

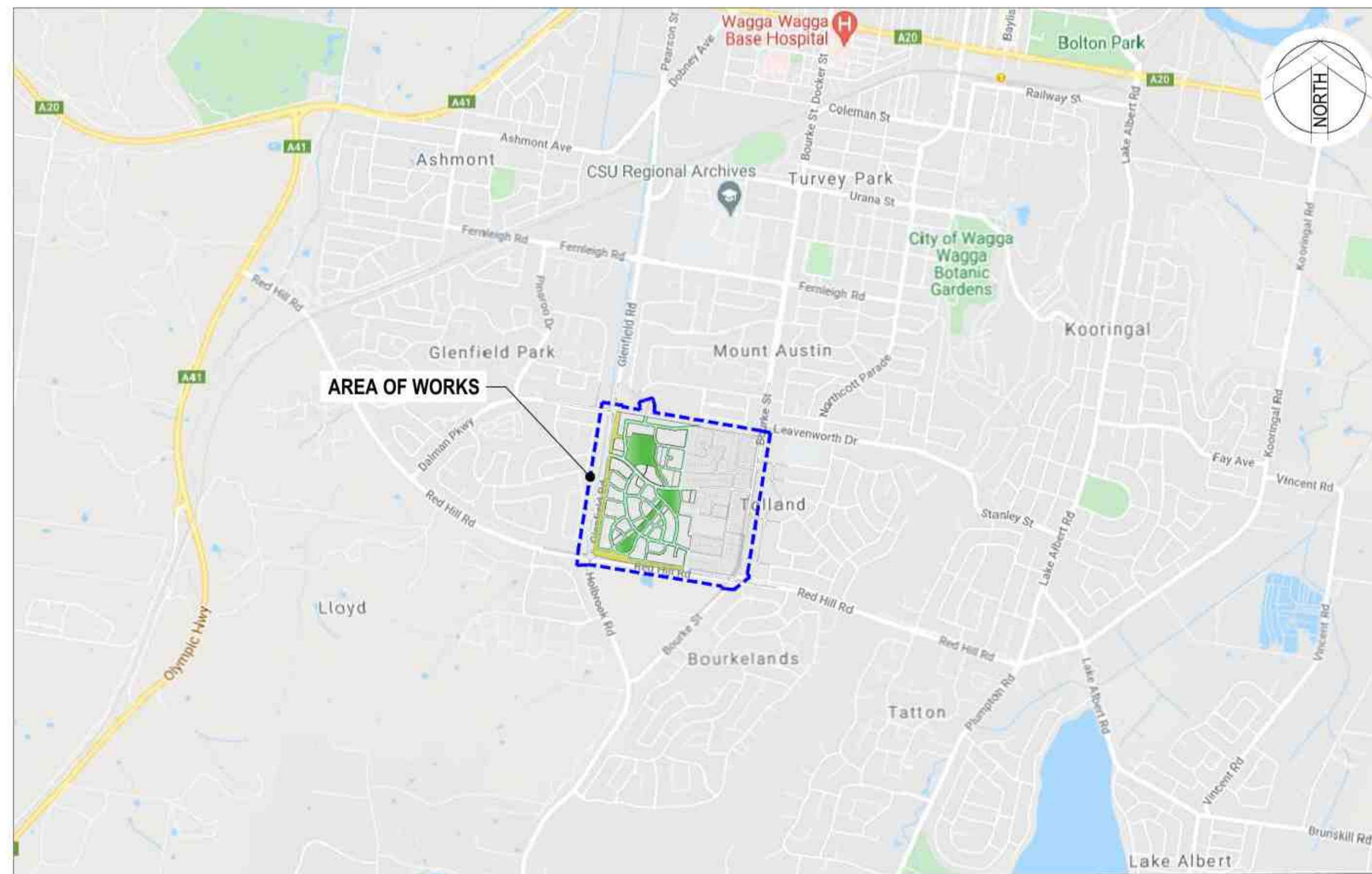
NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

