2025

Proposed preschool and two lot subdivision

250 Boorooma Street, Charles Sturt University

Lot 153 DP751407 & Lot 6 DP1218378

Statement of Environmental Effects

Prepared for St Marys Preschool, Wagga Wagga

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250 Boorooma St, Charles Sturt University

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1 INTRODUCTION

1.1 OVERVIEW

This Statement of Environmental Effects (SEE) has been prepared on behalf of St Mary's Rainbow Preschool, Wagga Wagga; the Anglican Church Property Trust Diocese of Canberra of Goulburn (ACPT) and Colliers International Project Management to form part of a Development Application seeking Council's consideration for development of a proposed preschool and two lot subdivision at 250 Boorooma Street, Charles Sturt University (the property). The property consists of a number of allotments however the development will be concentrated within the southern portion of Lot 153 DP751407 (the site) with sewer servicing works to be undertaken within the eastern portion of Lot 6 DP1218378 located to the west of the site. The subdivision will result in the preschool being located on its own allotment with an area of approximately 0.96 hectares (Ha) to facilitate lease of that portion of the CSU campus property to the ACPT however the created lot will remain part of the overall Charles Sturt University campus and the property known as 250 Boorooma Street, Charles Sturt University. An aerial image of the site and surrounds is provided in **Figure 1** and **Figure 2**.

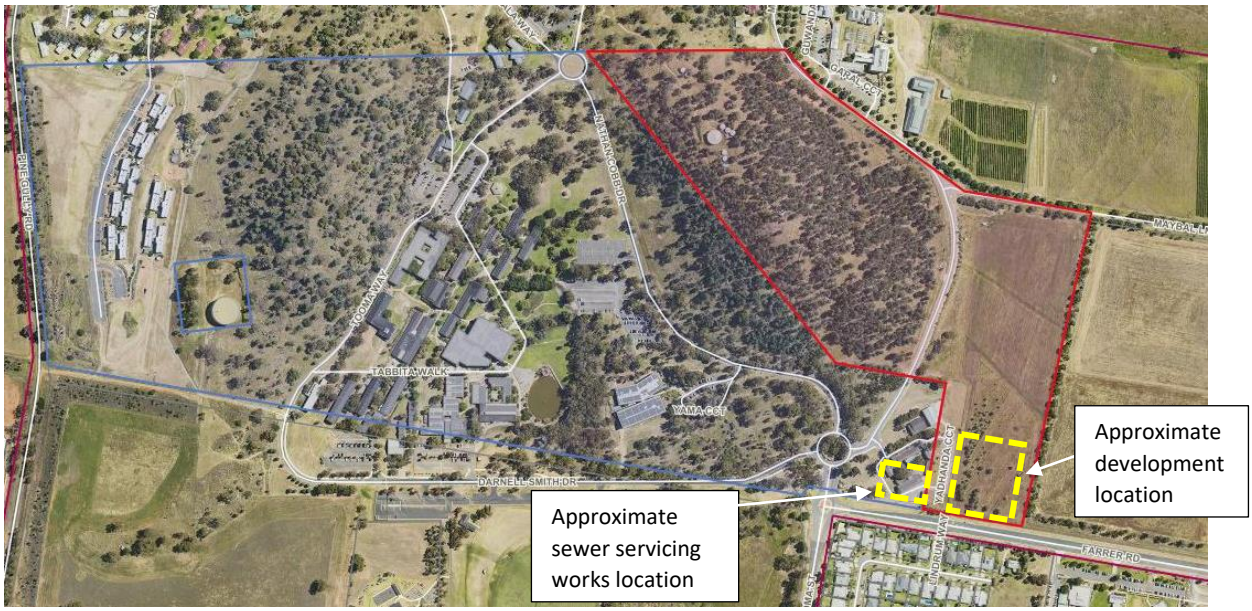


Figure 1 The site (red outline) and associated Lot 6 DP1218378 (Source: WWCC Intramaps)

Figure 2 Close up aerial image of approximate development location (yellow outline)

The property contains a number of structures utilised by the Charles Sturt University (CSU) campus with the development area of the site being vacant excepting groundcover vegetation and scattered peppercorn trees.

The preschool will cater for up to 90 children and will operate from 8.30am to 4.00pm weekdays and will incorporate a number of indoor and outdoor learning and play spaces. It is anticipated that it will employ approximately 20 to 25 staff when operating at full capacity. Access to the preschool is proposed from the Farrer Road street frontage as identified in accompanying documents, with a carpark to be located south of the building.

The project will effectively relocate the existing St Mary's Rainbow preschool currently operating at 2 George Street, North Wagga Wagga, to the site and increase the number of preschool places from 60 at the current facility to 90 at the proposed facility. The existing facility is located within the North Wagga Wagga floodplain which has resulted in the preschool being temporarily relocated for significant periods of time due to past flood events. For example, in 2012 the site was significantly flood affected which resulted in the facility's temporary relocation for a period of approximately 9 months during clean-up operations.

Location of the preschool on the CSU campus is intended to facilitate learning opportunities for CSU early childhood education studies students by providing an onsite facility for completion of practical components of these courses as well as providing other associated practical learning opportunities within the facility. The ACPT have also been awarded a NSW Government Department of Education grant which is intended to account for approximately 80% of the funding required to complete the project.

1.2 SCOPE OF STATEMENT OF ENVIRONMENTAL EFFECTS

This Statement of Environmental Effects accompanies a development application for the proposed development. It has been prepared on behalf of the client and includes the matters referred to in Section 4.15 of the *Environmental Planning and Assessment Act 1979* (the Act) and the matters required to be considered by Council.

The purpose of this SEE is to:

- Describe the land to which the DA relates and the character of the surrounding area;
- Describe the proposed development;
- Define the statutory planning framework within which the DA is to be assessed and determined; and
- Assess the proposal against the relevant heads of consideration as defined by Section 4.15 of the *Environmental Planning & Assessment Act 1979* (EP&A Act).

2 SITE DESCRIPTION

2.1 DEVELOPMENT SITE

The property is known as 250 Boorooma Street, Charles Sturt University. It forms part of the CSU campus which consists of a number of properties and allotments however the development will be concentrated on Lot 153 DP751407 (the site) with sewer servicing works to be undertaken on neighbouring Lot 6 DP1218378.

The site is irregular in shape and has frontage to Farrer Road to the south of approximately 145 metres. It adjoins other allotments to the west and part of the northern boundary which make up the overall property, with the remaining portion of the northern boundary and the eastern boundary being adjoined by separate properties making up the overall CSU campus. The site is traversed in a north-south direction by Mambarra Drive, an internal CSU roadway. The locality of the site is depicted in **Figure 3**.

Figure 3 Locality Plan (Source: WWCC Intramaps)

The site is located on the northern side of Farrer Road, approximately 122 metres east of the Boorooma Street intersection, and opposite the Farrer Road and Lindrum Way intersection. The rear of residential properties face the site and are located on the southern side of Farrer Road.

The site is located approximately 7km from the Wagga Wagga CBD as depicted in **Figure 4**.

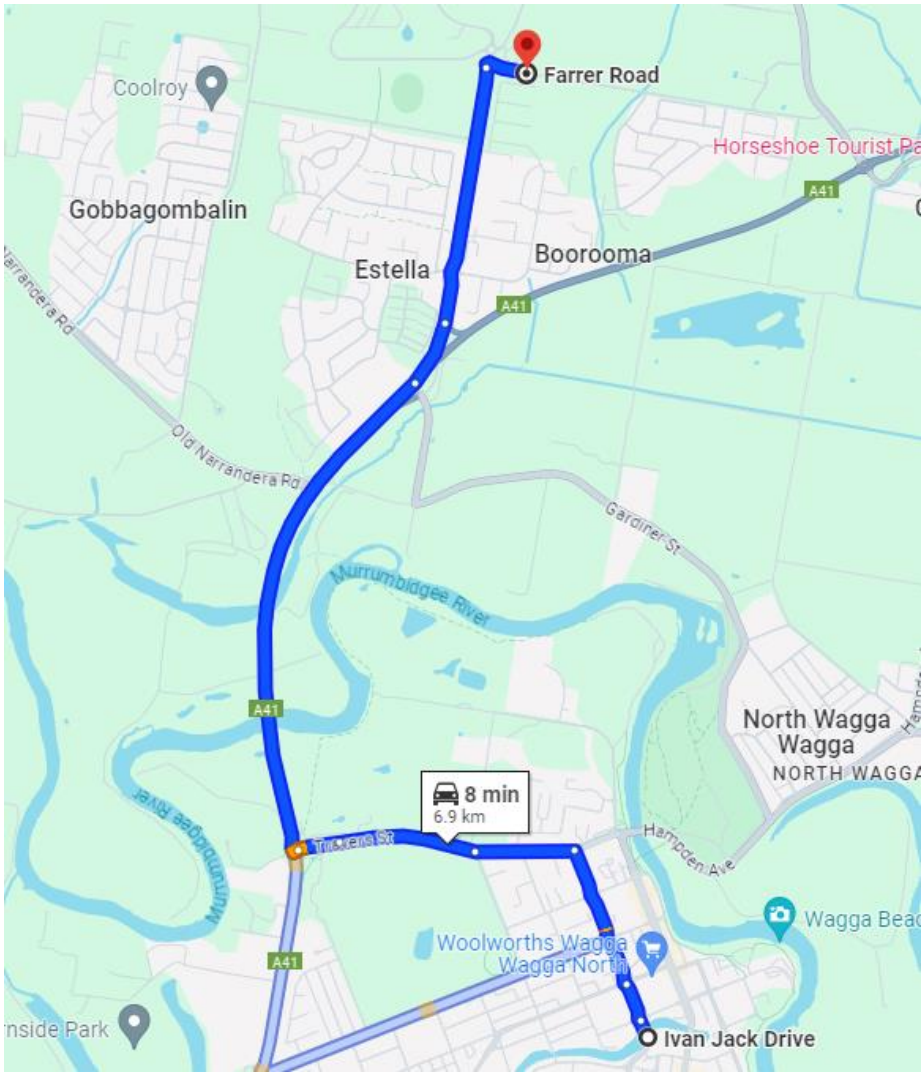


Figure 4 Distance from Wagga Wagga CBD (Source: Google Maps)

The site is zoned SP2 Infrastructure (Educational Establishment) and contains a small number of structures associated with the CSU campus including a number of water supply tanks, a radio tower and a few small shed structures. A carpark is located within the south western portion of the site which is associated with the CSU campus buildings located to the west. The development will be located within the southern portion of the site which is currently vacant, east of the existing carpark. The development area contains groundcover vegetation and peppercorn trees. Significant vegetation is located within other parts of the site, west of Mambarra Drive however the development will be located east of this roadway and will therefore not affect this vegetation.

