STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED ADDITIONS AND ALTERATIONS

ST RAFAEL’S CATHOLIC SCHOOL, VARIOUS LOTS BOUNDED BY LIVERPOOL, KENDAL AND LACHLAN STREETS, COWRA

PREPARED FOR:
CATHOLIC EDUCATION OFFICE – BATHURST DIOCESE

MARCH 2014
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TABLE OF CONTENTS

INTRODUCTION .................................................................................................................. 1
  1.1 BACKGROUND .......................................................................................................... 1
  1.2 SCOPE OF THIS REPORT ........................................................................................ 1

THE SITE & ITS LOCALITY ............................................................................................... 2
  2.1 THE SITE .................................................................................................................. 2
  2.2 THE LOCALITY ......................................................................................................... 3

THE DEVELOPMENT ......................................................................................................... 4
  3.1 DEVELOPMENT DESCRIPTION .............................................................................. 4

STATUTORY PLANNING FRAMEWORK .......................................................................... 5
  4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 ......................... 5
      4.1.1 AIMS & OBJECTIVES ..................................................................................... 5
      4.1.2 SECTION 5A .................................................................................................. 5
      4.1.3 SUBORDINATE LEGISLATION ..................................................................... 5
      4.1.4 INTEGRATED DEVELOPMENT ................................................................. 6
  4.2 ENVIRONMENTAL PLANNING INSTRUMENTS ..................................................... 6
      4.2.1 COWRA LOCAL ENVIRONMENTAL PLAN 2012 ....................................... 6
      4.2.2 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007 10
      4.2.3 DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS ...................... 10
  4.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS ........................................ 10
  4.4 DEVELOPMENT CONTROL PLANS ........................................................................ 10
      4.4.1 DEVELOPMENT CONTROL PLAN PARKING CODE 2007 ....................... 11
      4.4.2 COWRA COUNCIL DEVELOPMENT CONTROL PLAN – LANDSCAPING CODE ................................................................. 11
      4.4.3 COWRA COUNCIL DEVELOPMENT CONTROL PLAN – EROSION AND SEDIMENTATION ...................................................... 11

IMPACTS .......................................................................................................................... 12
  5.1 INTRODUCTION ....................................................................................................... 12
  5.2 CONTEXT AND SETTING ....................................................................................... 12
  5.3 ACCESS, TRANSPORT AND TRAFFIC .................................................................... 12
      5.3.1 INTRODUCTION .......................................................................................... 12
      5.3.2 CAR PARKING .............................................................................................. 12
      5.3.3 ACCESS ......................................................................................................... 14
      5.3.4 TRAFFIC GENERATION ............................................................................ 14
  5.4 PUBLIC DOMAIN ..................................................................................................... 14
  5.5 SERVICING ............................................................................................................... 14
  5.6 HERITAGE ................................................................................................................ 15
      5.6.1 ABORIGINAL HERITAGE ............................................................................ 15
      5.6.2 NON ABORIGINAL HERITAGE ................................................................. 16
  5.7 OTHER LAND RESOURCES ..................................................................................... 16
  5.8 WATER ...................................................................................................................... 16
  5.9 SOILS ......................................................................................................................... 16
  5.10 AIR AND MICROCLIMATE ................................................................................... 17
  5.11 FLORA AND FAUNA .............................................................................................. 17
  5.12 WASTE ................................................................................................................... 17
  5.13 EFFLUENT DISPOSAL ............................................................................................ 17
  5.14 STORMWATER ...................................................................................................... 17
STATEMENT OF ENVIRONMENTAL EFFECTS
PROPOSED ADDITIONS AND ALTERATIONS
CATHOLIC EDUCATION OFFICE – BATHURST DIOCESE

5.15 ENERGY ........................................................................................................ 18
5.16 NOISE & VIBRATION ............................................................................... 18
5.17 NATURAL HAZARDS ................................................................................ 18
5.18 TECHNOLOGICAL HAZARDS ................................................................. 19
5.19 SAFETY, SECURITY AND CRIME PREVENTION ....................................... 19
5.20 SOCIAL IMPACT ...................................................................................... 19
5.21 ECONOMIC IMPACT ............................................................................... 19
5.22 SITE DESIGN AND INTERNAL DESIGN .................................................. 19
5.23 CONSTRUCTION IMPACTS ..................................................................... 20
  5.23.1 AMENITY IMPACTS ......................................................................... 20
  5.23.2 WASTE GENERATION ...................................................................... 20
5.24 CUMULATIVE IMPACTS ......................................................................... 20

CONCLUSION .................................................................................................. 21

6.1 SUITABILITY OF THE SITE ...................................................................... 21
6.2 PUBLIC INTEREST ...................................................................................... 21
6.3 CONCLUSION ............................................................................................. 21

REFERENCES .................................................................................................. 22

DRAWINGS

JDH Drawings
JDH Architects Drawing DA-01_B – Cover Sheet and Site Location Plan
JDH Architects Drawing DA-02_B – Site Analysis Plan
JDH Architects Drawing DA-03_C – Partial Site Plan
JDH Architects Drawing DA-04_B – Floor Plan
JDH Architects Drawing DA-05_B – Roof Plan
JDH Architects Drawing DA-06_B – Elevations & Material Selection
JDH Architects Drawing DA-07_B – Neighbour Notification Plans

Geolyse Drawings
Geolyse Drawing 01A_E01 – Title Sheet, Drawing List and Site Locality
Geolyse Drawing 01A_E02 – Existing Site Layout
Geolyse Drawing 01A_E03 – Proposed Site Layout
Geolyse Drawing 01A_E04 – Turning Path (car/ute)
Geolyse Drawing 01A_E05 – Turning Path (8.8m Long Service Truck)

APPENDICES

APPENDIX A
AHIMS Search Result

APPENDIX B
Heritage Impact Statement

TABLES
Table 2.1 – Property Details.............................................................................. 2
Table 4.1 – Local Environmental Plan Mapping.................................................. 6
Table 5.1 – Car Parking Demand...................................................................... 13
1.1 BACKGROUND

Geolyse Pty Ltd has been commissioned by Catholic Education Office – Bathurst diocese to prepare a Statement of Environmental Effects (SEE) to accompany a Development Application (DA) for additions and alterations to St Raphael's Catholic School, Kendal, Liverpool and Lachlan Streets, Cowra.

1.2 SCOPE OF THIS REPORT

This SEE has been prepared pursuant to Clause 50 and Part 1 of Schedule 1 of the Environmental Planning and Assessment Regulation 2000 and is provided in the following format.

- **Section 2** of this report provides a description of the subject site and its locality.
- **Section 3** outlines the proposed development.
- **Section 4** details the planning framework applicable to the subject site and proposed development.
- **Section 5** identifies the impacts of the proposed development.
- **Section 6** provides a conclusion to the SEE.
The Site & Its Locality

2.1 THE SITE

The site the subject of this development application is a single holding formed of a number of individual lots. Table 2.1 provides a breakdown of applicable lots.

<table>
<thead>
<tr>
<th>Lot/DP</th>
<th>Street Address</th>
<th>Land Area (square metres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot 1, Section 16, DP758300</td>
<td>2 Kendall Street, Cowra, 2794</td>
<td>1,890</td>
</tr>
<tr>
<td>Lot 2, Section 16, DP758300</td>
<td>10 Kendall Street, Cowra, 2794</td>
<td>1,965</td>
</tr>
<tr>
<td>Lot 4 DP219354</td>
<td>7-9 Lachlan Street, Cowra, 2794</td>
<td>3,180</td>
</tr>
<tr>
<td>Lot 1 DP1149483</td>
<td>11 Liverpool Street, Cowra, 2794</td>
<td>8,040</td>
</tr>
<tr>
<td>Lot 12, Section 16, DP758300</td>
<td>11 Liverpool Street, Cowra, 2794</td>
<td>4,040</td>
</tr>
<tr>
<td>Lot 15, Section 16, DP758300</td>
<td>11 Liverpool Street, Cowra, 2794</td>
<td>4,070</td>
</tr>
<tr>
<td>Lot 5 DP826380</td>
<td>11 Liverpool Street, Cowra, 2794</td>
<td>4,070</td>
</tr>
<tr>
<td>Lot 2 DP521077</td>
<td>Kendal Street, Cowra, 2794</td>
<td>1,420</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>26,015</td>
</tr>
</tbody>
</table>

Source: Cowra Council and Six Maps

The site houses St Raphael's Catholic School and, as noted in Table 2.1, has an overall site area of approximately 2.6 hectares. The site has frontages to Liverpool, Kendal and Lachlan Streets, Cowra.

The site accommodates a number of school buildings, play grounds and associated school infrastructure. The school grounds feature a number of well-established trees, primarily around the periphery of the site.

The site is sloping with a southerly aspect.

Figure 1 depicts the site in the context of the local area, with the site itself outlined in red.