TOLLAND RENEWAL PROJECT

TOLLAND, WAGGA WAGGA

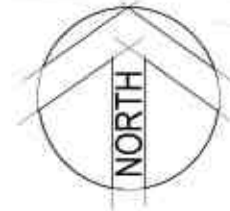
MASTER PLANS - COVER SHEET AND LOCALITY PLAN
 August 2023

FOR EXTERNAL ISSUE



LOCALITY PLAN
 NOT TO SCALE

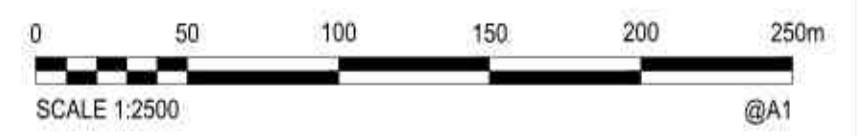
SCHEDULE OF DRAWINGS	
DRAWING No.	DESCRIPTION
50521067-C1001	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
50521067-C1010	NEIGHBOURHOOD MASTER PLAN
50521067-C1015	STAGING MASTER PLAN
50521067-C1020	STORMWATER MASTER PLAN
50521067-C1025	WATER MASTER PLAN
50521067-C1030	SEWER MASTER PLAN
50521067-C1035	ROAD HIERARCHY MASTER PLAN
50521067-C1040	TYPICAL ROAD SECTIONS
50521067-C1045	ACTIVE TRAVEL MASTER PLAN
50521067-C1050	BUS ROUTES MASTER PLAN
50521067-C1055	BIODIVERSITY MASTER PLAN
50521067-C1060	PUBLIC OPEN SPACE MASTER PLAN
50521067-C1065	LANDSCAPE MASTER PLAN
50521067-C1070	STREET TREE MASTER PLAN



ID	AREA (m ²)	TARGET DWELLING YIELD
A	10,534	13
B	10,012	19
C	11,285	14
D	20,305	27
E	5,046	40
F	2,307	4
G	3,072	9
H	3,638	7
I	11,425	16
J	11,305	18
K	6,192	76
L	4,234	5
M	7,728	13
N	7,190	11
O	2,500	20
P	7,130	17
Q	1,424	7
R	3,981	30
S	2,590	7
T	7,187	14
U	12,111	23
V	11,193	21
W	4,689	8
X	1,570	8
Y	2,488	8
Z	1,797	8
AA	900	4
AB	12,969	27
AC	16,205	31
AD	12,843	38
AE	2,617	8
AF	5,768	15
AG	2,390	8
AH	1,686	5
AI	2,390	10
AJ	10,653	25
AK	5,034	12
AL	6,008	17
AM	19,736	36
Total	272,132	679

LEGEND

- LIMIT OF WORKS
- PROPOSED LAND USE**
 - MAXIMUM AREA PER DWELLING = 1,200m²
 - MAXIMUM AREA PER DWELLING = 400m²
 - MAXIMUM AREA PER DWELLING = 200m²
 - PUBLIC OPEN SPACE PARKS / RECREATIONAL AREAS
 - PROPOSED ROAD VERGE
 - PRIMARY FRONTAGE
 - ROADS
 - ACTIVATED FRONTAGE WITH PERMEABLE FENCING OVERLOOKING PUBLIC OPEN SPACE
- EXISTING**
 - NEIGHBOURHOOD CENTRE
 - SCHOOL
 - EXISTING VEGETATION BUFFER / COMMUNITY LAND



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A	16/03/2023	PRELIMINARY	ML/AS	JS	GZ