The development area falls to the south east as shown in **Figure 5**.

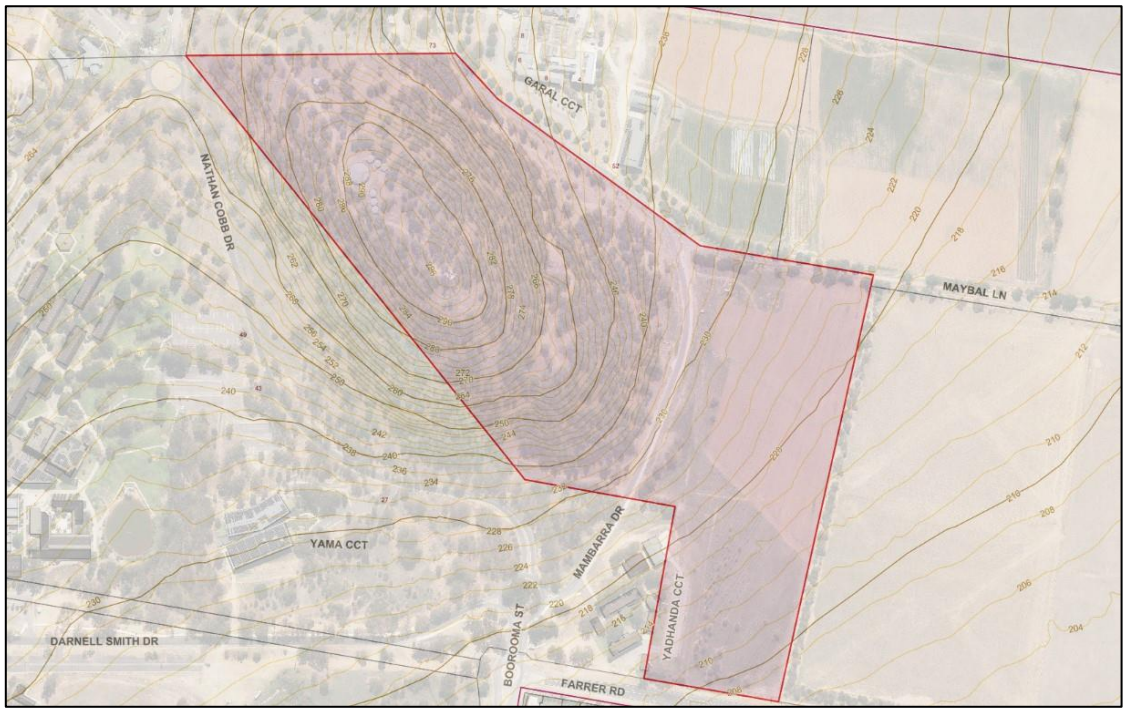


Figure 5 Contour map of site (Source: WWCC Intramaps)

The site is encumbered by a number of easements including an easement for overhead powerlines 20 metres wide and 5 metres wide; an easement for overhead powerlines 15 metres wide and 5 metres wide; and an easement for underground powerlines 2 metres wide as depicted in **Figure 6**. The easements are not located within the proposed development location.

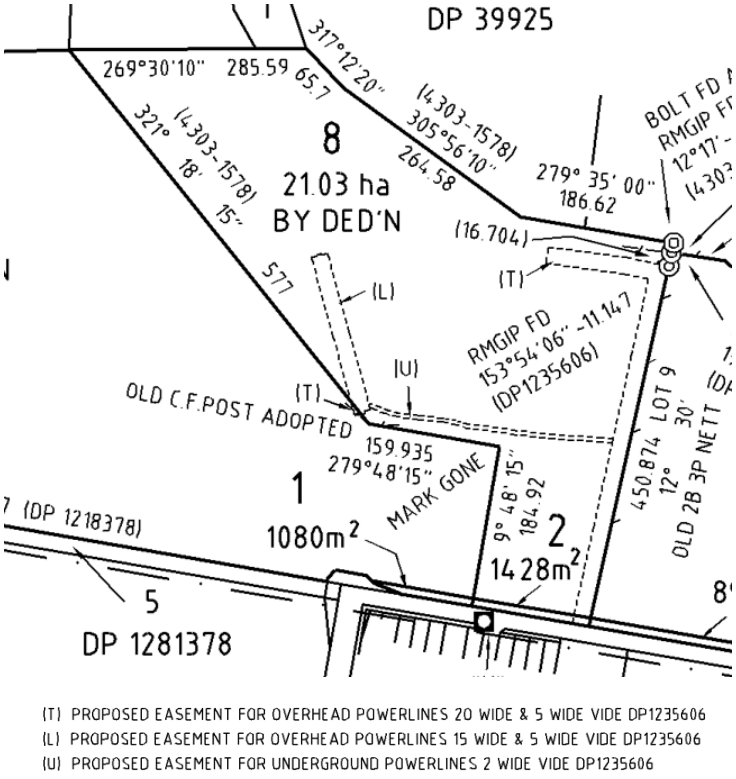


Figure 6 Extract from DP1261450 (Source: DP1261450)

Private overhead powerlines and associated power poles are located within the south western portion of the site which service the CSU campus. The development location and plans have considered this infrastructure during design which is discussed further on in this report.

2.2 PRESENT AND PREVIOUS USES OF THE SITE

The site forms part of the CSU campus however does not currently contain any major development. The development area has historically been utilised for agricultural activities, as evidenced by historical aerial imagery, which appears to be in the form of viticulture – refer **Figure 7**.

Figure 7 Aerial image of the site in 1990 (Source: WWCC)

Due to aerial imagery suggesting past agricultural use of the site, a Preliminary Site Investigation (PSI) for contamination has been undertaken by McMahon Earth Science within the proposed development area. A copy of the PSI accompanies this application as a separate cover attachment. The results of the PSI are discussed in more detail further on in this report, however it is noted that the investigation concluded that the site is suitable for the proposed development.

2.3 NATURAL HAZARDS

2.3.1 BUSHFIRE

The site is identified as being bushfire prone land, containing Vegetation Category 1, 2 and 3 as well as Vegetation Buffer. A Bushfire Assessment Report (BAR) has been prepared by Harris Environmental Consulting which accompanies this application as a separate cover attachment.

The BAR assesses the bushfire hazard of the site and identifies the bushfire protection measures required to be implemented to reduce the bushfire risk to the development including BAL construction requirements, asset protection zones, access, water supply, and so on.

As noted in the BAR, the proposal is classified as a Special Fire Protection Purpose (SFPP) development under Planning for Bushfire Protection 2019 (PBP) and is therefore integrated development under 100B of the Rural Fires Act 1997 and will require a Bushfire Safety Authority (BFSA) from the NSW Rural Fire Service as part of the development application process.

2.3.2 FLOODING

The site is not identified as being affected by Riverine flooding according to Wagga Wagga City Council records, however an area of approximately 25 sqm within the south western corner of the site is identified as being subject to major overland flow flooding in a 1% AEP event according to Council's Major Overland Flow Flood Study 2021 (MOFFS). An area of approximately 70sqm within the same south western portion of the site is identified as being subject to Special Flood Considerations and also as Probable Maximum Flood according to the MOFFS. The area of the site identified as being flood affected in the MOFFS will, following the proposed subdivision, not be located within the boundaries of the preschool allotment. Further to this it will not be impacted by the development as the nearest works, which will be associated with the proposed site access, will be located over 45 metres further east. The preschool building will be located over 70 metres north east of the predicted overland flow flooding hazard identified on the site which, following subdivision, will not affect the preschool lot at all.

3 PROPOSED DEVELOPMENT

The development proposes the construction of a preschool within the southern portion of the site and subdivision of Lot 153 DP751407 into two allotments to locate the preschool on its own allotment of approximately 0.96Ha in size. The preschool lot will remain part of the overall CSU campus and the 250 Boorooma Street property, however as the preschool area will be leased by the operator for more than a 5-year period, being 21 years, section 6.2 of the *Environmental Planning and Assessment Act 1979* deems the leased area to be subject to a subdivision of land.

3.1 PRESCHOOL FACILITY

The preschool building will take the form of an 'A' with the centre area consisting of a courtyard which will be covered by shade sails. The building will include three classrooms with associated toilet facilities; a sensory room; a training room; staff room and associated staff facilities; offices; meeting room; store rooms; laundry; sign in area and a number of corridors. Fixed louver pergola structures will attach to the north western, northern and north eastern elections. Further pergolas will attach to the eastern and western building elevations as depicted in the accompanying plans.

The outdoor area will include landscaped play spaces and garden areas, a number of small storage sheds/enclosures and a number of shade sail structures.

The building will have a total floor area of 870sqm consisting of 808sqm internal space, 62sqm external enclosures. It will be single storey in form with a maximum height from finished floor level to ridge of the skillion roof of 4.55m, with ceiling heights varying from a minimum of 2.4m to a maximum of 3m from finished floor level.

The building will be of steel portal frame and steel Cee purlin construction and will be clad in a combination of face brickwork, painted bricks and metal wall cladding to achieve a high quality finish. It will be constructed on a concrete raft slab and steel screw piles to engineers details which will be provided as part of the future Construction Certificate application for the development.

