therefore the area to the north of Temora Street is not part of the Conservation Area. The proposal will have negligible impact on the streetscape of Parker and Morris Streets due to its location at the eastern end of the site.

The scale of the proposed building is managed with a pavilion style elevation that reduces the bulk of the roof. The scale is consistent with the predominant scale of the existing buildings within the site, noting that residential development in the vicinity is generally single storey. The proposed building will be read as part of the school site and as such, is not considered to have an adverse impact on the Conservation Area in general. Although of a modern design, it utilises materials and colours that are found on the site and within the Conservation Area and employs a design strategy that is complementary to the surrounding area. It is recommended that vertical cladding be utilised, in preference to the flat cladding outlined as Option 3, as that will be more appropriate in the heritage setting.



① STEEL - MONUMENT



② FACE BRICK



③ LIGHT WEIGHT CLADDING - OPTION 1



③ LIGHT WEIGHT CLADDING - OPTION 2



③ LIGHT WEIGHT CLADDING - OPTION 3



④ METAL ROOF SHEETING

Figure 27 Proposed materials schedule (Webber Architects)

8.1.12 Cumulative impacts

As outlined in this report, the development of this site as a church and school site in the town of Cootamundra has been an organic process, with buildings added or repurposed as required by the parish. The proposal is part of an overall masterplan review of the site and its functions.

Whilst the COLA itself is of relatively recent construction and does not contribute to the heritage values of the site, its removal forms part of a broader pattern of change. The new building introduces a contemporary architectural form and expanded footprint, which, when considered alongside previous alterations, contributes to a gradual evolution of the site's built character.

The cumulative effect of replacing the COLA with a permanent structure may alter the visual rhythm of the site. However, the design intent is to maintain coherence with existing heritage buildings through alignment, setbacks, and materials palette.

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.

It is inevitable that school sites will evolve over time, as populations grow and change, buildings age and educational pedagogies evolve. Provided new buildings respond to the existing buildings of heritage significance, there is no impediment to the provision of new facilities. In summary, while the proposed works represent a significant physical change, they do not cumulatively diminish the heritage significance of the Sacred Heart School site. Rather, they reflect a considered evolution that balances contemporary educational needs with respect for the site's historical and social values.

8.1.13 The conservation management plan

There is no conservation management plan for the property and we recommend that one is developed, in recognition of the number of listed and significant buildings on the site and the masterplan approach to improvements.

8.1.14 Other heritage items in the vicinity

Heritage items in the vicinity of the development are listed in section 3.6 of this report. There is no visual connection between the Sacred Heart high school precinct and heritage items that are not part of the school/church precinct. The proposed new building will form a backdrop to other items on the site as viewed from within the site but will not be intrusive nor affect views to those items. There is no change of use and the whole site will continue to be used as a school and church precinct with interconnected use of areas of the site.

8.1.15 Commonwealth/National heritage significance

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

8.1.16 World Heritage significance

The property is not on the World Heritage List.

8.2 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 Sacred Heart buildings identified in the heritage listing remain identifiable as buildings from the key period of development of Cootamundra;
- The aesthetic significance of the De La Salle Brothers building is respected by the proposal and the building can be appreciated within its context;
- The roofline and building presentation to the surrounding context are complementary to the buildings within the site and to the Heritage Conservation Area in general;
- The new work conserves the listed buildings and will ensure the Sacred Heart School buildings will continue to be used for education in the future.

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

In our view, the scale of any new development could generate a visual impact on the heritage items within the site and in the vicinity. The form, detailing, materials and colour palette selected for the proposed development have been carefully selected in order to be sympathetic to the items and mitigate any possible visual domination.

Sympathetic alternative solutions which have been considered

We have not been advised of any alternate solutions that were considered by the proponent. We note that the provided plans contain options for cladding and recommend that a vertical style cladding be utilised.

The option to do nothing and leave the existing high school building as it is, does not align with contemporary pedagogy, which utilises flexible, open classroom spaces.

8.3 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 and materials must be appropriate to the original – our preference is for vertical cladding;
- An archival recording of the COLA building should not be required for the proposed works, given its contemporary structure, a set of external photographs should be taken to record the original building;
- 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.

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.

We would further recommend that a Conservation Management Plan, prepared in accordance with NSW Heritage Office guidelines, be prepared for the whole church/school site, inclusive of all heritage items on that site.