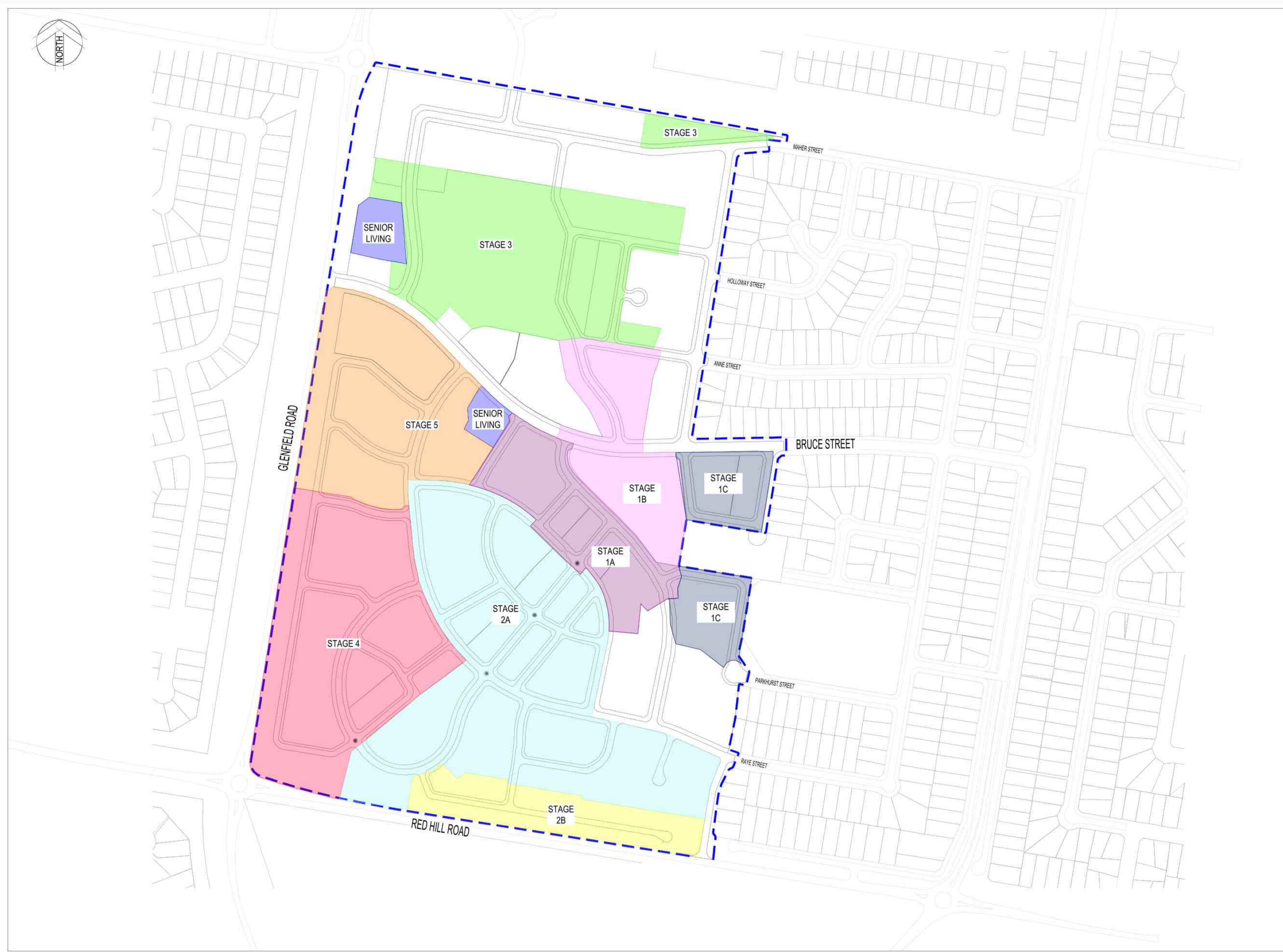
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Drawn	DP	Date	16/03/2023
Checked	AS	Date	16/03/2023
Designed	TMJS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	NEIGHBOURHOOD MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Mar-23	AHD	Scale	1:2500	Size	A1
Drawing Number		50521067-C1010		Revision	
				B	