Due to the design of the building the roof will be comprised of several skillion sections as depicted in the accompanying roof plan, with the outside 'A' sections having a fall of 7 degrees and the section south of the courtyard having a fall of 5 degrees. The roof will be of colorbond sheet steel roofing material.

Pergolas will attach to the western, north western, northern, north eastern and eastern sides of the building, as described previously, which will be of steel construction. Two storage sheds, each with an area of 7sqm, will attach to the pergolas on the eastern and western sides of the building as depicted in the accompanying plans.

The area between the front of the facility and the car park will be landscaped, as will all outdoor learning and play areas as depicted in the accompanying plans prepared by Harris Hobbs. The landscaping will provide functional and aesthetically pleasing outdoor play spaces as well as an appealing entrance to the facility.

The building will face south to address the Farrer Road frontage, with a setback of over 60 m. Carparking will be located within the front setback.

Fencing, in the form of a 2.1 metre tall tubular steel 'Blue Dog SecuraTop' fence (or similar), depicted in **Figure 8,** will enclose the operational areas of the facility to ensure delineation between public and private spaces and also to facilitate safety of the children in attendance. Acoustic barriers will be incorporated into part of the fencing as required by the conclusions of the accompanying acoustic report. They will take the form of double-lapped timber installed to the minimum height specified in the acoustic report.

Figure 8 Proposed facility fencing (Source: Harris Hobbs Landscapes)

Access is proposed from the Farrer Road frontage as depicted in the accompanying access layout plan included in the civil engineering plan set prepared by Xeros Piccolo Consulting Engineers. The access driveway will be 8 metres wide to provide for two-way traffic. To facilitate the practical operation of the access, a turning bay is proposed within the Farrer Road roadway to facilitate traffic travelling from the east to make a right turn into the site. Existing painted chevron islands within Farrer Road would be extended as depicted in the accompanying access layout plan to facilitate the turning lane.

The facility will cater for a maximum of 90 children and will employ approximately 20-25 staff which will be rostered depending on attendance. The preschool will operate from 8.30am to 4.00pm weekdays.

Signage is proposed within the front setback of the site to the east of the access driveway as shown in the accompanying site plan. The sign would take the form of a freestanding brick structure which would measure approximately 5 m wide by 1.8 metres high as shown in **Figure 9**.

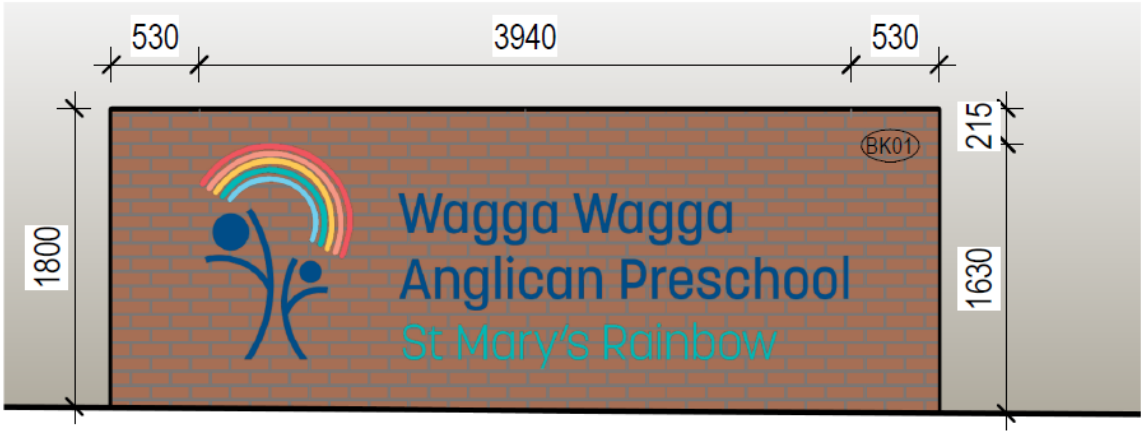


Figure 9 Proposed signage (Source: Extract from Gray Puksand Elevations Plan)

3.2 SUBDIVISION

The preschool will be developed and operated by the ACPT with the portion of the site to be operated as the preschool to be leased by the ACPT from CSU. As the lease agreement is for a period of 21 years, section 6.2 of the *Environmental Planning and Assessment Act 1979* deems the leased area to be subject to a subdivision of land. It is proposed for Lot 153 DP751407 to be subdivided into two allotments as depicted in the accompanying Proposed Subdivision Plan included in the civil engineering plan set prepared by Xeros Piccolo. The proposed preschool lot will have an area of approximately 0.96 Ha and will be slightly irregular in shape with the northern boundary being longer than the southern boundary to allow the western boundary to be offset by 10m from the nearby overhead powerlines which have a north western – south eastern alignment. The remaining area of approximately 20 Ha will form the remaining allotment.

Although subdivision is proposed for facility delineation and leasing purposes, both new lots would remain part of the overall property, being 250 Boorooma Street, and the overall CSU campus.

4 PRE-DA ADVICE

A pre-DA meeting was held with Council on 12th April 2024 to discuss the proposal. Aspects raised by Council have been considered in **Table 1.**

Table 1 Pre-DA advice received from Council

COUNCIL ADVICE	COMMENTS
The Farrer Road access is unlikely to be approved and if the application is to be lodged with this proposed it will unlikely result in swift approval. Council advised that driveway access from Farrer Road will fundamentally change the function of Farrer Road which is not consistent with Councils strategic direction.	As advised in the pre-DA meeting, the terms of the lease agreement between CSU and ACPT are founded on the principle of access to the site being provided from Farrer Road. Further to this, a Traffic Impact Assessment was undertaken in relation to the proposal which accompanies this report as a separate cover attachment. The TIA confirms that the proposed access complies with the relevant Australian Standards in relation to location and traffic loading and that it will not detrimentally affect the level of service of Farrer Road and the surrounding road network.
The land use (being centre-based childcare facility) is not permitted within the zone and as such the use will need to be demonstrated as	Noted. Permissibility of the proposal has been established further on in this report.

being 'ordinarily incidental or ancillary to' the Educational Establishment CSU campus use of the site. Council advised that the existing childcare centre located on the CSU campus cannot be relied upon as evidence of permissibility as it specifically services students and staff of the campus and is therefore permitted as ancillary to the CSU use.	
Council requested clarification in relation to the 'multipurpose room' identified on the layout plans and advised that should this be proposed to be utilised in conjunction with anything other than the preschool, the land use of this will need to be established and if deemed to be independent of the CSU campus this may not be permissible in the zone.	Noted. The facility will be utilised for the preschool operation only as detailed in this report and accompanying documentation and plans. The 'multipurpose room' has been renamed on the plans to clarify its use as part of the preschool development.
Any application submitted will need to be complete in that any subconsultant reports required (eg. biodiversity, bushfire, etc) will need to be lodged in the first instance for Council to accept the application for assessment.	Noted.
If development project cost estimates are more than $5M the application will be determined by the Regional Planning Panel.	Noted.

Council's advice has been considered in finalisation of the proposal as detailed in this report and accompanying plans and documentation.

5 Planning Assessment

5.1 Context and Setting

The site forms part of the CSU campus located north of the city of Wagga Wagga. The northern Wagga Wagga residential suburbs of Gobbagombalin, Estella and Boorooma are located within proximity to the site. The surrounding area includes the Riverina Anglican College, a private school offering pre-kindy to year 12 education; Estella Public School offering kindergarten to year 6 education; a number of childcare centres; a shopping centre; a supermarket; and a medical and dental centre.

The preschool is considered to be compatible with the existing context and setting being within proximity to residential suburbs containing a number of associated services including childcare, education, medical and supermarket land uses. Further to this, the preschool will be located within the CSU campus which already contains a childcare facility known as the Early Learning and Nurture Centre, a community-based facility licensed to care for 58 children. The preschool will be operated by the ACPT in partnership with CSU for the purpose of providing a facility which will be utilised for practical experience for both CSU and NSW TAFE students working towards qualifications in the early childhood education industry, while also providing a flood-free site for relocation and expansion of the existing St Mary's Rainbow Preschool facility.

5.2 ENVIRONMENTAL IMPACTS

5.2.1 AIR QUALITY

The development is unlikely to result in any form of air pollution such as smoke, odour or dust during operation. There is potential for dust generation to occur during the construction phase of the project. However, suppression of these effects would be managed onsite as required by the construction contractor.

There are no existing forms of air pollution in the surrounding area which are anticipated to affect the proposed development. The land to the east of the site is understood to be owned and managed by TAFE NSW who have advised they do not have any plans to utilise the property for agricultural land uses while the land to the north of the site is managed by the CSU Faculty of Science (learning and teaching). Agricultural activities are carried out within the cultivated areas of the CSU land to the north however CSU have advised that a buffer is maintained to minimise any impacts on adjacent sites.

5.2.2 WATER QUALITY

The site does not contain any bodies of water which would be affected by the development.

Stormwater from the development will be collected via pits and downpipes as appropriate and will be directed to a proposed on-site detention basin to be located within the south eastern portion of the preschool lot. The detention basin will assist in ensuring post-development flows from the site are equal to or less than pre-development flows. The detention basin will discharge via a pit to a new open drain to be located within the site which will be connected to the existing open drain located within the south eastern corner of the lot.

The site contains an existing headwall north of the existing carpark within the western portion of the site which disperses stormwater from existing development on the CSU campus over the proposal site via a natural overland flow path. Earthworks will be undertaken to form a deflection bank to be located along the northern boundary of the preschool lot which would be partly located within this lot and partly within the parent lot. This will run the entire length of the northern boundary and would divert the stormwater around the development and back to the natural flow path east of the preschool. It will be approximately 500mm high, and a level spreader will be located at the eastern end to discharge the stormwater to the existing flow path which runs south.

