

12 December 2019

Jason Maslen
School Infrastructure Assessments
Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Dear Jason,

Re: Submission- New Estella Public School, Wagga Wagga Estella (SSD 9494)

Thank you for opportunity to provide comments with regard to the above-mentioned project.

Vision for the city

The 20-year Economic Vision for Regional NSW identifies Wagga Wagga as a significant growth area with a population of over 100 000 in the year 2038. To plan for a community of 100,000 an additional 14,000 homes is required across the city. This will be best accommodated through a mix of greenfield and infill development that supports the future population. The northern suburbs of the city will be the priority residential growth areas over the next 10 to 20 years and will accommodate another 12000 over the next 20 years.

The Wagga Wagga Spatial Plan 2013/2043 which was endorsed by Council and the Department of Planning and Environment identifies several approaches to addressing land demand for urban purposes in the city and encourages additional housing opportunities within existing urban areas where existing services and amenities are already provided. This proposal is consistent with the Spatial Plan.

The proposal will address the need in for a new school in this locality.

The project also aligns with Council strategic vision for the area that supports and promote the development of an education precinct in and around the Charles Sturt University (CSU) Campus. It also aligns with the NSW Tertiary Educational Plan 2010 that encourages partnerships through a range of options including co-location of facilities. The partnership with the Department of Education, Charles Sturt University and Wagga Wagga City Council will create a unique school within a vibrant education and community precinct with no traditional barriers between the school and the community.

Orientation and pedestrian connectivity

The school site is ideally located with easy access to shared facilities including:

- Pedestrian permeability and safety
- Council's sports field and recreational facilities
- Connectivity with CSU Education faculty (teacher placement + professional development)
- CSU Library/ technology hub

- Connectivity to CSU early childhood centre, Public Dental Clinic, Art Gallery and CSU Nutrition School/ 'Master Chef kitchen'
- Agricultural plot/ Community garden
- Links to local Wiradjuri heritage (Yindyamarra Reconciliation Site)

In light of the opportunities listed above, it was recommended as part of the SEARS that the final design of the school consider improved orientation and connectivity to the existing Estella suburb to the south, Council's sporting facilities to the east, the CSU central campus to the north as well as the future development area and Yindyamarra Reconciliation site to the west and north-west.

The current design provides a primary entry to the school via Estella Road and additional pedestrian connection to the eastern walkway, providing pedestrian connection to the north and south and to Peter Hastie Oval to the east.

The design lacks linkage to the Yindyamarra Reconciliation site to the west and north-west.

Transport Impact Assessment

The potential traffic volumes and parking demands generated the proposed school has the potential to significantly alter the current usage patterns within, and impact on the capacity of, the surrounding road network, particularly nearby intersections.

Council strongly supports the pedestrian crossing linking the school to the neighbourhood of Estella.

The transport impact assessment provides an assessment of the adjoining road network and intersections. For a development of the scale proposed and the potential impacts generated it is appropriate for the traffic report to provide an assessment of the impact of the development on the broader road network rather than just the adjoining road segments and intersections.

Estella Road, Boorooma Street and Pine Gully Road are key collector roads in the existing network and with the anticipated growth expected in this areas to accommodate an additional 10 000 homes and other supporting facilities and uses to support the growing community. Full consideration of any potential changes on the wider network in the context of this development site will be required.

Council will take the lead on this work and will develop longer term solutions and options depending on the sequencing of new development and subdivision. There are a variety of options available to improve the surrounding road network and adjoining intersections as part of the school development and these options should be considered in the traffic impact assessment.

It must consider the full development potential of the site and changed traffic conditions as a result of the current and anticipated development in the precinct. The assessment must address all traffic including vehicular, pedestrian and cycling needs for the precinct.

Vehicular access and parking

The interface with Estella Road requires some work and more detail is required in relation to the main access, parking facilities, pick-up & drop off area and linkage with pedestrian network as well as road and intersection treatment at Gunn Drive. One of the potential solutions is a shared parking and bus stop zone and on the sporting grounds to the east and Council would like to further discuss these options with the department in more detail.

Design report

Previous architects' Hayball conducted a visioning exercise, which focused on Wiradjri influences it appears that a lot of this work has not been incorporated within the most recent design.

Given consideration that Wagga Wagga has almost double the state average of Firsts Nations community members, and this school is situated in such a meaningful location for many First Nations people (close to CSU Wiradjuri School of Language, Culture and Heritage and also in close proximity to key landmarks, Yindyamarra Reconciliation Site) this is an excellent opportunity to showcase the rich culture within the design of the school and address

It is noted that the metaphor of the river will be applied throughout the detailed design phase, further exploring materiality and surface texture, and integrating educational play along its length. It also talks about linkage to the aboriginal significant site; however, this is not picked up in the finishing schedule or landscape plan.

It is considered that from a long term sense the proposal will be entirely consistent with the character of the area and entirely compatible with adjacent land uses and expected vision for the area.

Council supports the proposed development per the aforementioned discussion.

Tristan Kell

Manager City Strategy