The site is identified as containing an item of heritage significance, described as the St Raphaels Church and Brigidine Convent. This is discussed in further detail in Section 0, however, for the avoidance of doubt, this application proposes no physical alteration to these specific buildings. Notwithstanding this, the potential impact on the heritage significance of these buildings has been considered.
2.2 THE LOCALITY

The subject site is located close to the central core of the town of Cowra. Surrounding land uses range from residential in the north, north-west and east and commercial in the south, south-west.
3.1 DEVELOPMENT DESCRIPTION

The proposed development involves the development of an approximately 1,400 square metre extension to existing Block B to provide classrooms and amenity space (refer JDH Architects Drawing DA-04_A - Floor Plan).

The addition will be located to the north of the existing building and would result in the removal of the existing roof structure, and the development of a new roof to cover both existing and proposed elements of the building.

External building materials would consist of lightweight profiled metal deck roofing (Colorbond Surfmist), aluminium window frames, and brickwork to match the existing building. The choice of materials also accounts for the heritage significant building located to the south of the proposed building. Of specific relevance is the western elevation, past which the heritage building is visible. This area would feature landscaping to soften the appearance when viewed from the public domain and compensate for the need to remove four (4) existing trees from the site.

The addition to the building will provide predominantly practical functions including woodwork, food technology, art and science rooms. Several of the proposed classrooms would replace existing classrooms located within the existing former Brigidine Monastery building.

A new 1.2 metre high, 90 metre long retaining wall would be required to the north of the development.

A maximum of three (3) existing trees would require removal to facilitate the new building, however earthworks would be minimal.

The existing roof would be removed from Block B but no significant demolition is required to facilitate the development.

As at 2014, St Raphael’s has 480 enrolled students from Kindergarten to year 10. The proposed extension is to both replace existing classrooms in Block A and also facilitate the future expansion of the school to accommodate years 11 and 12. It is anticipated that year 11 students would be accepted from 2015 and year 12 from 2016. The school anticipates that the addition of these student years will result in an increase in the student population from 480 as current to approximately 544 in 2015 and 589 in 2016. This is an increase of 64 students in 2015 and a further 45 students in 2016. The overall increase facilitated by this application is therefore 109. Whilst the school anticipate that the above levels are possible the reality is that it is likely to take several years for the year 11 and 12 class size to achieve these projected sizes.

A proposed access is located on the western side of the site, to provide future access to the site for emergency vehicles. Previously emergency vehicles gained access to the site from the existing access to the north and used the vacant space to the north of Block B to turn around and leave the site in a forward direction. By virtue of this application, this space is lost and an alternative is therefore provided.
4.1 ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

4.1.1 AIMS & OBJECTIVES

In New South Wales (NSW), the relevant planning legislation is the Environmental Planning and Assessment Act 1979 (EP&A Act). The EP&A Act instituted a system of environmental planning and assessment in NSW and is administered by the Department of Planning (DoP). The objects of the EP&A Act are:

(a) to encourage:
   (i) the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment,
   (ii) the promotion and co-ordination of the orderly and economic use and development of land,
   (iii) the protection, provision and co-ordination of communication and utility services,
   (iv) the provision of land for public purposes,
   (v) the provision and co-ordination of community services and facilities, and
   (vi) the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities, and their habitats, and
   (vii) ecologically sustainable development, and
   (viii) the provision and maintenance of affordable housing, and

(b) to promote the sharing of the responsibility for environmental planning between the different levels of government in the State, and

(c) to provide increased opportunity for public involvement and participation in environmental planning and assessment.

4.1.2 SECTION 5A

Section 5A of the EP&A Act requires consideration of whether there is likely to be a significant effect on threatened species, populations or ecological communities, or their habitats as a result of the proposed development. The proposed development is unlikely to have an adverse impact on threatened species, populations or ecological communities, or their habitats.

4.1.3 SUBORDINATE LEGISLATION

The EP&A Act facilitates the preparation of subordinate legislation, consisting of:

- Environmental Planning Instruments (EPIs) (including State Environmental Planning Policies (SEPP), Local Environmental Plans (LEP), and deemed EPIs); and
- Development Control Plans (DCP).

In relation to the proposed development, the relevant subordinate legislation includes:

- Cowra Local Environmental Plan 2012;
- State Environmental Planning Policy (Infrastructure) 2007; and
- Relevant Development Control Plans.
The requirements of these are discussed in the following sections.

4.1.4 INTEGRATED DEVELOPMENT

Section 91 of the EP&A Act states that development requiring consent and another activity approval is defined as Integrated Development. No external approvals are noted as being required as a result of the development. Therefore, and for the avoidance of doubt, the proposed development is not classified as Integrated Development.

4.2 ENVIRONMENTAL PLANNING INSTRUMENTS

4.2.1 COWRA LOCAL ENVIRONMENTAL PLAN 2012

4.2.1.1 General

The *Cowra Local Environmental Plan 2012* (LEP) is the relevant local environmental planning instrument relating to the site. The aims of the LEP are identified as follows:

1. This Plan aims to make local environmental planning provisions for land in Cowra in accordance with the relevant standard environmental planning instrument under section 33A of the Act.

2. The particular aims of this Plan are as follows:

   (a) to provide for a range of development opportunities that contribute to the social, economic and environmental resources of Cowra in a manner that allows present and future generations to meet their needs by implementing the principles of ecologically sustainable development,

   (b) to facilitate and encourage sustainable growth and development that:

      (i) protects, enhances and conserves agricultural land and the contributions that agriculture makes to the regional economy, and

      (ii) provides a mix of residential housing opportunities to meet the needs of the wider community, and

      (iii) contributes to industrial employment opportunities in Cowra, and

      (iv) ensures that Cowra central business district remains the primary commercial centre for the wider region, and

      (v) provides high quality open space to meet a wide range of active and passive recreational needs, and

      (vi) provides for rural residential living opportunities in appropriately serviced locations close to the Cowra township, and

      (vii) allows for the orderly growth of land uses, while minimising conflict between land uses within the zone and land uses within adjoining zones, in a manner that minimises adverse environmental impacts, and

      (viii) allows for the protection and enhancement of places and buildings of environmental, archaeological, cultural or heritage significance, including relics and Aboriginal places of heritage significance, and

      (ix) protects and enhances environmentally sensitive natural resources.

A review of the above confirms that the proposed development generally accords with the above aims.

4.2.1.2 Mapping

Specific mapping has been prepared to support the LEP. A review of this mapping confirms the following applicable local constraints.
Table 4.1 – Local Environmental Plan Mapping

<table>
<thead>
<tr>
<th>Map</th>
<th>Relevance</th>
<th>Section of the Report Discussed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Application Map</td>
<td>The site is located within the Cowra Local Government Area</td>
<td>Throughout</td>
</tr>
<tr>
<td>Land Zoning Map</td>
<td>The site is part zoned B2 – Local Centre and part zoned R1 – General Residential</td>
<td>Section 4.2.1.3</td>
</tr>
<tr>
<td>Lot Size Map</td>
<td>The northern portion of the site has an applicable minimum lot size of 450 square metres.</td>
<td>As no subdivision or dwelling development is proposed, this is not further discussed.</td>
</tr>
<tr>
<td>Dwelling Opportunity Map</td>
<td>Site is not identified as being a dwelling opportunity area</td>
<td>No discussion required.</td>
</tr>
<tr>
<td>Flood Planning Maps</td>
<td>The site is not identified as being affected by local flooding.</td>
<td>No discussion required.</td>
</tr>
<tr>
<td>Heritage Map</td>
<td>The site is identified as containing a local heritage item (I30) and adjacent to items I17, I19, I39 and I16.</td>
<td>Section 5.6</td>
</tr>
<tr>
<td>Land Reservation Acquisition Map</td>
<td>The site is not identified as being reserved for acquisition</td>
<td>No discussion required.</td>
</tr>
<tr>
<td>Terrestrial Biodiversity Map</td>
<td>The site is not identified as containing sensitive biodiversity</td>
<td>No discussion required.</td>
</tr>
<tr>
<td>Wetlands Map, Groundwater Vulnerability Map, Riparian Lands and Watercourses Map</td>
<td>The site is identified as being located in an area of groundwater vulnerability</td>
<td>Section 4.2.1.4</td>
</tr>
<tr>
<td>Urban Release Area Map</td>
<td>The site is not identified as being located within an urban release area.</td>
<td>No discussion required.</td>
</tr>
</tbody>
</table>

Source: Cowra Local Environmental Plan 2012

The following constraints, where relevant, together with other relevant matters arising from the LEP are discussed in the following sections.

4.2.1.3 Zoning

By reference to LEP map LZN_002C the site is part zoned B2 – Local Centre and part zoned R1 – General Residential. Figure 2 provides an excerpt from the land zoning map showing the subject site outlined in red.

A review of the LEP Land Use Table confirms that an educational establishment is not identified as being prohibited in either the B2 or R1 zones; such development, including additions or alterations to an existing educational establishment is therefore permitted with the consent of Council.
4.2.1.4 Preservation of Trees or Vegetation

Clause 5.9 of the LEP seeks to ensure that trees or vegetation are protected, thereby ensuring the amenity of an area is preserved.

Clause 5.9(2) states that trees or vegetation to be protected by this clause must be first identified within a DCP. A review of Cowra DCPs does not reveal any specific list of identified trees or vegetation that are protected by this clause.