5.2.3 NOISE

Noise is anticipated to be emitted from the preschool intermittently during the hours of 8.30am to 4.00pm when children are in the outdoor areas at various times during the day for learning activities and general play. The buildings located on the CSU campus within the lot to the west are currently utilised for a combination of educational classroom use by the Aspect Autism School, and offices for the wider CSU campus. Residential receptors are located south of the development site on the opposite side of Farrer Road. An Acoustic Report has been prepared by Building Services Engineers (BSE) and accompanies this application, which considers the acoustic impacts of the development on the nearby CSU and residential receivers, as well as specifies the construction requirements to minimise acoustic impacts on the facility.

In relation to nearby receivers, the assessment concludes that the development can comply with relevant noise criteria during operating hours so long as the recommendations in Section 8 of the assessment are implemented. The recommendations include:

- construction of acoustic barriers along the western boundary dependent on the approved use of the nearest CSU buildings located on the lot to the west;
- operation of the facility during daytime hours as identified in the assessment;
- waste collection being undertaken during daytime hours or in conjunction with waste collection

being undertaken at nearby properties to manage noise disruption; and

- consideration of noise levels of mechanical plant to be located within the western portion of the site.

As detailed in the Acoustic Report, the need for acoustic barriers along the western preschool boundary is dependent on the approved use of the closest buildings located within the CSU campus on the lot to the west. CSU has advised the developer that the building is currently utilised as office space for the overall CSU campus however may be used in future as learning spaces associated with an expansion of the Aspect Autism School. It is proposed that the erection of the acoustic barriers along the western boundary be dependent on the approved use of the CSU buildings at the time of Construction Certificate application for the preschool facility and therefore should the building be approved for use as office space at the time of Construction Certificate application, the acoustic barriers will not be required.

Noise is expected to be emitted from the site during construction of the development however construction would be undertaken during approved construction hours only. The accompanying acoustic report notes that further assessment, as part of a noise and vibration management plan, should be conducted after construction equipment and scheduling is finalised to ensure minimisation of noise disruption on surrounding receivers.

5.2.4 EARTHWORKS (CUT AND FILL)

A geotechnical investigation was undertaken by Aitken Rowe and accompanies this report as a separate cover attachment. The report identifies earthworks required for site preparation including removal of topsoil, fill and unsuitable material including silt-based material, if any, and stockpile for later use as appropriate. An average stripping depth of 0.1m to 0.2m is anticipated of the topsoil across the subject site however it is noted that silt-based material was encountered to a depth of approximately 0.3m in BH1 and 0.4m in BH3 and as such the location and depth of the silt-based material may be varied across the site.

Depth Contour Plans are included in the accompanying civil engineering plan set which identify the extent of cut and fill across the site. Due to the slope of the site the maximum site cut depth is anticipated to be approximately 1.2 m and the anticipated maximum fill is anticipated to be approximately 1.6 m.

It is anticipated that the approximate volume of bulk cut/fill will be – 2,500m^3 cut, + 3,300 m^3 fill. Cut will not exceed fill requirements on the site, however should excavated material be unsuitable for reuse within the development the construction contractor will manage the spoil in a lawful manner via the assessment, certification, transport and disposal or recycling of materials at EPA-licensed landfill facilities, in conformance with accepted best practice and in compliance with NSW legislation governing waste management.

In order to minimise earthworks the building footing system incorporates screw piles which will reduce the amount of excavation required as they do not require complete removal of silt-based material as they can be constructed to larger depths and therefore can be located within deeper suitable material within the soil strata.

5.2.5 CONTAMINATION

Due to the past agricultural use of the site as discussed previously in this report, a Preliminary Site Investigation (PSI) for contamination was undertaken by McMahon Earth Science to determine if the site is contaminated. The report accompanies this application as a separate cover attachment.

The PSI desktop study found the site has a history of agricultural land use, primarily viticulture however noted that some sheep grazing was also evident. The site inspection complemented the desktop study and found the following sources of potential contamination that may materially affect the development:

- Agricultural/horticultural chemicals that may have been used across the site.
- Potential copper chrome arsenate (CCA) treated timber posts.

Soil sampling was conducted to assess contamination from agricultural/horticultural chemicals across the site, with attention also paid to the soil around the potential CCA treated timber posts. Samples were analysed for heavy metals and organochlorine and organophosphate pesticides. The PSI assessed that the potential contamination sources could pose a risk to future site users however sampling returned chemical results that were below the criteria for residential land use (including childcare centres/preschools). The risk assessment undertaken suggests that contamination from agricultural/horticultural chemicals and CCA is not present at the site. The PSI concluded that the site is suitable for the proposed development given the management strategies outlined in Section 10.0 of the report are implemented which include removal and disposal of the timber posts and small rubbish pile at a suitably licensed landfill.

5.2.6 WASTE AND STORMWATER DISPOSAL

Effluent produced by the development will be disposed of via a sewer connection to a new sewer pump station (SPS) to be located south of the proposed carpark as shown in the accompanying plans. The SPS will be connected to the existing CSU sewer system located on the campus, with the connection from the preschool running west to connect to the existing system located within Lot 6 DP1218378.

Any waste material generated during the construction process will be removed from the site by the construction contractor and disposed of appropriately.

Any solid waste or recycling generated through day-to-day operation of the preschool will be collected via Council waste collection.

Stormwater disposal has been described previously in **Section 5.2.2**.

5.2.7 FLORA AND FAUNA IMPACTS

A large portion of the site is identified as "biodiversity" on the Wagga Wagga Local Environmental Plan 2010 Terrestrial Biodiversity Map and the proposal will include clearing of vegetation to construct the facility and associated outdoor spaces, carparking, access and so on. The area clearing threshold for the site is 0.25Ha however the development proposes clearing of more than 0.85Ha of native vegetation and as such the proposal enters the Biodiversity Offset Scheme and a Biodiversity Development Assessment Report (BDAR) is required to accompany this proposal.

A BDAR was prepared by Steve Hamilton for the proposal which accompanies this application as a separate cover attachment. The BDAR notes that the native vegetation to be cleared consists of a derived native grassland which is a cleared and modified *PCT 277 - Blakelys Red Gum - Yellow Box grassy tall woodland of the NSW South Western Slopes Bioregion*. PCT 277 is associated with a threatened ecological community (TEC) under the Biodiversity Conservation Act 2016, however the native vegetation on the site is not representative of the associated ecological community (EC) listed under the Commonwealth Environment Protection Biodiversity Conservation Act 1999 (EPBC Act).

The BDAR notes that given the nature of the proposal, avoidance and minimisation of native vegetation clearing is not possible without compromising the proposed layout and function of the preschool and no prescribed and serious and irreversible impacts (SAII) of the vegetation clearing were identified. The BDAR calculated that 11 ecosystem offset credits will be required.

The mitigation measures identified in the BDAR to reduce potential for residual indirect impacts of the proposal will be put in place during construction of the facility as appropriate.

5.2.8 ABORIGINAL CULTURAL HERITAGE

A Due Diligence assessment was undertaken in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in NSW (the Code). Step 1 of the Due Diligence process relates to whether the activity will disturb the ground surface. Due to the nature of the proposal the site will be disturbed for construction of the preschool building and associated works. Step 2a requires for a search of the AHIMS database to be undertaken and for any other sources of information of which we are aware to be considered. An AHIMS search was undertaken on 3 April 2024 for Lot 153 DP751407 with a buffer of 1km – see **Figure 10**.

The AHIMS identified 10 Aboriginal sites recorded within the 1km buffer zone as identified below:

- One Aboriginal site recorded almost 1km north west of the lot;
- Two Aboriginal sites recorded over 500m west of the lot;
- One Aboriginal site recorded almost 1km south west of the lot; and
- Six Aboriginal sites recorded over 400m south east of the lot concentrated around an existing creekline.

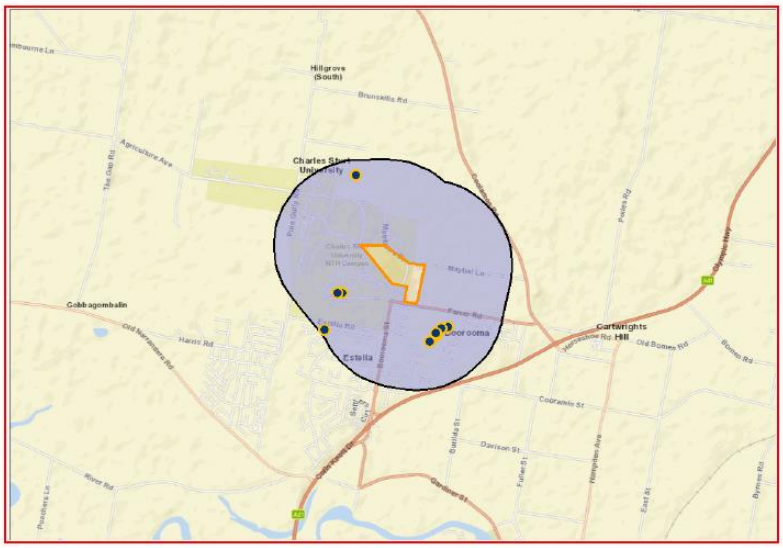
Step 2B advises that regardless of the outcome of an AHIMS search, it still needs to be considered whether aboriginal objects are likely to be in the area of the proposed activity when considering specified landscape features. If the activity is:

- within 200m of waters; or
- located within a sand dune system; or
- located on a ridge top, ridge line or headland; or
- located within 200m below or above a cliff face; or
- within 20m of or in a cave, rock shelter, or a cave mouth

and is on land that is not disturbed land as defined within the Code then you must go to step 3.

AHIMS Web Service search for the following area at Lot : 153, DP:DP751407, Section : - with a Buffer of 1000 meters, conducted by Jenna Amos on 03 April 2024.