9 FINAL CONCLUSION

This Statement of Heritage Impact has considered the impact of the proposed demolition of the Covered Outdoor Learning Area and construction of new 2 storey high school building on the significance of heritage items and the Cootamundra Heritage Conservation Area. 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 is considered acceptable. The new building is likewise, considered to be acceptable within its context. The design of this proposal has balanced the requirements of working within a strict regulatory context addressing numerous considerations to create a space 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 CLEP. We are confident the Proposal will facilitate an appropriate development of the site. Overall, the development will improve the functionality of the high school. 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.

10 SOURCES

- Cootamundra Shire Council Council/Black Mountain Projects, [Cootamundra Community Heritage Study, 2010](#)
- Australia ICOMOS. 'The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance'. Australia ICOMOS, 2013. <http://australia.icomos.org/publications/charters/>.
- Cootamundra-Gundagai Regional Council. Cootamundra Local Environmental Plan 2013
- Cootamundra-Gundagai Regional Council. Cootamundra Development Control Plan 2013
- NSW Land and Property Information. 'SIX Maps', <http://maps.six.nsw.gov.au/>.
- NSW DPE (Department of Planning and Environment) (2023) 'Assessing Heritage Significance'. DPE, NSW Government, accessed 21 August 2023. <https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance>
- NSW Heritage Office. State Heritage Inventory <https://www.hms.heritage.nsw.gov.au>
- 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>
- <https://www.delasalle.org.au/cootamundra>
- <https://trove.nla.gov.au/newspaper/article/143707901?searchTerm=cootamundra%20catholic%20high%20school>

Appendix

Architectural Plans

SOHI SACRED HEART CENTRAL SCHOOL COOTAMUNDRA



Figure 28 Floor Plan - Ground (Webber Architects)

SOHI SACRED HEART CENTRAL SCHOOL COOTAMUNDRA

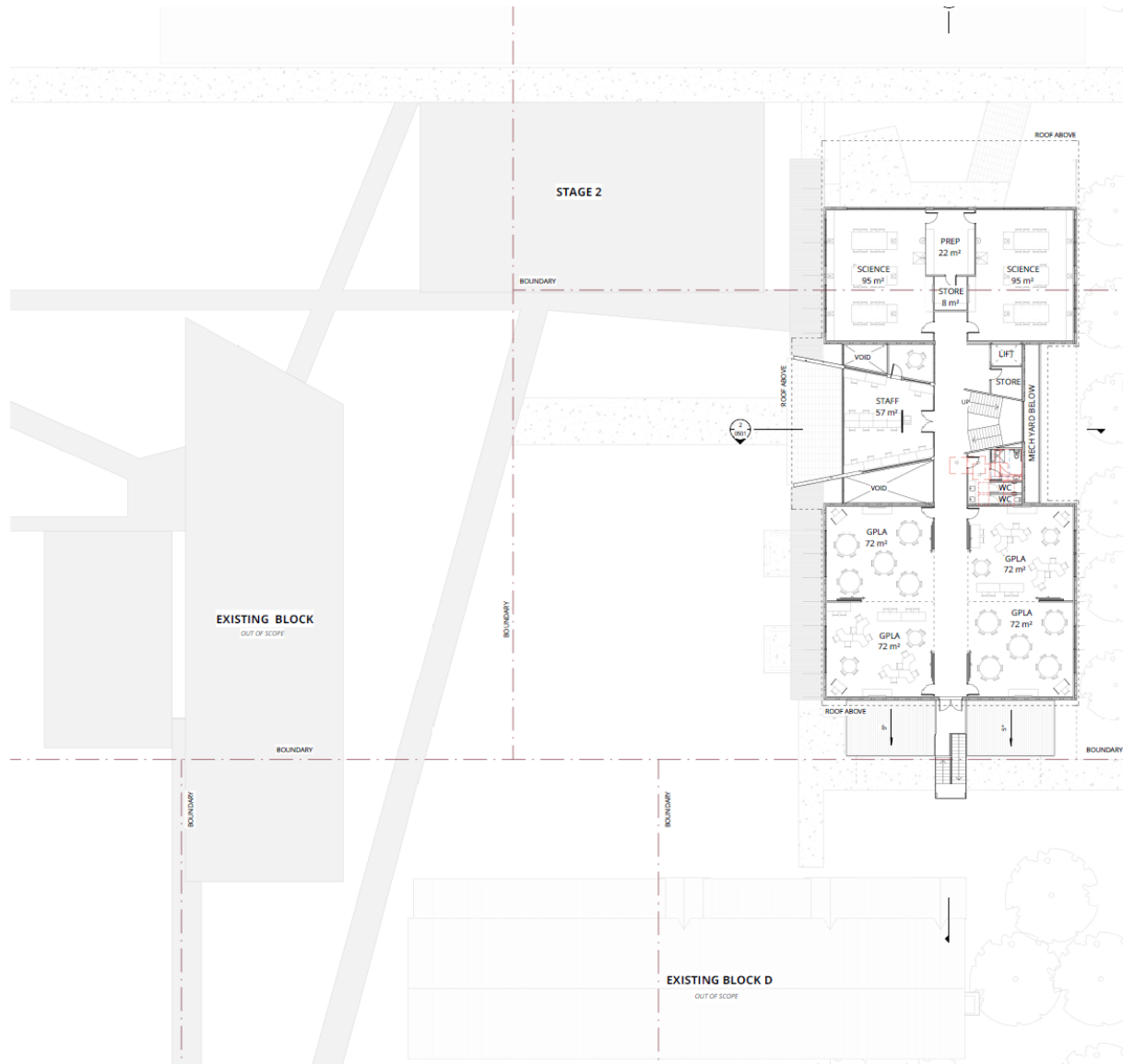
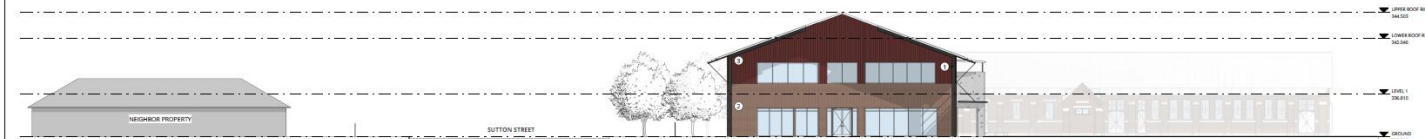