Clause 5.9(3) precludes any action that would affect an identified tree or other vegetation without first gaining the consent (or a permit) from Council.

Clause 5.9AA of the LEP identifies that in the absence of a DCP prescribing protected trees that any action that would affect a tree is permitted without the consent of Council. A maximum of three trees would require removal as a result of the application. On the basis that specific tree species are not identified in any DCP no specific consent of Council is required for tree removal. Notwithstanding this, an assessment of the trees is provided at Section 5.11.

On the basis of the assessment at Section 5.11, and given that Council consent is not required, it is considered that the provisions of the LEP are satisfied.

4.2.1.5 Heritage Conservation

A review of the LEP Heritage Map confirms that the site contains a local heritage items I30.

Figure 3 provides an excerpt from the LEP Heritage Map.
A number of other locally significant heritage items are located within the vicinity of the subject site, as shown on Figure 3. These include:

I2 – Australian Hotel, located in Lot 3 in DP 711412
I7 – Cowra Steam Mill, located in Lot 10 in DP 860488
I16 – St Peter’s Presbyterian Church, located in Lots 9 and 10 in DP 1127408
I17 – Imperial Hotel, located in Lot 1 in DP 738717
I18 – Fagan’s buildings, located in Lot 2 in DP 543313
I19 – “Garden Montgomery Solicitors”, located in Lot 6 in DP 826380
I20 – “Oxley House” – located in Lot 5 in DP 136827
I31 – Reid Smith Ltd Building, Located in Lot 2 in DP 627537
I33 – Former Great Western Hotel, Located in Lot 1 in DP 1036870
I37 – Two Storey Buildings, located in Lots 1 and 2 in DP 581299; Lots 3 and 4 in DP 231296
I39 – Cowra Hotel, Located in Lot 6 in DP 711412

Clause 5.10 of the LEP relates to the conservation of heritage items. On the basis that the site contains a listed local heritage item, clause 5.10 is considered to be relevant to this application.

The objectives of clause 5.10 are:

(a) to conserve the environmental heritage of Cowra,

(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
Clause 5.10(4) requires the consent authority to consider the effect of the proposed development on the item of heritage significance. This has been addressed via the statement of the heritage architect and is discussed in further detail in Section 5.6.2. As such, clause 5.10(4) is considered to be satisfied.

Clause 5.10(5) states that the consent authority may require the preparation of a heritage management plan, to assess the extent of change proposed via an application. Given the physical separation of the proposed development works and the two items of heritage significance, and in the context of the provided statement by the heritage architect (refer Section 5.6 and Appendix B), it is considered that further provision of a heritage management document is not warranted.

Clause 5.10(6) states that the consent authority may request the preparation of a heritage management plan prior to granting consent. As per the above comment, further provision of a heritage management document is not considered to be warranted in this instance.

4.2.2 STATE ENVIRONMENTAL PLANNING POLICY (INFRASTRUCTURE) 2007

Clause 28 of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) allows that development for the purposes of educational establishments may be carried out with consent on land on which there is an existing educational establishment [clause 28(2)(a)] or on land adjacent to the an existing educational establishment [clause 28(2)(b)].

On the basis of the above, the development is permitted with consent.

Clause 104 and Schedule 3 of the ISEPP relate to traffic generating developments. A proposed educational establishment, or an extension to an educational establishment, with capacity for 50 or more students, results in the need for the application to be referred to RMS for comment. Council is obligated to refer such an application within 7 days of receipt, and provide a period of 21 days for RMS to comment. Council is to take consideration of any comments provided but is not obligated to agree any recommendations.

As noted in Section 3.1, the proposed development would facilitate the addition of years 11 and 12, resulting in an approximate increase in student population of 109 to 2016. On this basis the development is considered to represent traffic generating development and requires referral to RMS.

An assessment of car parking and traffic generation implications is provided in Section 5.3.

4.2.3 DEEMED ENVIRONMENTAL PLANNING INSTRUMENTS

No deemed environmental planning instruments are known to apply to the site.

4.3 DRAFT ENVIRONMENTAL PLANNING INSTRUMENTS

There are no known draft environmental planning instruments applying to the site.

4.4 DEVELOPMENT CONTROL PLANS

There are various Development Control Plans (DCPs) identified via the section 149 certificate as applying to the site. Those of relevance are discussed in the following sections.
4.4.1 DEVELOPMENT CONTROL PLAN PARKING CODE 2007

The Cowra Council Development Control Plan – Parking Code 2009 (Parking DCP) is relevant to the development to the extent that any additions to the school population would result in an increased requirement for onsite car parking provision.

The Parking DCP requires the provision of car parking in relation to schools on the basis of:

- **Infants and primary schools:** 1 space per staff member + adequate student set down/pick up areas, bus turning areas + parking for auditoriums and sports grounds
- **Secondary schools:** 1 space per staff member + 1 space per 10 students 17 years of age or older + adequate student set down/pick up areas, bus turning areas + parking

The school currently provides for kindergarten through to year 10. The development as proposed would facilitate the expansion of the school to also provide years 11 and 12, resulting in an approximately increase in student numbers of 109. The addition of years 11 and 12 and the implications for car parking are therefore considered in relation to the car parking requirements for secondary schools only.

A detailed assessment of access, transport and traffic, including car parking, is provided in Section 5.3 and includes an assessment of parking demand and provision.

4.4.2 COWRA COUNCIL DEVELOPMENT CONTROL PLAN – LANDSCAPING CODE

The Development Control Plan Landscaping Code (Landscaping DCP) applies to the site by virtue of its business zoning. The objectives of the Landscaping DCP are:

- To ensure that related developments do not dominate their surroundings to the detriment of an area.
- To develop and maintain the quality of life currently experienced in Cowra via visual access to rural settings and the continued use of exotic and native plantings.
- To ensure that landscape designers meet with the aims of the Environmental Planning and Assessment Act, 1979.
- To maintain and further improve the horticultural amenity that now exists within the Shire of Cowra.
- To control all access areas to the related development that best services the needs of the developer and the community.

The Landscaping DCP does not provide any specific requirements in relation to educational establishments however it is considered that the business/commercial development section has relevance. The objective for business/commercial developments is:

- To improve visual quality and amenity through the provision of effective, low maintenance landscaping

It is proposed that evergreen trees be planted to address the harsh western sun providing shade with the creation of a sensory or experiential garden, whilst maintaining a zone for emergency access vehicles. It is considered that this approach would satisfy the intent of the Landscaping DCP.

4.4.3 COWRA COUNCIL DEVELOPMENT CONTROL PLAN – EROSION AND SEDIMENTATION

The Development Control Plan Erosion and Sedimentation (Erosion DCP) applies to the site given the construction element.

The specific provisions of the plan have been considered and are addressed in Section 5.23 (Construction Impacts) of this statement.
5.1 INTRODUCTION

Pursuant to Schedule 1 of the EP&A Regulation, this section of the report outlines the environmental impacts of the proposed development and any measures required to protect the environment or lessen the harm to the environment.

The impacts have been identified through an assessment of the proposed development against the provisions of section 79C(1)(b) and the former NSW Department of Urban Affairs and Planning’s (nd) Guide to Section 79C.

5.2 CONTEXT AND SETTING

The proposed development involves the construction of an extension to the existing Block B at St Raphael’s Catholic School.

The location of the proposed building work is identified on JDH Architects Drawings – DA-01_A, DA-02_A and DA-03_A.

As noted in Section 2.2 the subject site is located close to the central core of the town of Cowra. Surrounding land uses range from residential in the north, north-west and east and commercial in the south, south-west.

The site has been occupied for a number of years by an educational establishment and the extensions are designed to improve the facilities on offer for students.

The proposed extension would not have an adverse impact upon the amenity of local residents, especially considering the proposed buildings would not be occupied in the night time hours. The proposed extension would be in keeping with the architectural design of the existing development.

No alterations would be made to the existing boundary treatments.

External materials are selected to ensure effective integration of the additions with the existing school environment, particularly in the context of its heritage status. A colour palette is provided on JDH Architects Drawings DA-06_A demonstrating the proposed materials and reference has been made to these materials in the Heritage Impact Statement attached as Appendix B.

The proposed development is considered to be acceptable in the context of the existing setting.

5.3 ACCESS, TRANSPORT AND TRAFFIC

5.3.1 INTRODUCTION

The proposed development is designed to improve the facilities available to existing students and staff. The proposed extension to an existing building is unlikely to adversely impact on the accessibility and transport for vehicles, pedestrians, bicycles and the disabled.

5.3.2 CAR PARKING

The school currently provides two car parking areas, one larger area in the south-west corner of the site that is accessed via Lachlan Street and has capacity for between 47 and 53 car parking spaces, and a smaller area to the rear of the church that provides approximately 10 spaces.
The sealed playground areas, accessible from the primary car park, provide capacity for overflow parking for evening events (such as school discos etc).

