

Tolland Estate Renewal, Wagga Wagga

This document answers frequently asked questions about the Tolland Estate planning proposal currently on public exhibition

The Rezoning Pathways Program was initiated in December 2022, and will deliver a strategic approach to rezoning land in areas with a high potential for increasing housing stock, and maximising community benefit. Tolland Estate, Wagga Wagga is one of five proposals that has been identified as part of the pilot program.

Why has Tolland Estate, Wagga Wagga been selected as part of the Rezoning Pathways Program?

Tolland Estate presents a unique opportunity to increase the supply and type of housing for people living and working in the Riverina region.

The Department of Planning and Environment is working alongside Wagga Wagga City Council and the NSW Land and Housing Corporation (LAHC) to set out how and where to deliver private, affordable and social housing dwellings, and open space that are supported by transport, schools, hospitals and other social infrastructure.

How is the draft Tolland Masterplan exhibited by Wagga Wagga Council in October 2023 different to this public exhibition?

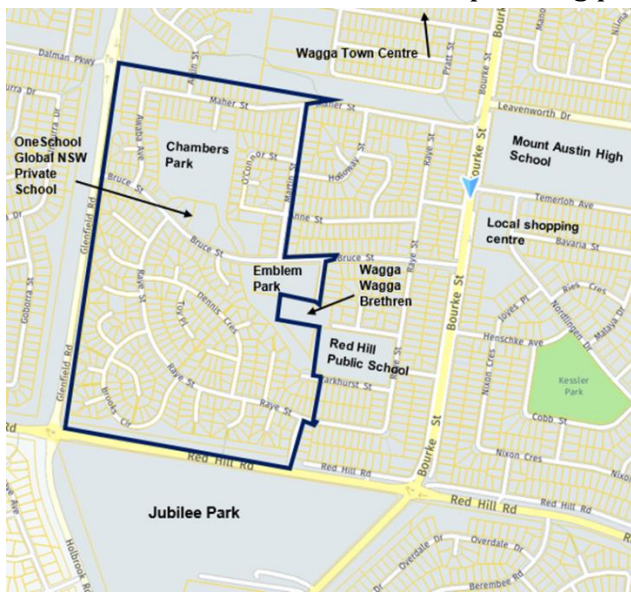
In October 2023, Wagga Wagga City Council exhibited the draft Tolland Estate masterplan, and the community were invited to submit their feedback.

To deliver the Tolland masterplan, the next step is to rezone the land. LAHC have prepared technical studies to support a rezoning proposal which seeks to change the existing planning controls applied to the land. Rezoning the land is essential to ensure necessary works and different building types can be delivered.

What is the community being asked to comment on?

Based on the draft Tolland Estate masterplan, the objective of the proposal currently on exhibition is to amend the Wagga Wagga Local Environmental Plan 2010 (LEP) to enable the redevelopment of the site. By rezoning most of the site to general residential, it will allow the site layout to be reconfigured to improve existing roads, open spaces and to provide a mix of housing types.

The location of the planning proposal is shown below (the area within the blue boundary) and the individual lot numbers are on the planning portal website:



As a property owner what do the changes to the rezoning mean for me?

The planning proposal seeks to rezone to R1 General Residential. The R1 zoning is a broader zoning, which will provide for open space and amenity required to support new dwellings .

The draft masterplan, which has recently been exhibited by Wagga Wagga City Council, outlines the intent of the redevelopment including the proposed density and the location of open space for the Tolland Estate. A draft site-specific Development Control Plan (DCP) is currently being prepared by Wagga Wagga City Council and at this stage, will be exhibited early 2024.

I'm a social housing tenant and have been talking to Land and Housing Corporation about relocating in the future, what happens now?

This is simply the next step in the planning process.

LAHC, Department of Communities and Justice, Aboriginal Housing Office, the Argyle Consortium (consisting of Argyle Housing, Birribee Housing and BlueCHP) are committed to working together with residents in the Tolland Estate respectfully and sensitively to keep them informed, understand their individual housing needs and to minimise impacts on the community.

We encourage you to continue to engage with your housing provider around your personal circumstances.

How can you have your say?

Public exhibition and feedback on the proposal will close on 26 February 2024.

The Department of Planning and Environment encourages online submissions. To have your say go to <https://www.planningportal.nsw.gov.au/ppr/under-assessment/tolland-estate-wagga-wagga> and click on 'Make a submission'.

What will happen next?

Feedback received during the exhibition period will inform the finalisation of the plan. A submission report outlining how the feedback was taken into consideration will be developed.

A decision on the proposed redevelopment will be made in the second quarter of 2024.

Contact us

For more information contact 1300 420 596 or email rezoningpathways@dpie.nsw.gov.au