Figure 29 Floor Plan - Level 1 (Webber Architects)

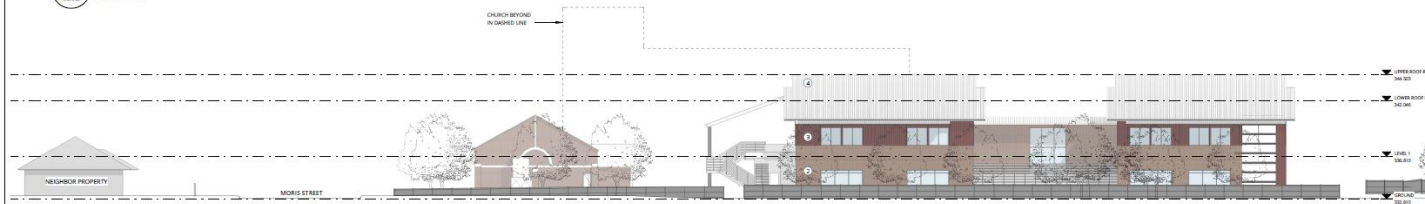
SOHI SACRED HEART CENTRAL SCHOOL COOTAMUNDRA



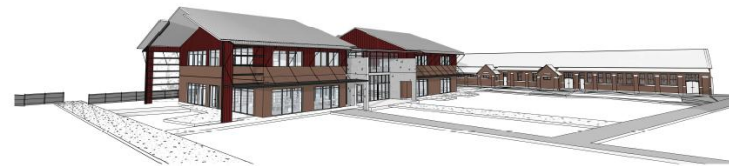
1 NORTH ELEVATION
SCALE 1:200



2 EAST ELEVATION
SCALE 1:200



4 SOUTH ELEVATION
SCALE 1:200



- ① STEEL - MONUMENT
- ② FACE BRICK
- ③ LIGHT WEIGHT CLADDING - OPTION 1
- ③ LIGHT WEIGHT CLADDING - OPTION 2
- ③ LIGHT WEIGHT CLADDING - OPTION 3
- ④ METAL ROOF SHEETING

REV	DATE	DESCRIPTION	BY	CHK
1	15/03/2024	ISSUE FOR PERMIT	WJ	WJ
2	15/03/2024	ISSUE FOR PERMIT	WJ	WJ
3	15/03/2024	ISSUE FOR PERMIT	WJ	WJ
4	15/03/2024	ISSUE FOR PERMIT	WJ	WJ
5	15/03/2024	ISSUE FOR PERMIT	WJ	WJ