As noted in Section 3.1, the proposed extension would facilitate the possible future expansion of the school to accommodate years 11 and 12. An increased student population would have implications for parking provision. The Parking DCP provides that parking associated with a school is provided on the following basis:

- **Infants and primary schools:** 1 space per staff member + adequate student set down/pick up areas, bus turning areas + parking for auditoriums and sports grounds
- **Secondary schools:** 1 space per staff member + 1 space per 10 students 17 years of age or older + adequate student set down/pick up areas, bus turning areas + parking

These standards are essentially the same for both school types, differing only in the requirements for parking for students over the age of 17. Given that the current school provides classes until year 10 only, there are no students over the age of 17.

The school currently has 28 full time equivalent (FTE) school teachers together with seven support staff, therefore trigger a requirement for 35 car parking spaces. The school car park has a current capacity of approximately 45 car parking spaces and therefore current supply exceeds demand.

The school has identified that they intend to stage the introduction of years 11 and 12, with year 11 students being admitted in 2015 and year 12 in 2016. The school anticipates that the intake in 2015 would be approximately 64 and a further 45 in 2016. Given that it is unlikely that a significant amount of students in year 11 would be over the age of 17 (and those that did turn 17 would do so later in the year), additional parking demand would be triggered by additional teachers only. It is understood that the growth in 2015 would result in the demand for an additional three teachers; therefore equating to a further three car parking spaces.

It is reasonable to assume that at least 50% of the students in year 12 (on average) would be 17 years of age or older; in the context of the anticipated increase in 2016 equating to approximately 23 students. 23 students at a rate of one space per 10 students triggers the need for an additional 2.3 car parking spaces, rounded up makes three.

Table 5.1 provides a summary of parking provision and demand as discussed above.

<table>
<thead>
<tr>
<th>Year</th>
<th>Students</th>
<th>Staff</th>
<th>Demand</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Staff</td>
</tr>
<tr>
<td>2014</td>
<td>480</td>
<td>35</td>
<td>35</td>
</tr>
<tr>
<td>2015</td>
<td>544</td>
<td>38</td>
<td>38</td>
</tr>
<tr>
<td>2016</td>
<td>589</td>
<td>41</td>
<td>41</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td></td>
<td>44</td>
</tr>
</tbody>
</table>

Source: St Raphael’s School

On the basis that the site currently accommodates a minimum of 45 car parking spaces, the proposed development does not generate the need for the provision of additional car parking spaces. Once years 11 and 12 have been introduced, ie, post 2016, it is considered that student numbers would stay relatively static, and therefore current parking capacity should be sufficient to meet demand. In the event of additional development in the future to add capacity to the school, this issue would need to be revisited.
The existing car park is accessed from an entry from Lachlan Street. On the basis of the car parking assessment in Section 5.3.2 it is not considered that any additional car parking spaces are required, and therefore there is no need to amend the current Lachlan Street access.

Current access to the site for emergency vehicles is either the above Lachlan Street access or the existing Liverpool Street access. The Liverpool Street access does not however allow for emergency vehicles to both enter and exit the site in a forward direction.

The development of the proposed extension to Block B would reduce the useability of the Liverpool Street access due to the development of the current clear space and therefore the removal of this parking/turnaround area. Turning path movements have been assessed to confirm that delivery vehicle access would be retained – refer Geolyse Drawings 01A_E04 - E05.

The school has expressed a desire to add to a replacement emergency vehicle entrance to ensure continued level access for emergency vehicles to the western side of the school. This is proposed to be located between Blocks B and C as indicated on JDH Architects Drawing DA-03_A.

As this location does not provide any access to car parking or other areas, it is not anticipated that it would be used with any regularity. The proposed access is located approximately 60 metres from the intersection to the north and 90 metres to the existing Lachlan Street property entrance to the south. The site access provides safe sight distances in both directions. On the above basis, it is considered that the proposed access would not result in any traffic hazard to the local traffic environment.

5.3.4 TRAFFIC GENERATION

A review of available references confirms that no specific statistics exist for the traffic generation relating to educational establishments. In light of the parking assessment provided at Section 5.3.2, it is noted that demand for parking spaces will rise from 35 to 44 between 2015 and 2016; beyond 2016 it is anticipated to remain relatively static.

On the basis of the additional nine car parking spaces, and given the nature of the use, it is reasonable to assume that traffic generation figures relating to staff and students would be limited to an additional 18 traffic movements per day. This is a relatively small increase and is considered to be within the capacity of the road network without detriment to the surrounding traffic environment.

Additional traffic is likely to be generated due to the additional 109 students in the form of drop offs/pick ups and the potential for a further school bus.

There may be some minor increase in traffic volumes resulting from increased school student numbers, both light vehicles and school buses, however this would be a gradual increase over time reflecting the gradual development of the year 11 and 12 classes. In the short term, growth would be limited and impacts minimal.

5.4 PUBLIC DOMAIN

Given the site topography the proposed development is unlikely to have any significant impact on the public domain, on the basis that the building is set down within the site and is of a modest scale. The western elevation is the most visible and the design of this elevation has been carefully considered to ensure that the outlook to the street is of a high quality and will positively contributes to the streetscape.

5.5 SERVICING

The existing school facility is connected to all necessary water, sewer and electricity services and these connections would be augmented in conjunction with the proposed expansion.
5.6 HERITAGE

5.6.1 ABORIGINAL HERITAGE

In NSW the principle laws which deal with Aboriginal cultural heritage are the following:

- *National Parks and Wildlife Act 1974 (NPW Act)* now under the auspices of the Office of Environment and Heritage;
- *Environmental Planning and Assessment Act 1970 (EP&A Act)*; and
- *The NSW Native Title Act 1994*.

Section 86 of the NPW Act sets out a number of offences about ‘harm’ or desecration to an Aboriginal object. Aboriginal places or objects that are recognized as having high cultural value are listed on the State Heritage Register (SHR) along with historical archaeological, landscape and built items.

The Office of Environment and Heritage Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (2010) recommend the following activities as part of a property assessment:

- Search the Aboriginal Heritage Information Management System (AHIMS) for previously identified sites and places located within the property or within a nominated buffer zone to the subject property;
- Assess the landscape in line with the NSW Guidelines that identify landscapes with potential to contain Aboriginal objects (NSW DECCW 2010);
- Consult the State Heritage Register database, which also lists Aboriginal places or objects that are recognized as having high cultural value; and
- Consult the National Native Title Tribunal to identify any relevant groups and claims.

A search of the Office of Environment and Heritage (OEH) Aboriginal Heritage Information Management System (AHIMS) reveals no known sites of Aboriginal significance within 200 metres of the site – results attached as Appendix A.

The Office of Environment and Heritage also maintain the NSW Atlas of Aboriginal Places. A search was undertaken for the Cowra Local Government Area (LGA) however no results were returned.

The State Heritage Register (SHR) was searched for Aboriginal places or objects. In the Cowra LGA, no Aboriginal places or objects were revealed.

A search of the National Native Title database, Native TitleVision, was undertaken for native title land applications, determinations or Indigenous Land Use Agreements (ILUAs) relevant to the subject property. The database and mapping provided showed there is no registered National Native Title claim for the project area.

In undertaking a landscape assessment it is understood that Aboriginal objects would be likely to occur on land that has not been ‘disturbed’ by layers of development which includes construction of roads, trails and tracks and that is also located:

- within 200 metres of waters; (where ‘Waters’ means the whole or any part of: any river, stream, lake, lagoon, swamp, wetlands, natural watercourse, tidal waters);
- within a sand dune system;
- on a ridge top, a ridge line or a headland;
- within 200 metres below or above a cliff face; and
- within 20 metres of, or in a, cave, rock shelter or a cave mouth. (NSW DECCW Due Diligence Code of Practice, 2010,12)

The site is not noted to contain any of the above listed landscape features.
The NPW Act provides that a person who exercises due diligence in determining that their actions would not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later unknowingly harm an object without a permit. The Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (2010) guidelines note that:

- if there are no relevant confirmed site records or other associated landscape feature information on AHIMS; and / or
- there are no other sources of information of which a person is already aware; and / or
- there are no landscape features that are likely to indicate presence of Aboriginal objects.

Then - works can proceed with caution.

As a result of above investigations it is considered that there is no justifiable basis for further assessment of the site from an Aboriginal heritage perspective.

On the basis of the lack of indicators of Aboriginal cultural heritage and the low impact nature of the proposed use, it is concluded that works can proceed with caution. If any objects are found which are suspected of being Aboriginal in origin, then, in line with the NSW legislation work must cease. The project supervisor is to then contact the Environment Protection and Regulation Group of the Office of Environment and Heritage for advice on how to proceed. The phone number of Western Region OEH, located in Dubbo is (02) 6883-5330.

5.6.2 NON ABORIGINAL HERITAGE

As noted in Section 4.2.1.5 the site contains an item of local heritage significance.

For this reason, a heritage impact statement (HIS) has been prepared to consider the likelihood of detrimental impact occurring to the heritage item as a result of the proposed works, refer Appendix B.

The HIS provides a summary of potential heritage impact in respect of the proposed works and concludes that:

*The proposed works are considered acceptable within the St Raphael’s complex and will enable the school to continue to provide quality education and facilities.*

On the basis of the assessment and conclusion it is considered that the development may proceed without resulting in any detrimental impacts on the cultural heritage of the site.