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 Heritage NSW AHIMS Web Services (Aboriginal Heritage Information Management System) has shown that:

10	Aboriginal sites are recorded in or near the above location.
0	Aboriginal places have been declared in or near the above location. *

Figure 10 AHIMS results for the lot with a buffer of 1km (Source: AHIMS Web Service)

The proposed development is not located within proximity to landscape features specified in the Code. Further to this, due to previous agricultural use, being horticulture or cropping activities, the land is visibly disturbed land which is defined by the Code as having "… been the subject of human activity that has changed the land's surface, being changes that remain clear and observable". There is therefore no need to proceed further in the Due Diligence process and it is reasonable to conclude that there are no known Aboriginal objects or a low probability of objects occurring in the area of the proposed activity. The development can proceed with caution without applying for an AHIP.

5.2.9 EUROPEAN HERITAGE

The site is identified as containing a heritage item which is identified in Schedule 5 of the Wagga Wagga Local Environmental Plan 2010 as *I32* being *Principal's Residence (former), Riverina Murray Institute of Higher Education, Cobb Elevator and Granary Building Foundations.* Further research via the NSW State Heritage Inventory and map locates item I32 within a separate part of the CSU campus being 1-10 Byall Place, Charles Sturt University, over 1km north west of the proposal area – see **Figure 11**.

Figure 11 Heritage Item I32 location from proposal area (Source: WWCC Intramaps)

There is no visual evidence of any aspects of I32 being located on the site and as such it is considered that the proposal will not impact on any items of European heritage.

5.3 INFRASTRUCTURE AND SERVICING

5.3.1 ACCESS ARRANGEMENTS, TRAFFIC IMPACTS AND PARKING

Amber Organisation were engaged to prepare a Traffic Impact Assessment (TIA) to consider the traffic impacts of the proposal on the surrounding road network and to determine if the proposed Farrer Road access was suitable for the development. The assessment also considered parking arrangements, bicycle parking, and waste collection. The TIA accompanies this report as a separate cover attachment.

The TIA concluded that the traffic and parking aspects of the proposed development are satisfactory, and the development will have a minimal impact on the surrounding road environment, specifically:

- The proposal generates a parking requirement of 23 car parking spaces under the DCP and as such, the parking provision meets the requirements of the DCP.
- The proposal is expected to generate a total of 113 and 99 vehicle movements during the morning and evening peak hours, respectively. The increase in traffic generated by the proposal is expected to have a minimal impact to the operation of the surrounding road network including Farrer Road which is expected to continue operating with a good level of service.
- The car park layout and access arrangements have been designed in accordance with AS/NZS 2890.1:2004 and AS/NZS 2890.6:2022. It is proposed to provide a short Channelised Right Turn (CHR(s)) treatment at the site access to integrate with the existing road layout and improve safety and efficiency along Farrer Road. Three bicycle hoops (6 spaces) are proposed as part of the development.
- The bicycle parking provision exceeds the requirements of the DCP and has been suitably designed.
- Waste is proposed to be collected by private waste collection services outside of peak times to limit the impact to the operation of the car park. The vehicle is able to suitably access and egress the site in a forward direction.

5.3.2 UTILITIES AND INFRASTRUCTURE ARRANGEMENTS

The site is located within the vicinity of electrical, water, sewer, stormwater and telecommunications infrastructure which will be augmented as necessary for connection to be provided to the site.

The proposed sewer connection, to the existing CSU sewer network, has been described in **Section 5.2.6**.

5.3.3 SOCIAL AND ECONOMIC IMPACTS

Social impacts are significant events experienced by people as changes in their way of life, culture or community are experienced. The proposal will result in positive social impacts through provision of a safer location for St Mary's Preschool through relocation from the existing North Wagga floodplain to the proposal site. The proposal, through partnership with CSU, also provides a place for CSU and TAFE students studying early childhood education related courses to undertake practical experience at the facility.

Economic impacts can be defined as a financial effect something has on a situation or person. The development will result in positive economic impacts through the relocation of the existing St Mary's preschool to the location which is not flood affected, thus reducing potential future costs of flood recovery due to the existing location. The partnership with CSU, as described throughout this report, also facilitates positive economic impact of the development through use of the facility for practical training of students within the early childhood sector who will go on to become employed within the industry and thus contribute to the wider economy.

5.3.4 SAFETY AND SECURITY

The safety, security and crime prevention aspects of the proposal have been assessed against the Crime Prevention Through Environmental Design (CPTED) principles as detailed in the below table.

Table 2 CPTED Principles

PRINCIPLE	COMMENTS
Principle 1: Natural Surveillance *Providing opportunities for effective surveillance, both natural and technical, can reduce the attractiveness of crime targets. Good surveillance means that people can see what others are doing thereby deterring 'would-be offenders' from committing crime in areas with high levels of surveillance.*	The development is consistent with this principle through: • The provision of opportunities for natural surveillance through clear sightlines between the adjacent public roadway and the property. • Excluding blind corners in pathways, hallways and carpark areas. • Provision of opportunities for natural surveillance to communal areas through the use of open style fencing in outdoor areas (where acoustic barriers are not required to be incorporated into fencing). • Provision of a clearly visible entry to the building from the carpark. • Provision of open style fencing (where acoustic barriers are not required to be incorporated) which maximises natural surveillance from visible boundaries and minimises opportunities for intruders to hide. • Inclusion of lighting in external areas for security purposes after dark. • Inclusion of landscaping of appropriate species and size which will be spaced to permit unobstructed natural surveillance.
Principle 2: Access Control *Physical and symbolic barriers can be used to attract, channel or restrict the movement of people, and in turn, minimise opportunities for crime.*	The development is consistent with this principle through: • Provision of clear signage within the site boundary at the access which identifies the property as a preschool as detailed previously in this report. • Provision of clear entry points from the roadway to the carpark, and clear entry points to the building from the carpark. • Provision of a clear egress point from the carpark to the roadway. • Provision of concrete paths and signage which channel visitors to appropriate areas. • Restriction of access to the building through the provision of one front entry point and fencing of sensitive areas of the building and outdoor learning and play areas.
Principle 3: Territorial Reinforcement *This principle relies on the users of spaces or areas feeling that they have some ownership of public space and therefore are more likely to gather and enjoy that space. The ownership of space increases the likelihood that people who witness crime in or adjacent to that space will respond by quickly reporting it or by attempting to prevent it.*	The development is consistent with this principle through provision of a distinct preschool boundary and clear definition of the preschool area through dedicated access from Farrer Road and appropriate fencing which reduces opportunity for illegitimate use or entry.

Principle 4: Space Management *Public space that is attractive and well maintained is inviting to users and becomes a well used space. Linked to the principle of territorial reinforcement, space management ensures that the space is appropriately utilised and well cared for.*	The development is consistent with this principle through: • Ensuring maintenance of all areas to create a 'cared for' image. • Rapid repair of decaying physical elements throughout the lifecycle of the development. • Use of a design which promotes pride and sense of place for users (both staff and children).

5.4 PRIVACY, VIEWS AND OVERSHADOWING

5.4.1 VISUAL PRIVACY

Due to the setback of the proposal from property boundaries, and the distance between the proposal and the nearby residential properties, it is not anticipated to affect the visual privacy of dwellings within the vicinity as it will not allow direct views into living rooms or private yards. Due to the operational hours of the preschool property and the separation between this and nearby residential uses, headlight glare is not anticipated to be an issue for surrounding residential development after dark. Further to this, any external lighting will be for security purposes only and as such is not anticipated to result in light spillage which would detrimentally affect nearby residential properties.

5.4.2 ACOUSTIC PRIVACY

The proposal would be utilised between the hours of 8.30am and 4.00pm weekdays and as such noise emitted from the property is not anticipated to detrimentally impact on nearby residential properties or CSU buildings to the west due to incorporation of recommendations into the development identified in the accompanying acoustic report as described in **Section 5.2.3** of this SEE.

5.4.3 VIEWS

Due to the setback of the proposal from property boundaries, it is not expected to affect the views from adjoining or nearby private properties and public spaces.

5.4.4 OVERSHADOWING

Due to the setback of the proposal from property boundaries, it will not overshadow surrounding development.

PLANNING PROVISIONS

5.5 STATE ENVIRONMENTAL PLANNING POLICIES

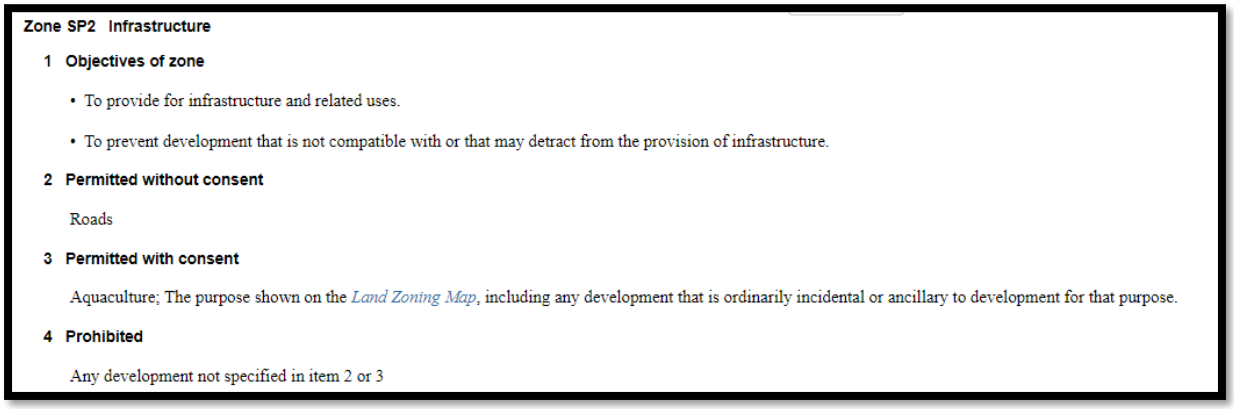
The below table outlines the SEPPs applicable to this development.