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DATE: 15/03/2024

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PROJECT NAME: SOHI SACRED HEART CENTRAL SCHOOL
SHEET NUMBER: 2916 / 0401 / D

ELEVATIONS - SHEET 1
SACRED HEART CENTRAL SCHOOL
7/31 MORRIS STREET, COOTAMUNDRA

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SOHI SACRED HEART CENTRAL SCHOOL COOTAMUNDRA

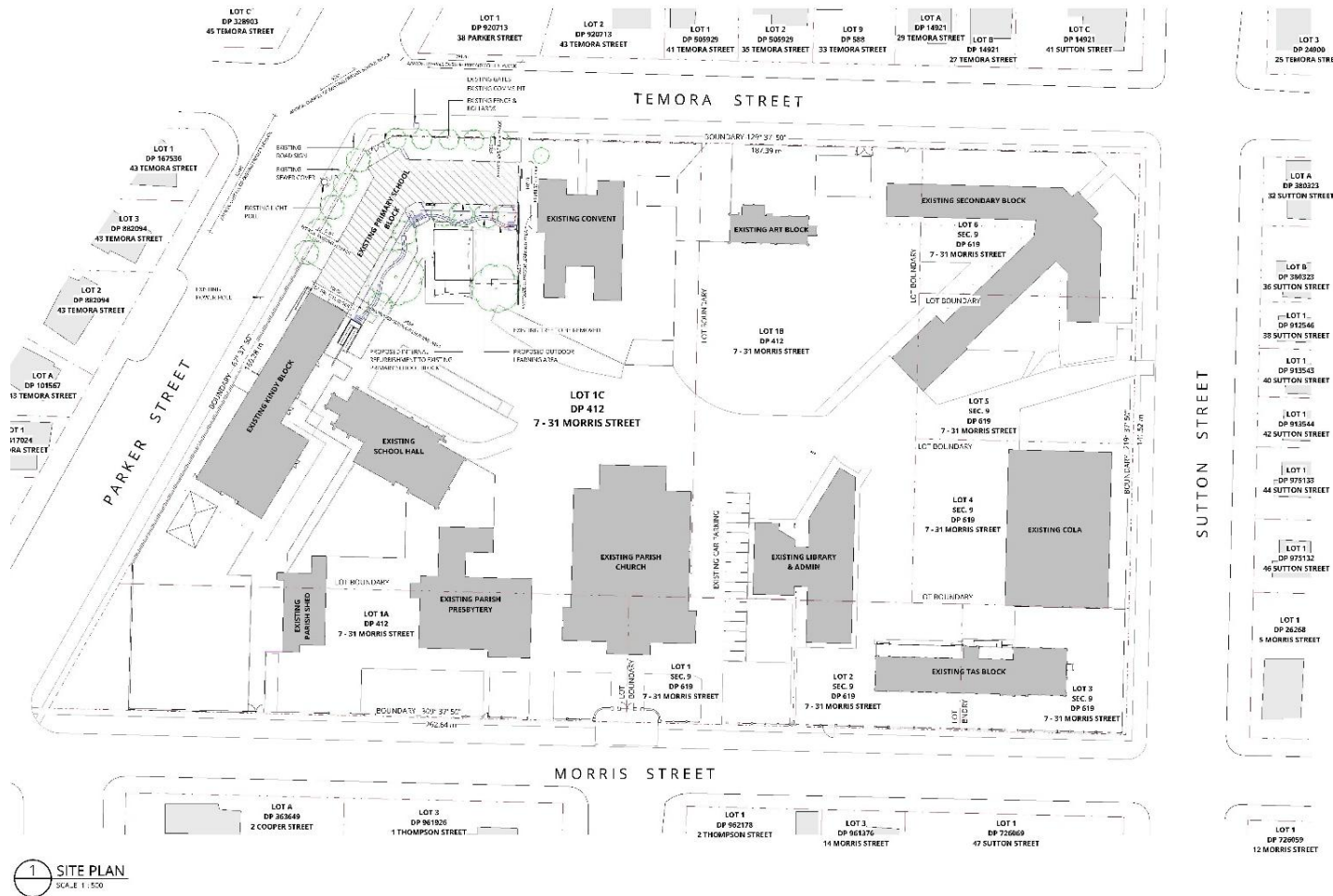


Figure 30 Existing Site Plan (Webber Architects)