5.7 OTHER LAND RESOURCES

In the context of the overall 2.6 hectare school site, the proposed additions and alterations would be modest in size and would not lead to a significant loss of school playgrounds or student space. It is not anticipated that the development would have any detrimental impacts on land resources within the locality.

5.8 WATER

There are no identified water courses traversing the site, however the Lachlan River is located approximately 200 metres to the south west from the westernmost boundary of the site. The proposed additions are sited well clear of this resource and are unlikely to have any detrimental impacts upon it. The continued and expanded use of the site as an educational establishment is unlikely to lead to any impacts to local groundwater.

5.9 SOILS

No change is proposed to use of the land and therefore no change is proposed to the soil environment.
5.10 AIR AND MICROCLIMATE

The impact on local air quality and microclimate would be consistent with the surrounding land uses around the site.

5.11 FLORA AND FAUNA

The works proposed involve an extension to an existing building. The new building has been sited to minimise the impact on existing flora and fauna. The proposed development is located within highly disturbed, urban landscape, and it is not anticipated that it would impact upon any flora or fauna of significance. In this regard the proposed development is unlikely to have an adverse impact on threatened species, populations or ecological communities, or their habitats.

Four trees are identified as requiring removal to facilitate the proposed development as indicated on JDH Architects Drawing DA-03_A. As noted in Section 4.2.1.4 there is no specific protection afforded via the Local Environmental Plan or Development Control Plan with regards to the proposed removal of trees.

The trees to be removed are all identified as introduced deciduous species including an English ash, desert ash, ornamental plum and a maple. Their loss can be comfortably compensated for by replacement planting in the context of proposed landscaping, to be provided along the western elevation (refer Drawing JDH Architects Drawing DA-04_A). The site contains a large number of mature trees and the removal of the four identified trees would not result in any detrimental impacts to the amenity of the site.

5.12 WASTE

Operation of the development would result in on-going generation of mainly paper waste, and some putrescible waste. The process of collection and removal of this waste would remain unchanged by the proposed new building.

A waste management plan would be prepared by the contractor to address the management of waste associated with construction – refer Section 5.23 – Construction Impacts.

5.13 EFFLUENT DISPOSAL

The proposed development contains eight additional toilets, one of which is accessible. This would be connected to the sites existing connection into the Cowra reticulated sewerage system.

5.14 STORMWATER

It is noted from survey that an existing Cowra Council stormwater pipe traverses the site diagonally from the northern boundary to the western boundary – refer Geolyse Drawing 01A_E03. The proposed extension to Block B is to be built over this pipe and initial discussions with Cowra Council have confirmed that bridging would be acceptable.

Stormwater harvested from the roof area of the proposed extension would be diverted to the roadside system to the west (Lachlan Street), subject to agreement with Council – refer Geolyse Drawing 01A_E03.

5.15 ENERGY

The proposed development would comply with Section J of the Building Code of Australia (BCA) which aims to reduce greenhouse gas emissions by efficiently using energy.
5.16  **NOISE & VIBRATION**

Noise and vibration impacts associated with the proposed development would be limited to the construction period only – refer **Section 5.23 (Construction Impacts)** for recommended mitigation measures in this respect. It is not anticipated that the proposed development would lead to any greater noise impacts than currently exist in the context of the existing use of the site as an educational establishment.

5.17  **NATURAL HAZARDS**

Flood Planning Map FLD002D within the Cowra LEP 2012 does not identify any areas on the subject site as being within the 1 in 100 year flood level (refer **Figure 4**).

A site visit confirms that the site slopes steeply away from this flood prone area.

![Figure 4: Excerpt from Cowra Local Environmental Plan 2012 Flood Planning Map](image)

The site is not identified as bush fire prone land.
5.18 TECHNOLOGICAL HAZARDS

The proposal does not entail any risks to people, property or the biophysical environment. There is no storage, handling, or use of dangerous or hazardous goods proposed, and there is no additional building fire risk. Therefore there are no anticipated technological hazards as a result of the proposal.

5.19 SAFETY, SECURITY AND CRIME PREVENTION

The guidelines prepared by the NSW Department of Urban Affairs and Planning (DUAP 2001) identify four (4) Crime Prevention Through Environmental Design (CPTED) principles to be considered in a Development Application to ensure developments do not create or exacerbate crime risk. These principles are discussed below in relation to the proposed development and include: surveillance, access control, territorial reinforcement, and space management. The proposed development would not adversely impact upon any of these principles.

It is proposed to undertake the bulk earthworks component of the development during school holidays to minimise conflict with student usage of the site and thus the safety of student and teachers.

5.20 SOCIAL IMPACT

As defined by the NSW Government Office on Social Policy, social impacts are significant events experienced by people as changes in one or more of the following are experienced:

- peoples’ way of life (how they live, work or play and interact with one another on a day-to-day basis);
- their culture (shared beliefs, customs and values); or
- their community (its cohesion, stability, character, services and facilities).

The proposed development would not result in the occurrence of any significant changes to the above and thus is not likely to result in adverse social impacts.

5.21 ECONOMIC IMPACT

The proposed development would provide some limited employment opportunities during the construction phase of the development. The proposed development would be undertaken at full cost to the developer and would not result in any unnecessary financial burden being placed on the rate payers of Cowra.

The development is unlikely to result in any adverse economic impacts in the locality.

5.22 SITE DESIGN AND INTERNAL DESIGN

All proposed building extension work is sensitively designed to integrate with existing buildings on the site. Integration with existing buildings form part of the proposal which would ensure the safe and protected movement of students around the school. Buildings are sited to ensure the maintenance of significant portions of open space which would minimise the loss of playground amenity space for students.

The size and bulk of buildings would be appropriate in the context of the existing built form of the school and would not lead to any detrimental visual impacts to surrounding land uses.
5.23 CONSTRUCTION IMPACTS

5.23.1 AMENITY IMPACTS

Construction activities have the potential to generate adverse impacts through construction traffic noise, surface water and land degradation, and dust. In this regard, the following mitigation measures are required to ameliorate any adverse impacts:

- Preparation of a Erosion and Sediment Control Plan (ESCP), in accordance with the provision of the Erosion DCP, prior to any construction and implementation of the Plan throughout all phases of construction activity;
  - The ESCP is to include techniques such as minimising the area of disturbance at any given time, diverting clean water runoff away from disturbed areas, treatment of dirty runoff using sediment traps and filters installed to engineering design standards and rehabilitating disturbed areas as soon as practicable following construction;
- Preparation and implementation of a traffic management plan during construction works;
- All plant and equipment would be operated and maintained in accordance with the manufacturer’s specifications;
- Works would be undertaken in accordance with the standard daytime hours recommended by the Environment Protection Authority, that is, 0700 – 1800 Monday to Friday and 0800 – 1300 on Saturday, with no works on Sunday or Public Holidays. Any variation to these hours would first be negotiated in consultation with adjoining landowners; and
- Undertake strategic watering as required and stabilise exposed surfaces with a vegetative cover as soon as practicable.

5.23.2 WASTE GENERATION

The generation of construction and demolition waste would be avoided by;

- Ensuring materials ordered during construction match as closely as possible to that required;
- Ensure waste generated is reused where possible. Where this cannot occur, recoverable materials would be recycled either by the contractor for private sale, or taken to the Materials Recycling Facility on Glen Logan Road for resale or other recycling. Only the waste that cannot be discarded in the above methods would be disposed of in general landfill; and
- In the unlikely event that asbestos waste requires removal from the site, the waste would be removed and disposed of in accordance with AS2601 and relevant WorkCover requirements.

5.24 CUMULATIVE IMPACTS

The proposed development is unlikely to generate any impacts with the potential to act in unison in terms of:

- Individual impacts so close in time that the effects of one are not dissipated before the next (time crowded effects);
- Individual impacts so close in space that the effects overlap (space crowded effects);
- Repetitive, often minor impacts eroding environmental conditions (nibbling effects); and
- Different types of disturbances interacting to produce an effect which is greater or different than the sum of the separate effects (synergistic effects).
6.1 SUITABILITY OF THE SITE

The proposed extension to Block B would provide improved facilities for the existing school. It would not result in any significant additional demands in terms of servicing. The proposed development would not have any adverse impacts external to the site, such as an increase in traffic congestion or a decrease in amenity for local residents. The site does not have any attributes that would make it non-conductive to the proposed development. In this regard the proposed development is considered to be suitable for the site.

6.2 PUBLIC INTEREST

There are no relevant state or federal government policy statements that apply to the site, nor any relevant planning studies or strategies.

There are no known covenants, easements or agreements that have an effect on the proposal.

The proposed application is permissible within the zone by reference to the Cowra Local Environmental Plan 2012. It is considered that the design and siting of the proposed buildings and extensions are acceptable in the context of the existing use of the site and of the surrounding area.

The health and safety of the public would not be affected by the proposal.

Overall it is considered that the development is likely to be of minor interest to the wider public due to the localised nature of potential impacts.

6.3 CONCLUSION

The proposed development involves the construction of an approximately 1,400 square metre extension to building Block B, and landscaping features and a loading dock which would integrate the additions with existing buildings to provide additional classrooms and amenity space.

