

**Location of building on CSU campus**

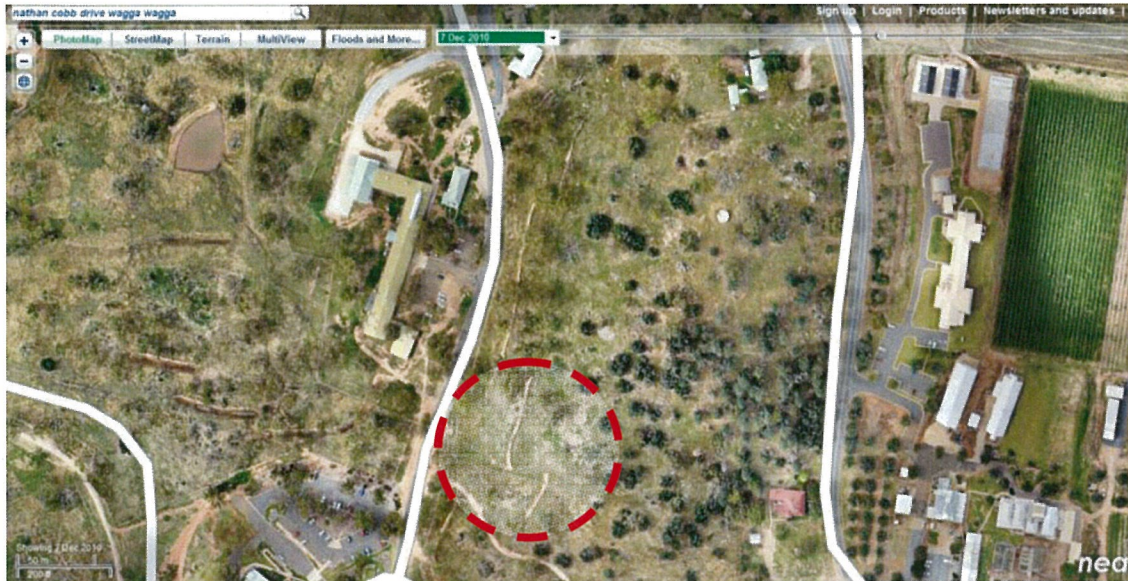
## **SITE DESCRIPTION**

The proposed building site is located close to the centre of the Wagga Wagga campus. The buildings would be to the east of Nathan Cobb Drive. The proposed building site has the following features:

- The site is currently partially cleared grazing land consisting of grassland and some scattered eucalypt trees with some invasive olive trees. The under storey has been stripped by the grazing activities. There are rock outcrops to the north east corner of the proposed building.
- A CSU biocertification report classifies the site as being Box Gum Woodland Endangered Ecological Community with a rating of 'Poor' thus none of the building area carries remnant Endangered Ecological Community in good condition.
- A slope up from Nathan Cobb Drive on the west to the east of approximately 1 in 12, with a rise of approx 6.5 metres across the width of the site.
- Power lines run across the SW corner of the site, which will be diverted to accommodate the building, not to meet any regulatory requirement but rather to alleviate perceived concerns from parents about their proximity to the centre.
- Contained views to north, east and west, that are framed by the slope of the site, existing buildings and some native vegetation. Open views to the south to the main administration building and heart of campus.
- Several eucalypt trees are scattered across the site, some of which have hollow nesting places. The buildings have been designed to avoid impacting on the majority of these trees.
- The site is located wholly within a bushfire buffer zone. A bushfire report is attached in the Appendices.



- Access will be from Nathan Cobb Drive, which under the CSU masterplan will no longer be a thoroughfare.
- There are no known archaeological relics/ artefacts or potential items of interest on the area to be occupied by the proposed building, car park and play areas.



Ariel view of site 1



Ariel view of site 2





**View of site from north west looking south east over site with Nathan Cobb Drive on right.**



**View of site from north east corner looking south west**



**View of site from south west corner looking north east**





**View of site from centre looking south**



**View of site from north looking south**

## **THE SURROUNDING LOCALITY**

### **AREA DESCRIPTION**

The site is located within the large holdings of Charles Sturt University Wagga Wagga campus. Most of the adjacent land is undulating open woodland.