Table 3 Relevant State Environmental Planning Policy Requirements

<table>
<tr><th>SEPP</th><th>COMMENTS</th></tr>
<tr><td>SEPP (Resilience and Hazards) 2021</td><td>When assessing an application for development Council must consider whether the land is contaminated, and if so, that it is suitable in its contaminated state (or will be after remediation) for the purposes of the development.
As discussed previously in this report, a Preliminary Site Investigation (PSI) was undertaken by McMahon Earth Science which concluded that the site is considered suitable for the proposed development.</td></tr>
<tr><td>SEPP (Transport and Infrastructure) 2021</td><td>Chapter 3 of this policy aims to facilitate the effective delivery of educational establishments and early education and care facilities across the state by a number of means. The relevant sections of Chapter 3 are addressed in Table 4.
Table 4 Chapter 3 considerations
<table>
<tr><th>Section</th><th>Comments</th></tr>
<tr><td>3.23 Centre-based childcare facility – matters for consideration by consent authorities</td><td>The development is considered in relation to the Child Care Planning Guideline in Section 5.7 further on in this report.</td></tr>
<tr><td>3.26 Centre-based child care facility – non-discretionary development standards</td><td>a) Location – the centre can be located any distance from another care facility.
b) Indoor and outdoor space – at least 3.25m^2 of unencumbered indoor space is included in the design for each child while at least 7m^2 of unencumbered outdoor space is included in the design for each child.
c) Site area and site dimensions – the development may be located on a site of any size and have any length of street frontage or any allotment depth.
d) Colour of building materials or shade structures – the development may be of any colour or colour scheme as it is not a State or local heritage item or in a heritage conservation area.</td></tr>
<tr><td>3.46 Universities – development permitted with consent</td><td>Consent is sought for the development under this section of the SEPP which states that development for the purposes of centre-based child care facilities may be carried out with development consent on land within the boundaries of an existing university. Given the proposed development location, being a lot forming part of the overall Charles Sturt University Campus, consent is sought for the development via the Infrastructure SEPP.</td></tr>
</table></td></tr>
</table>

5.6 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The subject site is zoned SP2 Infrastructure (Educational Establishment) under the provisions of the Wagga Wagga Local Environmental Plan 2010 (LEP). An extract from the Land Use Table for the SP2 zone is provided in **Figure 12** Extract of land use table for the SP2 Infrastructure zone.



Zone SP2 Infrastructure

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Roads

3 Permitted with consent

Aquaculture; The purpose shown on the *Land Zoning Map*, including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any development not specified in item 2 or 3

Figure 12 Extract of land use table for the SP2 Infrastructure zone

The proposed preschool would be described as a 'centre-based childcare facility' under the LEP which is defined as:

> *centre-based child care facility means—*
>
> *(a) a building or place used for the education and care of children that provides any one or more of the following—*
>
> *(i) long day care,*
>
> *(ii) occasional child care,*
>
> *(iii) out-of-school-hours care (including vacation care),*
>
> *(iv) preschool care, or*
>
> *(b) an approved family day care venue (within the meaning of the Children (Education and Care Services) National Law (NSW))*

Centre-based childcare facilities are not a permitted use within the SP2 zone under the LEP. Consent is sought for the proposal via the Infrastructure SEPP – refer **Table 4**.

The objectives of the SP2 Infrastructure (Educational Establishment) zone are outlined in **Table 5**.

Table 5 Objectives of the SP2 Infrastructure

ZONE OBJECTIVES	COMMENTS
To provide for infrastructure and related uses.	The proposal is consistent with this objective as the child care facility will form part of the existing educational infrastructure located on the CSU campus.
To prevent development that is not compatible with or that may detract from the provision of infrastructure.	The proposal is consistent with this objective as it will expand the existing provision of education within the CSU campus.

Table 6 considers the clauses of the LEP applicable to the subject development.

Table 6 WWLEP 2010 clauses applicable to the subject development

PART 2: PERMITTED OR PROHIBITED DEVELOPMENT		
CLAUSE		COMMENTS
2.6	*Subdivision – consent requirements*	Consent is required for the two lot subdivision of the site (Lot 153 DP751407) to satisfy the lease requirements of the development to the ACPT.
PART 7: ADDITIONAL LOCAL PROVISIONS		
CLAUSE		COMMENTS
7.1A	*Earthworks*	Earthworks are required to be carried out to facilitate the siting of the building and its construction, and for associated works including access and carparking and overland flow deflection. The earthworks are not likely to have detrimental impacts on existing drainage patterns and soil stability on the site. The development will not affect the likely future use or redevelopment potential of the land. Any unsuitable material excavated form the site will be stockpiled and removed from the site for disposal at a suitably licences facility. The development is not likely to detrimentally affect the amenity of adjoining properties as works will be carried out during approved construction hours only. Fill material will take the form of suitable material excavated during the site cut, or if required certified clean fill will be imported. As discussed previously in this report, it is unlikely that any relics will be discovered within the footprint of the development. Should relics be found during construction works, all works on site would cease until appropriate notification, investigation and reporting had been undertaken to the appropriate authority and advice received as to how to proceed. The proposal would not adversely impact on any watercourse, drinking water catchment or environmentally sensitive area. Appropriate sediment and erosion controls will be in place during construction works. Further, once construction has been completed, all stormwater generated from the development will be suitably managed as detailed previously in this report.
7.3	*Biodiversity*	The site is identified as "Biodiversity" on the LEP Terrestrial Biodiversity Map as shown in **Figure 13**.

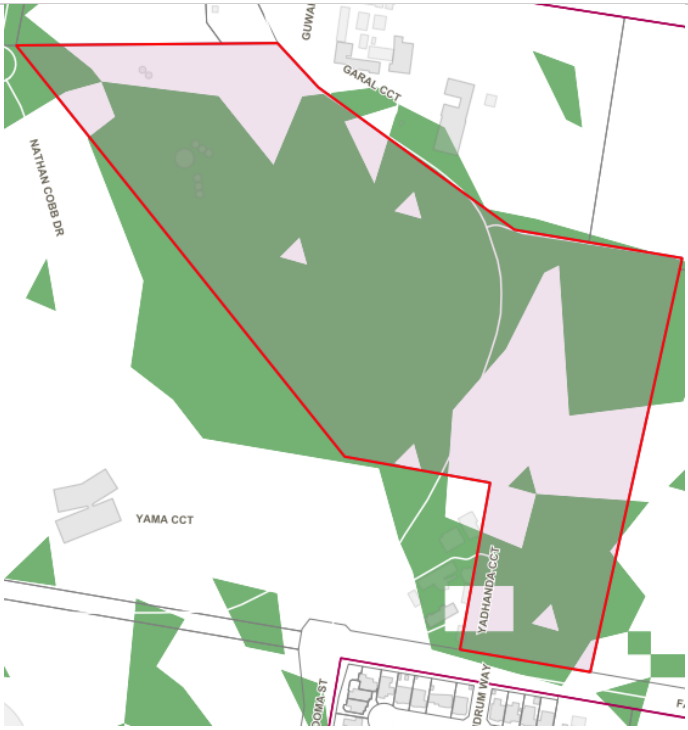


Figure 13 WWLEP 2010 terrestrial biodiversity map (Source: WWCC)

		Steve Hamilton has undertaken appropriate investigation and reporting in relation to biodiversity as described in **Section 5.2.7** of this report.

5.7 CHILDCARE PLANNING GUIDELINE 2021

The Childcare Planning Guideline 2021 (the Guideline) establishes the assessment framework to deliver consistent planning outcomes and design quality for centre-based child care facilities in NSW. State Environmental Planning Policy (Transport and Infrastructure) 2021 (ISEPP) determines that a consent authority must take into consideration the Guideline when assessing a development application for a centre-based child care facility. It also determines that the Guideline takes precedence over a Development Control Plan (unless otherwise specified) where the two overlap in relation to a child care facility. **Table 7** considers the matters for consideration identified in the Guideline.

Table 7 Child care planning guideline matters for consideration

PART 3. MATTERS FOR CONSIDERATION			
MATTER		CONSIDERATION	COMMENTS
3.1	*Site selection and location*	C1	The development will be located adjacent to a residential zone, being R1 General Residential zoned land located south of the site on the opposite side of Farrer Road. As such, the following have been considered as required by the Guideline: • The facility will be located a minimum of 90 m from the nearest residential property due to the front setback of the development and the separation provided by the Farrer Road roadway. Notwithstanding this, an acoustic report was prepared by BSE as discussed in **Section 5.2.3** of this which concludes that the development can comply with relevant noise criteria during operating hours so long as the recommendations in Section 8 of the assessment are implemented. The setback described in the point above is considered to provide ample separation between the adjoining residential land use to avoid conflicts with the nearby residential properties. • Due to the location of the facility, it will not result in unnecessary bulk and overshadowing on nearby residential development. Further to this, given the considerable separation distance between land uses, the proposal is not considered to be out of character with the locality given the residential properties address a separate street frontage and will not be viewed in comparison with the residential development. • Traffic impacts have been described in **Section 5.3.1** of this report based on the accompanying Traffic Impact Assessment prepared by Amber Organisation which does not indicate detrimental amenity impacts on nearby residential properties are anticipated. Parking will not affect nearby residential development as it will be wholly located within the site. Given the location of the proposal, being accessed from Farrer Road, it will not decrease the road safety relating to the nearby residential development which is accessed from a separate roadway and Farrer Road will maintain the existing good level of service for users of the road network. The development will be located on a university site in a Special Purpose zone and as such the following have been considered as required by the Guideline:

			• The proposal is considered to be compatible with the operation of the CSU campus as it is being developed in conjunction with CSU and will provide an opportunity for practical learning for students undertaking study within the early childhood sector. Further to this, a separate portion of the campus already contains a centre-based childcare facility which demonstrates the proposed use is compatible with the existing land use and site location. • The CSU campus contains a number of food and drink facilities, one being 'The Crowbar' which generally hosts night time student events and is licensed to serve alcohol. The preschool will be located over 600m west of the licensed premises on a separate allotment which will not be accessed by students attending events at The Crowbar on the campus. • The site is not located within proximity to places of public entertainment or mechanical workshops. • As described in previous sections of this report, the land to the east of the site is understood to be owned and managed by TAFE NSW who have advised they do not have any plans to utilise the property for agricultural land uses while the land to the north of the site is managed by the CSU Faculty of Science (learning and teaching). Agricultural activities are carried out within the cultivated areas of the CSU land to the north however CSU have advised that a buffer is maintained to minimise any impacts on adjacent sites. The site is therefore not anticipated to be within proximity of odour generating activities which would detrimentally affect the development. • The site does not contain existing premises which will be utilised for the preschool. The development will involve the construction of an entirely new building.
		C2	• The development is not considered to be incompatible with the location and surrounding uses given the partnership with CSU in the preschool development. Further to this, the suburbs of Boorooma, Estella and Gobbagombalin contain a number of childcare facilities which demonstrates the compatibility of such a use in proximity to nearby residential development. • The site is not subject to flooding, land slip or coastal hazards. As described previously in this report the site is identified as bushfire prone land however the accompanying BAR considers this hazard and identifies suitable bushfire protection measures which have been implemented in the design and development and as such will reduce the bushfire hazard to the development. • A PSI was undertaken by McMahon Earth Science which accompanies this report as a separate cover attachment. As identified in the report, the site is suitable for the proposed development. • The site is considered to be suitable for the scale and type of development in terms of street frontage, lot configuration, dimensions and overall size. It does not share any boundaries with residential properties, nor

			will it have any adverse environmental impacts on the surrounding area as the site does not contain any cultural or environmental sensitivities. Retrofitting of existing premises is not proposed. • The design includes dedicated access and carparking area with on-street parking not proposed. The carpark area is considered to be suitable to cater for safe drop off and pick up as required. • The accompanying TIA confirms that Farrer Road is appropriate and safe to service the development proposal. In addition, the ample front setback provides separation between the facility and the roadway which further ensures safety of users of the development. • There are no incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like; premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises located within close proximity to the site.
		C3	• The site is located near compatible social uses including two schools, the CSU campus itself, a number of other similar child care facilities, parks and other public open space, and the like. • The nearby suburbs of Boorooma and Gobbagombalin include shops which are uses compatible with the development. • The nearby suburbs and CSU campus are serviced by public transport (busses). • Due to the location, being located with frontage to Farrer Road, pedestrian connectivity from the site is not proposed due to safety concerns.
		C4	• Surrounding land uses have been described in detail in previous sections of this report which confirm that the site is not located within proximity to heavy or hazardous industry, waste transfer depots or landfill sites; LPG tanks or service stations; water cooling and water warming systems; odour and other air pollutant generating uses and sources; or sites which may in future accommodate noise or odour generating uses; extractive industries, intensive agriculture, agricultural spraying activities; or the like.
3.2	*Local character, streetscape and the public domain interface*	C5	• The development has been architecturally designed to contribute to the local area by responding to the character of the locality and providing an attractive frontage to the streetscape. • Due to the relatively isolated location (when compared to surrounding development) there is no predominant form within the location which can be reflected within the proposal. The preschool will appear as a standalone building which forms part of the larger overall CSU campus which contains varying building form, scales, materials and colours. • Car parking and landscaping have been integrated into the site design.

		C6	• Given the location, being within an undeveloped lot, the development includes a threshold with a clear transition between public and private realms through use of fencing, windows facing the public domain, and integration of new landscaping with the facility and associated areas.
		C7	• The proposal does not include multiple buildings or entries which would need to be differentiated to improve legibility for visitors and children.
		C8	• The development does not adjoin public parks, open space or bushland.
		C9	• Front fencing is not proposed however part of the fencing of the outdoor area within the preschool projects forward of the building line. This fencing will be 2.1 metres in height and take the form of tubular steel 'Blue Dog SecuraTop' with gates to match as indicated in the accompanying Fencing Plan prepared by Harris Hobbs Landscapes. This fencing will include appropriate acoustic barriers where required as specified in the acoustic report. They will take the form of double-lapped timber installed to the minimum height specified in the acoustic report.
		C10	• Acoustic fencing is not required nor proposed in relation to noise generated by traffic on Farrer Road as it is not a classified road.
3.3	*Building orientation, envelope, building design and accessibility*	C11	• Due to the site dimensions and location, the development will not impact on visual privacy, emit unreasonable noise or result in overlooking or overshadowing which will impact neighbours. • Solar access has been maximised to internal and external play areas through careful design and building orientation. • Cut and fill has been minimised as much as possible given the site constraints through careful building and site design including the use of appropriate structural elements (i.e. screw pile foundations) within the proposal. • The building defines the street by facing it. • The outdoor play areas include areas of suitable coverage to retain utilisation in various climatic conditions.
		C12	• The building is relatively isolated from surrounding development due to the lot size. It is however single storey in form and as such is not overbearing in bulk and scale for the location. • The ample setbacks from surrounding development ensure adequate privacy for neighbouring and nearby properties, as well as for children at the facility. They also ensure adequate access for building maintenance. • The Farrer Road frontage does not include neighbouring development which addresses the street however the proposed front setback, being over 58 m is considered to be suitable for the location.

		C13	• Given the lack of prevailing setbacks, the proposed setback of over 58 m from Farrer Road is considered to be appropriate for the location given the lack of comparable surrounding development, site constraints and proposed use.
		C14	• The site is not located within a residential zone.
		C15	• Entry to the facility is limited to one secure point which is consistent with the applicable requirements of this consideration.
		C16	• Accessibility is provided from the carpark and both to and within the building which is in accordance with all relevant legislation. • All key areas of the site are linked by level or ramped pathways that are accessible to prams and wheelchairs, including between all car parking areas and the main building entry. A continuous path of travel is provided to and within the building, including access between the car park and main building entrance. • Ramping has been minimised through single storey design of the development.
3.4	*Landscaping*	C17	• Landscaping has been thoughtfully designed for functionality and aesthetic value while also considering the requirements for bushfire hazard of the site.
		C18	• Landscaping has been included within the front setback between the building and the car park, and also within the car park area to assist in creating a cool outdoor environment and reducing summer heat radiating into buildings. It also assists with softening the appearance of the site.
3.5	*Visual and acoustic privacy*	C19	• The building is not mixed use, nor are open balconies proposed.
		C20	• The development has been thoughtfully designed to ensure appropriate setback, building and site layout, and so on, to minimise direct overlooking of indoor rooms and outdoor play spaces from public areas.
		C21	• Residential development does not adjoin the site and as such there is no overlooking of any main internal living areas and private open spaces.
		C22	• Residential development is located south of the site on the opposite side of Farrer Road. As detailed in the accompanying acoustic report, an acoustic barrier will be incorporated into part of the fencing located south east of the preschool building (Refer Figure 8 in the acoustic report). They will take the form of double-lapped timber installed to the minimum height specified in the acoustic report.
		C23	• An acoustic report has been prepared by BSE for the development and accompanies this report as a separate cover attachment. The assessment identifies an appropriate noise level for a child care facility located in the

			zone; determines the appropriate background noise level for outdoor play areas during times they are proposed to be in use; and details the form of the required acoustic barrier to meet noise criteria.
3.6	*Noise and air pollution*	C24	• Given the dimensions and location of the site, the accompanying acoustic report identifies appropriate construction measures which will be incorporated into the facility to ensure noise impacts on the facility from the surrounding area, and on the nearby receptors from the facility, are minimised.
		C25	• Given the dimensions and location of the site, the accompanying acoustic report identifies appropriate construction measures which will be incorporated into the facility to ensure noise impacts on the facility from the surrounding area, and on the nearby receptors from the facility, are minimised.
		C26	• There are no external sources of air pollution such as major roads or industrial development within the vicinity of the development.
		C27	• An air quality assessment is not considered to be required as there are no external sources of air pollution such as major roads or industrial development within the vicinity of the development.
3.7	*Hours of operation*	C28	• The facility is proposed to operate between the hours of 8.30am and 4pm weekdays which is considered reasonable for the location.
		C29	• The facility is proposed to operate between the hours of 8.30am and 4pm weekdays which is considered reasonable for the location.
3.8	*Traffic, parking and pedestrian circulation*	C30	• Off street parking has been provided at the rate specified within the Wagga Wagga Development Control Plan 2010, being one space per 4 children in attendance. Given the facility will have capacity for 90 children, 23 car spaces have been provided, including 4 accessible spaces.
		C31	• The site is not located in a commercial or industrial zone, or within a mixed use development. Further to this on-street parking is not proposed.
		C32	• A Traffic Impact Assessment has been prepared by Amber Organisation in relation to the proposed site access from Farrer Road which also considers parking associated with the development. As identified in the report parking is able to be maintained wholly within the development boundaries and in accordance with parking rates identified for the development type within the DCP.
		C33	• Alternate vehicular access has not been considered as Farrer Road is not a classified road, nor is it a designated route for freight traffic or transport of dangerous goods or hazardous materials. Further to this, Council's own Farrer Road upgrade project information notes that the roadway was recently widened

			and reconstructed for the purpose of providing *"… the capability to service increased traffic flow resulting from… growth of nearby educational institutions including Charles Sturt University…"* which suggests access from Farrer Road in conjunction with growth of CSU campus development is reasonable.
		C34	• Farrer Road is not a cul-de-sac or narrow lane. Safe access is able to be provided to and from the site, and to and from the wider locality in times of emergency as demonstrated in the accompanying TIA.
		C35	• Due to the location of the site, pedestrian access is not proposed to and from the site. Pedestrian access is provided within the development between the car park area and both to and within the facility in accordance with the applicable considerations of the section. • Defined pedestrian crossings and defined / separate paths are not proposed as the car parking area is not considered to be of a scale to require these. • The carpark is of sufficient size to enable the movement and operation of the largest vehicle to enter the site being a Council waste collection truck and as such a separate and dedicated delivery, loading and vehicle turnaround area is not considered to be required. Further to this, all deliveries to and collections from the site will be scheduled outside of peak facility drop off and pick up times to reduce the potential for conflicts to occur.
		C36	• The proposal is not a mixed use development.
		C37	• To satisfy the requirement for separation of car parking areas from the building entrance and play areas, a child safe fence has been proposed to the eastern and western frontages of the school playground where the proposed levels would otherwise permit free access to the car park. At the entrance to the school, a ramp, steps and planted areas have been proposed to reconcile levels on site, while introducing a passive barrier to mitigate the risk of students running into the car park by slowing circulation at the steps and ramp. The omission of a fenced barrier at the entrance to the school is intended to facilitate connectivity between the arrival and entrance areas, while improving the visual permeability of the building entrance on approach. • Clearly marked accessible parking is provided as close as possible to the primary entrance to the building in accordance with appropriate Australian Standards.