The subject site is located part within the R1 – General Residential zone and part within the B2 – Local Centre zone. A review of the LEP Land Use Table confirms that an educational establishment is not identified as being prohibited in either the B2 or R1 zones; such development, including additions or alterations to an existing educational establishment is therefore permitted with the consent of Council.

No departures from the legislation are sought and the development would not lead to any adverse environmental, social or economic impacts on the locality.
References


Drawings
Appendix A

AHIMS SEARCH RESULT
Geolyse Pty Ltd  
PO Box 1842  62 Wingewarra Street  
Dubbo  New South Wales  2830  
Attention: Latisha Ryall  
Email: lryall@geolyse.com

Dear Sir or Madam:

**AHIMS Web Service search for the following area at Datum : GDA, Zone : 55, Eastings : 656051 - 656246, Northings : 6254984 - 6255181 with a Buffer of 50 meters, conducted by Latisha Ryall on 21 January 2014.**

The context area of your search is shown in the map below. Please note that the map does not accurately display the exact boundaries of the search as defined in the paragraph above. The map is to be used for general reference purposes only.

A search of the Office of the Environment and Heritage AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

<table>
<thead>
<tr>
<th></th>
<th>0 Aboriginal sites are recorded in or near the above location.</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>Aboriginal places have been declared in or near the above location. *</td>
</tr>
</tbody>
</table>
If your search shows Aboriginal sites or places what should you do?

- You must do an extensive search if AHIMS has shown that there are Aboriginal sites or places recorded in the search area.
- If you are checking AHIMS as a part of your due diligence, refer to the next steps of the Due Diligence Code of practice.
- You can get further information about Aboriginal places by looking at the gazettal notice that declared it. Aboriginal places gazetted after 2001 are available on the NSW Government Gazette (http://www.nsw.gov.au/gazette) website. Gazettal notices published prior to 2001 can be obtained from Office of Environment and Heritage’s Aboriginal Heritage Information Unit upon request.

Important information about your AHIMS search

- The information derived from the AHIMS search is only to be used for the purpose for which it was requested. It is not be made available to the public.
- AHIMS records information about Aboriginal sites that have been provided to Office of Environment and Heritage and Aboriginal places that have been declared by the Minister;
- Information recorded on AHIMS may vary in its accuracy and may not be up to date. Location details are recorded as grid references and it is important to note that there may be errors or omissions in these recordings.
- Some parts of New South Wales have not been investigated in detail and there may be fewer records of Aboriginal sites in those areas. These areas may contain Aboriginal sites which are not recorded on AHIMS.
- Aboriginal objects are protected under the National Parks and Wildlife Act 1974 even if they are not recorded as a site on AHIMS.
- This search can form part of your due diligence and remains valid for 12 months.
Appendix B
Heritage Impact Statement
HERITAGE IMPACT STATEMENT

Proposed Extension and Alterations
- ST RAPHAELS CENTRAL SCHOOL
LIVERPOOL STREET
COWRA NSW

MARCH 2014

Integrated Design Associates
Blue Mountains
10 Asquith Avenue
Wentworth Falls 2782
STATEMENT OF HERITAGE IMPACT for:

Proposed Extension and Alterations

St Raphael’s Central School
Liverpool Street
Cowra NSW

Heritage Item – I 30
7-9 Lachlan Street Cowra

Date: March 2014

Address: Liverpool Street, Cowra

Prepared By:
Margaret Fallon B Arch RAIA
Heritage Consultant
Integrated Design Associates
10 Asquith Avenue Wentworth Falls NSW 2782
Ph (02) 4757 1856

For: St Raphael’s Central School
c/-
JDH Architects
Suite B Level 4
116 – 120 Kippax Street
Surry Hills NSW 2010
1.0 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the proposed Alterations and Additions to Block B St Raphael’s Central School, Cowra. The works include a major addition to the Existing Science and Learning Areas of Block B to provide 4 additional classrooms, Science labs, and Technology and Arts rooms.

St Raphael’s Central School is part of the St Raphael’s Complex listed a Local Heritage Item, incorporating the St Raphael’s Catholic Church, the former Brigidine convent, and the Central School complex, dating from 1858.

This heritage impact statement has been written in accordance with the NSW Department of Environment and Heritage, Guide – Statements of Heritage Impact, for Locally Significant Items. Reference is also made to the Cowra DCP Section 3.35 – Central Business District.

The historical review of the property is based on research at the School library, local heritage resources, and web based research. The site was visited and the historic buildings inspected in March 2014. The assistance of Ms Kerri Skinner – School Librarian, is acknowledged in the preparation of this report.

The report accompanies DA drawings – 759 – DA-01 – 07 by JDH Architects
2.0 HISTORICAL SUMMARY

Cowra is located on the Lachlan River and was settled first by Europeans in 1831 after the area was explored by George Evans in 1815. The name of the town is the local Wiradjirri name for the area which is thought to refer to the rocky landscape.

The area was initially deemed unfit for European Settlement by George Evans, however after the Bathurst district was declared a county in 1829, settlement extended along the Lachlan and into the Carcoar area, mostly emanating from land holders who had arrived in Bathurst in the 1820's and gained further land grants, including Icely who settled at Carcoar, and Arthur Rankin, and James Sloane who settled in the Cowra District.

Cowra began to be settled as a town in the 1840's and was proclaimed as a village in 1849, and a municipality in 1888.

Catholic ministry in Australia began officially in the 1820's during the Macquarie era, when a form of freedom of religion was endorsed in what had been a predominantly protestant Colony.

Consequently missions were sought and sent from Ireland, and Father John Joseph Therry was one of the first official travelling priests who roamed the country side, ministering to the isolated properties beyond the Blue Mountains and in the southern highlands.

Bathurst was declared a catholic parish in 1839 and ministry to the outlying centres including the Carcoar and Cowra region was serviced from Bathurst.

Carcoar, which covered the Cowra area, was declared a Parish in 1847 with the first parish priest being Father Michael McGrath. At this time ministry in the Bathurst region was managed within the Sydney Archdiocese.

In 1854, when the Carcoar parish was managed by Father Bernard Murphy, the parish received a land grant in the centre of town in Cowra. This land included the land on which the church and former convent on the corner of Kendall and Lachlan Street now stand. A foundation stone for the first church was laid here in 1857 on a Diocesan tour by Archbp Archbisop Polding.
A simple but elegant gothic style church was built of local granite on the site in 1858 and was used as a school during the week. In 1870 the parish employed a lay teacher Miss Martin, as the first trained teacher. She was succeeded by Ms Purcell. As the school grew a timber slab shed was built to accommodate classes.

In 1878 the church was considered to be too small and a new larger church was built on the end of the original church, designed by Edward Gell, a well known Bathurst Architect, after the styling of Pugin. This church was also built of local granite.

The school had also expanded in size and the Sisters of St Joseph from Perthville were invited to take on the teaching program of the school which remained in the old church, and remained as a primary school.

In 1889 Rev O Kennedy arrived at Cowra at the beginning of 54 years of ministry in Cowra. Rev O Kennedy was interested in expanding the school to incorporate secondary education within the growing parish. Also during this time a presbytery was built on the corner of Liverpool and Lachlan Street. This provided for an expanded group of priests operating out of Cowra, which became a large Catholic centre.

In expanding the school to include secondary education the Sisters of St Joseph were replaced by a team of 8 Brigidine Sisters who particularly ministered in primary and
secondary education. The Brigidine Sisters arrived in 1894 and within a year the old church had been expanded to incorporate music and art classrooms and the old timber shed had been enclosed. An upper level was provided to the old church to provide for accommodation for the Sisters.

![Figure 2 – 1878 Second Church c 1890 (History of the Catholic Church In Cowra)](image)

In 1902 a two storey boarding wing was added incorporating a dining hall accessed by stairs at both ends. A new primary school building was constructed on the Kendal Street frontage in 1905. At this time a new sanctuary was added to the school and the convent was also expanding and taking on novices.

In 1912 a large addition of a two storey classroom and boarding wing with verandahs all around was constructed. This building now houses the library.

The school became Co-educational in the secondary school in 1920.
In 1924 the Kendall Street School underwent a major renovation and became a two storey brick building to house mostly the primary school.

![Kendall Street Primary School](image)

**Figure 4 – Kendall Street Primary School**

In 1939 a new St Raphael’s church was built on the foundations of the 1878 church, as the parish had grown to such a point that three Sunday masses were required to accommodate the parishioners. The new grand and modern for the time church in the interwar free classical style, was designed by Sydney Architects Ernest A Scott, Green and Scott.

Such was the size and wealth of both the parish and the school, that at this time also the convent was expanded to incorporate a new chapel in memory of the pioneer Brigidine Sisters, and new classrooms under for the secondary school. New verandahs and rooms were added to the convent also to create its current frontage to Lachlan Street. At this time the original timber slab class room was demolished to accommodate the new chapel. However the trees in this area are likely to have removed from the era when the class room was in place.

