

5 December 2019

Planning Services, Department of Planning, Industry and Environment
GPO Box 39
Sydney NSW 2001

Dear Sir/Madam

Re: Application Number SSD-9494, New Public School, Estella Road, Wagga Wagga

Thank you for the opportunity of commenting on the State Significant Development Application for the proposed public school adjacent to Charles Sturt University (CSU) in Estella. CSU is currently in the process of entering into Joint/Shared Use Agreements with SINSW and has no objection to the development in principle.

There are some issues that CSU seeks to bring to your attention, for consideration in the assessment, as discussed below.

Servicing

CSU has no objection to the proposal in terms of its servicing for electrical, gas, water and NBN.

Appendix E of the Infrastructure Management Plan by Northrop indicates the installation of a sewer pump station in the south-eastern corner of the site, pumping uphill to the sewer connection adjacent to the Peter Hastie Oval amenities building. This solution is not acceptable to CSU as this is a private sewer system and CSU understands there is potential to connect to Council's main in Estella Road. CSU formally objects to this aspect of the development.

Bushfire

CSU has provided SINSW with an undertaking to manage the small area of APZ within CSU land in accordance with the recommendations of the bushfire report.

Traffic

The onsite provision of car and bicycles parking appears to be consistent with development standards for these facilities and CSU notes that we are in discussions with SINSW regarding shared use of CSU parking facilities. If it is found there are conflicts occurring in the CSU car park, CSU will look to introduce time/location restrictions.

We note the provision of vehicle access between Blocks C and D on the Landscape Plan. Other plans note this as a pedestrian entry. The bitumen path in that location was constructed for pedestrian access and is not considered suitable or appropriate for vehicular access. We trust that this inconsistency will be rectified and that all vehicular access to the site will be via the internal car parking area.

On page 25 of the Transport Impact Assessment, there is a recommendation that the Department of Education and the school develop a Traffic and Pedestrian Management Plan, with annual review. Given the level of

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CRICOS Provider Number for Charles Sturt University is 00005F. ABN: 83 878 708 551

development anticipated in the vicinity of the school over the next few years, CSU endorses this recommendation.

The Green Travel Plan contains some valid data and recommendations and CSU endorses this plan as a measure to reduce the transport impact of the new school and encourage more active travel routes to the school by staff and students.

Whilst noting that the Preliminary Construction Traffic Management Plan is in a draft form only and likely to be amended to reflect Conditions of Consent, CSU endorses the recommendations and considers that the recommended measures would have minimal impact on the operations of CSU during construction.

Biodiversity

We are pleased to see that removal of vegetation along the eastern boundary has been minimised. CSU planted the corridor out in approximately 2011 as part of its campus-wide biodiversity plan. CSU notes the arborist report and raises no objection to its conclusions.

Noise and Vibration

CSU acknowledges that construction of the school and ancillary development will generate some noise and vibration however it is not considered that this will impact operations on campus. We note that the development consent will regulate the hours of work to minimise noise impacts in the vicinity.

The noise and vibration assessment acknowledges that operational details for the school are unknown at this point. Whilst the activities of the school community will generate noise and the topography may amplify some noise, CSU considers that the day-to-day noise generated by the school would not be detrimental to amenity on the campus.

Stormwater

CSU notes the stormwater management report and has no objection to the strategy outlined.

We respectfully request that the issues raised above be considered in the assessment of the State Significant Development Application. We do not seek to object to the proposal and look forward to the future development of the Estella Primary School.

Should you have further enquiries, or wish to discuss this submission further, please contact Camilla Rocks, Senior Project Officer, Planning

Sincerely

Stephen Butt
Executive Director, Division of Facilities Management