5.8 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

The Wagga Wagga Development Control Plan 2010 (DCP) controls relevant to the proposed development are considered in **Table 8**.

Table 8 Relevant WWDCP2010 Clauses and Controls

SECTION 2: CONTROLS THAT APPLY TO ALL DEVELOPMENT			
CLAUSE/CONTROLS		COMMENTS	COMPLIES
2.1	*Vehicle access and movements*	Access is proposed from the Farrer Road frontage which is supported by the accompanying TIA prepared by Amber Organisation. Refer to **Section 5.3.1** of this report which considers access arrangements. Vehicles are able to enter and exit the site in a forward direction. Adequate area is included within the site for loading and unloading of goods as described in previous sections of this report. The driveway has been located in accordance with the relevant Australian Standards and includes adequate sight lines as identified in the accompanying TIA.	✓
2.2	*Off-street parking*	The table in this section identifies the required off-street parking spaces for preschools and childcare centres as 1 space per 4 children in attendance. The facility will cater for a maximum of 90 children and as such 23 car spaces have been provided within the site. The design and layout of parking is in accordance with the relevant Australian Standard. Four accessible parking spaces have been provided which comply with the relevant Australian Standard. Trees have been provided within the parking area at a rate of one tree per five spaces in a row. The trees will comply with C10 in terms of form and heights to maintain sight lines for drivers and pedestrians.	✓
2.3	*Landscaping*	A landscape plan accompanies this application as required by this section. There are no existing natural features within the site which could be retained within the landscape design. The landscaping has been designed to ensure functionality within the outdoor spaces while also being aesthetically pleasing and meeting Planning for Bushfire requirements due to the bushfire hazard of the site.	✓
2.4	*Signage*	Signage is proposed within the front setback of the site, east of the access as described in previous sections of this report. The proposed freestanding face brick sign relates directly to the proposed preschool facility and reflects the architectural style of the building. The sign	✓

		is considered to be of appropriate size and proportion to complement the scale of the proposed building and will be constructed and maintained to ensure structural adequacy. The sign will not be illuminated.	
2.5	*Safety and Security*	The development has been assessed against the CPTED principles as detailed in **Section 0** of this report. Clear definition is provided between the public, semi-public and private areas of the development. The building entry is located on the front façade and is clearly identifiable. The development does not include any areas of potential concealment or 'blind corners'. All external areas will include lighting for security purposes as appropriate. As discussed previously in this report, landscaping and fencing (where acoustic barriers are not required) will not reduce the safety of users or compromise areas of natural surveillance. A pedestrian through route is not proposed as part of the development, nor are public toilets and rest areas.	✓
2.6	*Erosion and sediment control principles*	Erosion and sediment control measures will be established prior to construction and inspected throughout to ensure their continued performance. Erosion and sediment control measures will be designed and employed with regard to the principles of Appendix 2 of this Section.	✓
2.7	*Development adjoining open space*	The development does not adjoin open space.	✓
SECTION 4: ENVIRONMENTAL HAZARDS& MANAGEMENT			
CLAUSE/CONTROLS		**COMMENTS**	**COMPLIES**
4.1	*Bushfire*	The site is identified as bushfire prone land. This hazard has been considered in **Section 2.3.1** of this report.	✓
SECTION 7: SUBDIVISION			
There are no controls in this section relevant to subdivision within the SP2 zone.			

6 Statement of Environmental Effects

The likely impacts of the development are considered in the below table.

Table 9 Likely Impacts of the Development

Primary Matter	Comments	Impact
Context and setting	The proposed development will be located within the CSU campus and adjacent to a residential area. The wider locality includes various compatible uses including schools, other childcare facilities, shops, open space, and so on. The bulk and scale of the development is considered suitable for the site area, location and proposed use.	Acceptable
Streetscape	The proposed development will have a suitable front setback to ensure it is not overwhelming to passersby, while ensuring that the design is also visually appealing both in built form and landscaping.	Acceptable
Traffic, access and parking	A Traffic Impact Assessment has been prepared for the development as detailed previously in this report. Traffic movements, access and off-street parking are considered suitable to cater for the development while being in accordance with all relevant policies, standards and legislation.	Acceptable
Public domain	The development will have an acceptable impact on the public domain.	Acceptable
Utilities	Necessary utilities and services are available within the vicinity of the site and will be augmented as required to service the development.	Acceptable
Heritage	The development is anticipated to have no adverse impacts on Aboriginal or European heritage as discussed previously in this report.	Acceptable
Other land resources	The development is not expected to impact on other land resources.	Acceptable
Water quality and stormwater	The development is not anticipated to have a long-term impact on water quality. Engineering design will ensure appropriate disposal of stormwater generated by the development.	Acceptable
Soils, soil erosion	Earthworks are required in the form of cut and fill to site the proposed building as detailed in previous sections of this report. The development has been designed with site responsive design considered to minimise impact on the landscape while also ensuring compatibility with the existing layout of the site in terms of connectivity, serviceability and levels.	Acceptable
Air and microclimate	The development is not anticipated to have adverse impacts on air and microclimate as discussed previously in this report.	Acceptable
Flora and fauna	The development will require ecosystem credits as described in the accompanying BDAR due to native vegetation clearing. The clearing does not however result in detrimental flora impacts within the location. The accompanying BDAR confirms that the proposal will not result in detrimental impacts on fauna within the location.	Acceptable
Waste	Waste generated during construction will be disposed of by the building contractors as appropriate. Waste generated during operation of the development will be disposed of via Council waste collection.	Acceptable
Noise and vibration	No adverse noise or vibration impacts are anticipated as a result of the proposal as described throughout this report. There are no nearby noise sources which are anticipated to have adverse impacts on the proposed development.	Acceptable
Hours of operation	The preschool will operate between the hours of 8.30am and 4pm weekdays which is considered appropriate for the proposed use and location.	Acceptable
Natural hazards (flood and bushfire)	The site is not subject to flooding which will affect the proposal. As discussed previously in this report, the site is identified as being bushfire prone and as such a Bushfire Assessment Report accompanies this application which considers this hazard and identifies the applicable bushfire protection measures required to facilitate the development.	Acceptable
Technological hazards	The development is not likely to create any technological hazards.	Acceptable

Safety, security and crime prevention	The design of the development is consistent with CPTED principles as discussed previously in this report. The development is unlikely to have public safety impacts.	Acceptable
Socio-economic impact in the locality	Positive social and economic impacts are anticipated as a result of the development as described previously in this report.	Acceptable
Site design and internal design	The site and internal design are considered appropriate for the use of the facility while not having detrimental impacts on surrounding properties and development.	Acceptable
Overlooking and overshadowing	The proposal will not result in overlooking or overshadowing impacts on neighbouring or nearby properties.	Acceptable
Landscaping	Landscaping will be established in conjunction with the facility which is both functional and aesthetically pleasing, and which also complies with bushfire planning requirements as detailed previously in this report.	Acceptable
Construction	All work will be carried out to Council's Engineering Guidelines and relevant Australian Standards, to future CC application detail. Work will be carried out during approved construction hours only.	Acceptable
Private open space	Not applicable.	N/A
Cumulative impacts	The cumulative impact of the development is considered marginal.	Acceptable
Disabled access	The design facilitates disabled access both to and from the site and between key spaces throughout key areas of the development as depicted in accompanying plans.	Acceptable
Signage	Signage is proposed as part of this development as described in previous sections of this report. The proposed signage meets all relevant DCP controls.	Acceptable
Setbacks and building envelopes	Setbacks are considered reasonable for the site area and siting of the development.	Acceptable

7 Conclusion

This SEE report has been prepared to support a development application for a preschool and two lot subdivision to be developed at 250 Boorooma Street, Charles Sturt University.

The proposal has been described and discussed in previous sections of this report, and has been considered in respect of the relevant planning provisions applicable to the proposed development. The proposal is considered to be permissible for the following reasons:

- The proposal satisfies the relevant and applicable State Environmental Planning Policy provisions and is permissible under Section 3.46 of the Infrastructure SEPP;
- The proposal meets the applicable provisions of the Wagga Wagga Local Environmental Plan 2010 and meets the objectives of the applicable zone;
- The proposal is in accordance with the applicable matters for consideration of the NSW Child Care Planning Guideline;
- The proposal is in accordance with the applicable controls of the Wagga Wagga Development Control Plan 2010;
- The proposal would not have any significant adverse environmental consequences, including adverse air quality or acoustic impacts over and above the existing conditions, as discussed previously in this SEE report; and
- The proposal is not likely to have detrimental effects on the surrounding area.

As demonstrated throughout this report, the development is permissible with consent, subject to a merits assessment.

8 Separate Cover Attachments

Bushfire Assessment Report prepared by Harris Environmental Consulting

Traffic Impact Assessment prepared by Amber Organisation

Civil Engineering Plan set prepared by Xeros Piccolo Consulting Engineers

Landscape Plans prepared by Harris Hobbs Landscapes

Preliminary Site Investigation for Contamination prepared by McMahon Earth Science

Architectural Plans prepared by Gray Puksand

Acoustic Report prepared by Building Services Engineers

Section J Report prepared by Building Services Engineers

Biodiversity Development Assessment Report prepared by Hamilton Environmental Services

Geotechnical Investigation Report by Aitken Rowe