At some point the adjacent land along Liverpool Street was acquired for the school. There is a reference to additional land “at the end of Lachlan Street” being donated to the school in 1929. This land was undeveloped due to its steep slope, and appears on a 1930 aerial image as vacant lawns with a treed edge.

In 1964 the School on Kendall Street was sold to Caltex and subsequently demolished. At the same time the new school was developed on the Liverpool Street frontage and opened in 1965. This new school building incorporated administrative offices and medical facilities for an increasing lay teacher population and student population. The first lay principal was appointed in 1975.

Up until 1975 the school provided full secondary education to Catholic students in Cowra. When the new school system incorporating yrs 11 and 12 and the higher school certificate arrived in 1975, the school became a central school educating students through to year 10.

Boarding ceased at the school in 1966, and the former boarding wing was converted to class rooms and school functions in 1980. The Brigidine sisters ceased teaching at the school in 1987.
The class rooms in Block B that are affected by the works were the next classrooms after the 1965 new school buildings on the Liverpool Street frontage. The connecting wing Block F was completed in 2009.

Figure 5 – Aerial Photo 1930 showing the layout of the school site at its extent between 1870 – 1839. Original Timber classroom located to the left foreground (Fairfax Archive – NLA)

3.0 PHYSICAL DESCRIPTION

The site of the School includes the full block from Kendall Street, along Lachlan Street to Liverpool Street, bounded to the east by medium density residential on Liverpool Street and the Kendal Street shopping street on Kendall Street. The Catholic Precinct extends to the north side of Liverpool Street incorporating the original presbytery and new presbytery, and a retirement village.

The School is predominantly located and oriented toward the Liverpool Street frontage, with the church functions located to the Lachlan Street frontage. The 1912 Boarding accommodation building provides an architectural link between the church functions and the new school functions through its verandah surrounds, which out look in both directions.

The topography of the site is such that the Liverpool street is highly elevated from the town centre, and the land drops quickly to the south, and toward the Lachlan / Kendal Street corner.
The boundaries to Liverpool and Lachlan Street north are heavily treed such that the views into the school grounds and site generally are restricted to the Lachlan Street Kendall Street corner, giving prominence to the St Raphael’s Church and convent building.

The School and 1912 dormitory buildings can be glimpsed through trees from the Liverpool / Lachlan Street corner.

The site contains the remains of the 1858 original church building visible in the lower level of the convent wing. This area has become the “Heritage Room” within the school. The original church features simple gothic style windows and granite stone walls. The original sanctuary arch remains visible internally, with the 1894 additions taking care to retain a sense of the original church it the music hall that it became. The gallery and upper level addition to the church in 1894 was not accessed in site visits, but is typically Victorian in character, with the original character visible to the rear sections of the building.

An 1894 two storey addition running east west at the end of the old building is linked through the upper level in the Victorian style. This section although mostly rendered is likely to have also been built of granite. The Lachlan Street frontage of both of the convent section of the site was renovated with a new verandah and portico and frontage to tie in with the interwar free classical brickwork of the new St Raphael’s church built in 1939.

The 1902 boarding addition remains in the form of a hall currently housing the music classrooms and the library reading room. It is constructed of rendered masonry (not clear if it is brick or stone), and features an original timber boarded ceiling in the library reading room.

The 1912 Boarding wing is a substantial federation building with highly decorative pressed metal ceilings, Flemish bond brickwork, and filigery verandahs, which were continues to incorporate the 1902 hall addition. The interiors of the library located on the upper floor have been restored and sections of the original paintwork and wall finishes have been retained for display.

The upper level of this building is accessed via a walkway from the primary playground, and contains the school library. The lower levels at the secondary playground level contains classrooms for the secondary school.

The 1939 Chapel is attached to the 1902 Boarding wing, and contains the Brigidine Chapel in the upper level, and art and technical classrooms on the lower level. The chapel demonstrates the interwar free classical styling of massed brick work similar to the church and forms a unified frontage to Lachlan Street with the Main Church and the Brigidine convent. It is likely to have been designed by the same architects, Ernest A Scott, Green and Scott. The interior of the chapel is intact.

Adjacent to the chapel wing at ground level is a shaded treed grove with bench seats. The shade is predominantly provide by two large elms which are likely to date from the time this area contained the original slab timber school room dating from the 1870’s. This would have been demolished for the construction of the Chapel.

St Raphael’s church is a grand and monumental interwar free classical brick building that stands upon a grand portico from Lachlan Street. The building retains all its original features including massed brickwork, sandstone features skylight windows and
rose windows. It stands as a significant landmark within the Cowra CBD, although it is oriented toward Lachlan Street.

The corner with Kendall Street is occupied by an asphalt carpark.

The 1912 boarding wing forms the southern edge of the school yard, and overlooks a basketball court toward the new school along Liverpool Street. Block F forms a link between the 1912 Wing (Block c) and the new school incorporating a covered walkway around the basketball court to Block B which is set back a substantial distance from the Liverpool street boundary, set above the basketball court by a high retaining wall.

Land between Block B and Liverpool Street is characterised by a high treed embankment and an area of gently sloping grass that is used for senior outdoor areas.

Block B and Block F are typical modern (post 1980) brick classroom blocks of a utilitarian format with simple gabled roofing and aluminium windows.

The primary School is housed in the Liverpool Street frontage building that dates from 1965. This accesses a higher level playground which is dedicated to the primary children. The 1965 building is a typical modernist post war building featuring face brickwork, concrete spandrels and flat roofing.
View of site Generally from Lachlan Street  Site from the Corner of Lachlan and Liverpool Street

View of Block B from Liverpool Street  Liverpool Street frontage of 1965 School
Block B from School Entry

Original 1858 church with second Storey added 1895.

1912 Dormitory Building.

Significant Elms and area of original Timber school building

Block B
4.0 STATEMENT OF SIGNIFICANCE

4.1 Current Statement of Significance (Ref Attachment B – Current inventory sheet)

Thought to be the First Catholic church erected along the Lachlan River, Father Bernard Murphy obtained the land on the corner of Kendal and Lachlan Streets where the first Catholic church was erected in 1859 and opened in 1961. The original Church was incorporated into the convent of the Brigidine Order, and later the second church and convent was completed in 1878. The foundation for the third St Raphaels Church was laid in January 1938. The entire collection of buildings forms part of the St Raphaels Central School. The churches and Brigidine convent buildings has a high level of historical significance for both the development of Catholicism in the area and education in the Cowra township.

4.2 Additional Comments regarding significance

The following additional information should be added to the Statement of significance –

- The 1939 Building is a piece of significant 20th century Architecture as a typical interwar Romanesque Brick building designed by Ernest A , Green and Scott Architects of Sydney.
• The Site has significance as the site of a continuously operating school over a period of at least 144 years from 1870 as a primary school and from 1895 as a secondary school. The remaining buildings of the Convent and church contain remnants of all periods of the School operation.

The site connection with Edward Gell has been diminished by the demolition of the 1878 church designed by him) in 1939. The Inventory Sheet erroneously indicates that Edward Gell designed the 1858 church, but it was the 1878 church that he designed. This was demolished for the construction of the 1939 Church, although the footings are said to have been incorporated.

4.3 Significant elements  
(Refer to Attachment A – Heritage Mark up of site)

HIGH SIGNIFICANCE

• Setting in relation to Kendal and Lachlan Street – views into the site from the street to the frontage of the church and convent
• All church, convent and school buildings dating between 1858 – 1939 including remaining internal and external fabric.
• Areas of potential archaeological remains of former buildings
• Large elm trees adjacent to the school chapel.
• Location and views of buildings in relation to each other.
• Remaining artefacts from the school and church property 1858 – 1939
• Setting of the 1912 dormitory building / 1939 chapel in relation to the school yard – as a free standing backdrop to open areas.

MODERATE SIGNIFICANCE

• Views into the site from Liverpool Street
• 1965 Modernist building on Liverpool Street
• Planted embankment to Liverpool Street
• Treed boundary and Eucalypt Species on the site.

LOW SIGNIFICANCE

• Post 1965 buildings on the site.
5.0 CONSERVATION POLICY

Works to the site of St Raphael’s School and Church complex should seek to achieve the following conservation objectives:

* Retain the setting of the heritage items on the site including the boundary plantings and significant trees on site.
* Protect significant views into the site from Lachlan Street toward the Historic Church and convent buildings.
* Retain and enhance glimpsed view through the site of the 1912 dormitory building from Liverpool Street.
* Retain intact remaining historic fabric dating from the 1858 – 1939 period of use of the site.
* Retain distinct building separation of the original School and convent complex buildings and the new school complex.
* Excavation in areas noted to be of potential archaeology to be minimised and any works monitored by a consultant Archaeologist or Heritage consultant.
* Continue to implement current interpretation works as exemplified in the Library and Heritage room.
* New work in the area of the new post 1965 school is to maintain the design language of the newer school in order to retain the distinct nature of the Victorian – Interwar buildings on the site.

6.0 HERITAGE IMPACT STATEMENT

6.1 Description of Works

The proposed works are to extend the existing c 1980’s Block B building to incorporate additional classrooms under a new roof. The works will be located to the Liverpool Street side of Block B, utilising the currently levelled area below the current embankment. Some adjustment to the base of the embankment and low retaining walls will be required to provide a levelled area for the extension. 4 small trees will be removed from the building footprint site.