To the immediate north west across the campus circulation road - Nathan Cobb Drive are CSU service buildings – warehouse, stores and Department of Facilities Management offices in a former residence.

To the south west but some distance away are CSU Administration Buildings.

To the east is a hill that screens buildings further to the east on the campus boundary.

To the north and south are large areas of open woodland that screen other buildings which are some distance away.

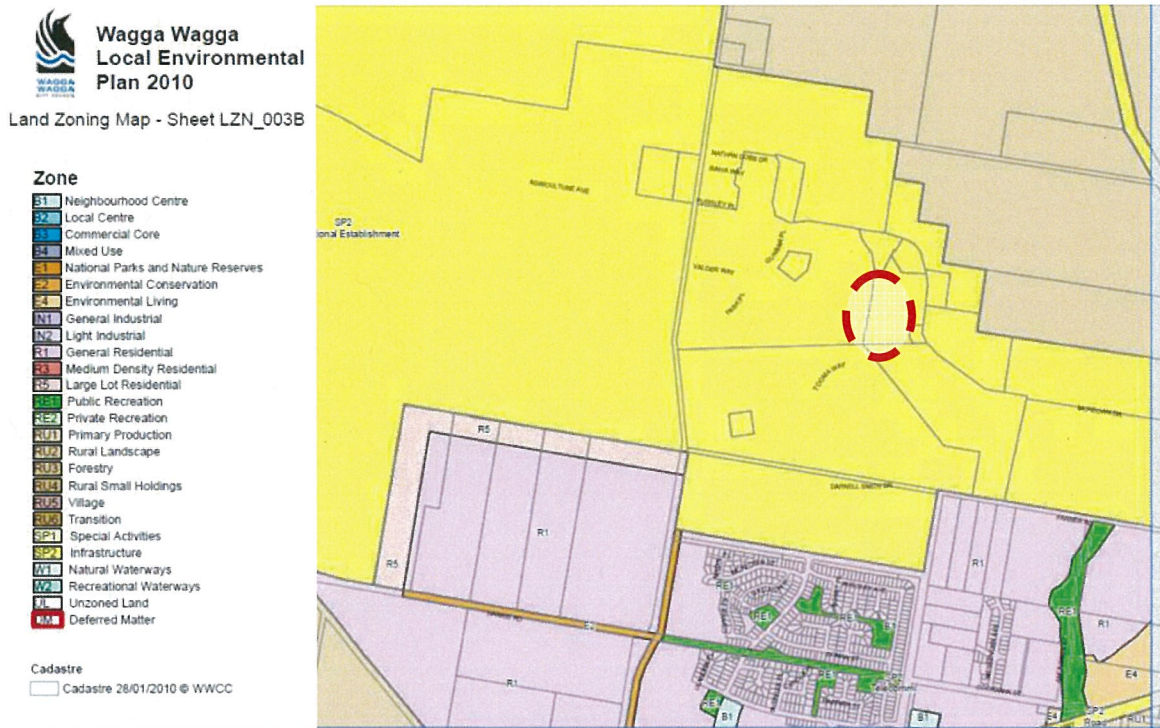
### **ZONING AND DEVELOPMENT CONTROLS**

At present the relevant environmental planning instrument is Wagga Wagga LEP 2010. The site is zoned as SP2 Infrastructure (Educational Establishment). To the east, north & west is land zoned



Primary Production (RU1) while immediately to the south of the university is land zoned General Residential (R1) and large lot Residential (R5). However, the Primary Production and Residential areas are not really visible from the building site due to the topography of the land and/ or the vegetation.

The development of the proposed new Early Learning Centre + Nurture Centre and preschool is consistent with the current and future planning objectives of the zones in which the facility would be located.



Extract of Wagga Wagga LEP 2010



The site is in Bush fire prone land

Comment:

Legend:

- Road Names
- Cadastral
- Water Features
- Bush Fire Prone Land (RFS)
- Vegetation Category 1
- Vegetation Category 2
- Vegetation Buffer
- 1:50000 Aerial image (2004)