The works will include a change in the height (Upwards) of the current ridge line due to the increased width of the building. In addition a roof light lantern will be added provide light and ventilation to the corridor.

The building materials will be brickwork to match existing face brickwork, aluminium windows and colorbond roofing.

The building will primarily address the Liverpool Street frontage which is also located adjacent to the entry of the school. In addition the new break out area will create a frontage addressing Lachlan Street. The building will retain the current walkway and low impact frontage to the courtyard facing Block C.

6.2 Summary of Potential Heritage Impact

The proposed works will have the following potential heritage impacts:

* Increased Height of building may impact on the glimpsed view of the 1912 Dormitory building from Liverpool Street – The image below indicates likely height of the new building in the view. This would mean that the new building will obscure views to part of the lower floor of the 1912 building, but
will still maintain the visual access and understanding of the presence of the 1912 building on the site, and enable an understanding of the historic progress of the school to still be maintained.

Figure 6: Red Line indicates the proposed height increase in the View from Liverpool Street.

- **The altered size of the building may impact on the outlook over the school from the 1912 building** – This alteration to the elevation facing the courtyard and 1912 building will enable the building to maintain a unified roof form and generally neater appearance where the building currently shows a varied building language arising from incremental alterations. As such the overall impact on the current outlook will be positive.

- **Service excavations may impact on the area around the significant trees and site of the original school building** to the south west of the courtyard – Where possible services are to be brought to / taken from the building direct to Lachlan Street and to avoid this area if possible. Where service excavation is required through the shaded courtyard, the excavation works are to be monitored by a heritage consultant architect. Where excavations are to occur within the drip line of the significant trees the advice of an Arborist is to be implemented to ensure protection of the roots.
6.3 Assessment of Impact in relation to Conservation Objectives

* Retain the setting of the heritage items on the site including the boundary plantings and significant trees on site.

Proposed Trees to be removed are all located on within the proposed building foot print and are not part of any significant boundary or historic plantings.

The proposed works will not impact on current boundary plantings or significant trees noted adjacent to the School chapel building. Where works within the drip line of any significant trees, or trees not marked for removal, are required for the construction of service trenches or footpaths etc. these works should be carried out in consultation with an arborist.

* Protect significant views into the site from Lachlan Street toward the Historic Church and convent buildings.

The proposed works will not impact on the significant views of the Historic Convent and church buildings from Lachlan Street.

* Retain a glimpsed view of the 1912 dormitory building from Liverpool Street

The proposed works will impact the glimpsed view from Liverpool Street of the 1912 building. However this impact is minimal and will enable the current interpretive value of the view to be retained as discussed above.

* Retain intact remaining historic fabric dating from the 1858 – 1939 period of use of the site.

The proposed works will not impact on any historic fabric on the site.

* Retain distinct building separation of the original School and convent complex buildings and the new school complex.

The proposed works will retain the current building separation and distinction of the Historic Buildings on the site.

* Excavation in areas noted to be of potential archaeology to be minimised and any works monitored by a consultant Archaeologist or Heritage consultant.

This can be implemented as a management process within the construction phase. However it is not envisaged that there will be any need to carry out excavations in areas that are noted as areas of potential Archaeology.

* Continue to implement current interpretation works as exemplified in the Library and Heritage room.

Ongoing management issue.

* New work in the area of the new post 1965 school is to maintain the design language of the newer school in order to retain the distinct nature of the Victorian – Interwar buildings on the site.

The new work is to continue the current building language of the new school utilising matching face brickwork and colorbond roofing. The works will improve
the overall appearance of the building, which contains a number of periods of additions from the 1970’s through to the 1990’s, to unify the building into a single built language, in keeping with adjacent buildings.

The proposed works will also improve the general address of the building to Lachlan Street.

7.0 Conclusions

The proposed works carried out in accordance with the above Heritage Impact recommendations are considered acceptable within the St Raphael’s complex and will enable the school to continue to provide quality education and facilities.

8.0 References

Cowra LEP 2012

NSW Heritage Office – Statements of Heritage Impact

NLA – Trove Web Site

LPI – land mapping web site

History of the Catholic Church in Cowra – Jan Chivers 1989

They Shaped a Town Called Cowra – 2009 Cowra Family History Society

ATTACHMENT A – Heritage Markup of Site

ATTACHMENT B – Current inventory Sheet
**Cowra Heritage Inventory**

<table>
<thead>
<tr>
<th>Item Name</th>
<th>St. Raphael's Church &amp; Brigidine Convent</th>
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<tbody>
<tr>
<td>SHI Number</td>
<td>1470053</td>
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<tr>
<td>Study Number</td>
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<td>Assessed Significance</td>
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<th>Other Names/s</th>
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<tr>
<td>Group Name</td>
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<td>Location</td>
<td>7-9 Lachlan Street Cowra 2794</td>
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<thead>
<tr>
<th>Item Type</th>
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<tr>
<td>Group</td>
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<tr>
<td>Category</td>
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<td>Themes</td>
<td>8. Culture, Religion (none)</td>
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| Years | 1860, Circa, No |
| Designer | |
| Builder | |
| Physical Condition | |
| Modification Dates | |

| Lot and DP | LOT 1 DP 1149483, LOT 1 DP 219354, LOT 4 DP 219354 |

<table>
<thead>
<tr>
<th>Statement of Significance</th>
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<tbody>
<tr>
<td>Thought to be the first Catholic Church erected along the Lachlan River, Father Bernard Murphy obtained the land on the corner of Kendal and Lachlan Streets where the first Catholic Church was erected in 1859 and opened in 1861. The original church was incorporated into the convent of the Brigidine Order, and later the second church and convent was completed in 1878. The foundation for the third St Raphael's Church was laid in January 1938. The entire collection of buildings forms part of the St Raphael's Central School. The churches and Brigidine convent buildings has a high level of historical significance for both the development of Catholicism in the area and education in the Cowra township.</td>
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<table>
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<tr>
<th>Physical Description</th>
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<tr>
<td>The Gell designed 1858 Church was incorporated into the convent building.</td>
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<table>
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<tr>
<th>Historical Notes</th>
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<tbody>
<tr>
<td>Father John Joseph Therry, who had arrived in the Colony in 1820, travelled from Sydney in the 1830s to administer to the Catholic settlers, including John Grant on Merriganowry, and was also accommodated by William Redfern Watt at Bumbaldry Station. The first Parish Priest was Father Michael McGrath for the parish of Carcoar. Father Bernard Murphy, who succeeded McGrath obtained the land grant on the corner of Kendal and Lachlan Streets, where the first Catholic Church was erected in 1859 and opened 13th February 1861. This Gell designed Gothic stone structure was incorporated into the second church and convent of the Brigidine Order. This second church and convent was completed in 1878 and opened by the Bishop of Bathurst, Rt. Rev. Dr. Quinn in January 1879. The stained-glass windows were imported from Toulouse, France and the interior carvings were undertaken by William Dryden. The Catholic Parish of Cowra was declared on 1st July 1889. The foundation stone for the third St. Raphael's Church was laid on 9th January 1938 by Bishop Norton. The Romanesque architectural style features Spanish tiles. The bell tower was erected to a height of 86 feet, in which the 122 year-old church bell inscribed ‘J. Maher, Bathurst 1817’ was hung.</td>
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</table>

Date: 19/03/2014  Date First Entered: 24/05/2003  Date Updated: 20/12/2011  Data Entry Status: Basic  Page: 1

This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.
# Cowra Heritage Inventory

## Item Name
St. Raphael's Church & Brigidine Convent

### Other Names/s
First Catholic Church, Cowra

### Group Name
Cowra

### Location
7-9 Lachlan Street Cowra 2794

## Images

### Caption
General streetscape

### Copyright:

### Image by:

### Date:

### Number:

## Listings

### Name
Heritage study

### Number
1470053

### Date
13/06/2003

## References

### Studies

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<th>Number</th>
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<td>Heritage Archaeology, Kingston ACT</td>
<td>Cowra Shire Community Heritage Stu</td>
<td>2003</td>
<td></td>
</tr>
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</table>

## Assessment Degree Criteria

### SHR Criteria f)

### SHR Criteria g)

### Intactness / Integrity

- Excellent

## Assessment Criteria

### SHR Criteria a)

- Landmark buildings representing the growth of the catholic community and Brigidine order

### SHR Criteria b)

- Association with leading Architect: Gell

### SHR Criteria c)

- A substantial roman catholic church precinct including an original church, later Convent incorporatingthe Church and new Church. All retain their distinctive details

### SHR Criteria d)

- The primary site for the regional roman catholic community

### SHR Criteria e)

### Recommended management

- Statutory Instrument
  - List on a Local Environmental Plan (LEP)
- Recommended Management
  - Consult with owner and/or community

---

*Date: 19/03/2014  
Date First Entered: 24/05/2003  
Date Updated: 20/12/2011  
Data Entry Status: Basic  
Page: 2  

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