LEGEND

	LIMIT OF WORKS
	STAGE 1A
	STAGE 1B
	STAGE 1C
	STAGE 2A
	STAGE 2B
	STAGE 3
	STAGE 4
	STAGE 5
	SENIOR LIVING

INDICATIVE TIMELINE

STAGE	EXPECTED COMPLETION DATE
1A	2024
1B	2025
1C	2025
2A	2026
2B	2027
3	2028
4	2029
5	2030
SENIOR LIVING	2025



XREFs: \\s-block-b07r\X-PROP_NBRH_LAYT; \\s-block-rd\Z55; X-PROP_ROAD_LAYT; X-PROP_STAG
 CAD File: C:\Project\Wisc-Dives\Stantec\04-100000304\100720\Drawings\Build\Masterplans\2023 Masterplans\50521067-C1015-STMP.dwg

Rev.	Date	Description	Des.	Verif.	Appd.
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DP	16/03/2023
Checked	Date
AS	16/03/2023
Designed	Date
TMJS	16/03/2023
Verified	Date
JS	16/03/2023
Approved	
GZ	

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	STAGING MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Mar-23	AHD	Scale	1:2500	Size	A1
Drawing Number			Revision		
50521067-C1015			B		



LEGEND

- LIMIT OF WORKS
- PROPOSED STORMWATER
- EXISTING STORMWATER
- PROPOSED POND
- PROPOSED ROCK RIP RAP



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Checked	AS	Date	16/03/2023
Designed	TMJS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	STORMWATER MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Mar-23	AHD	Scale	1:2500	Size	A1
Drawing Number			50521067-C1025	Revision	
				B	

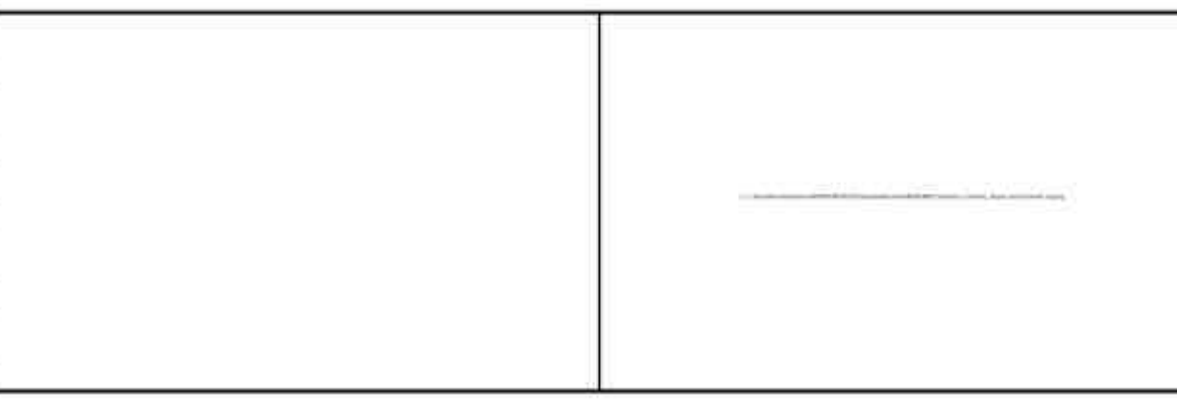


LEGEND

- - - LIMIT OF WORKS
- PROPOSED WATER
- EXISTING WATER



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Checked	AS	Date	16/03/2023
Designed	TMJS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	WATER MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Mar-23	AHD	Scale	1:2500	Size	A1
Drawing Number			50521067-C1030	Revision	
				B	

DATE PLOTTED: 14 August 2023 4:59 PM BY: SUTCLIFFE, JOHN

XREFs: X-PROP_MBRH_LAY1: X-Ex: Water, X-Ex: Stormwater, X-Ex: Sewer, X-PROP_SERV: X-PROP_ROAD_LAY1
 CAD File: C:\Project\Wise-Draw\Stantec\04-100000\304-100720\Drawings\Build\Masterplans\50521067-C1030-SMP.dwg



LEGEND

- - - LIMIT OF WORKS
- S — PROPOSED SEWER
- eS — EXISTING SEWER



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Checked	AS	Date	16/03/2023
Designed	TMJS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	SEWER MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Mar-23	AHD	Scale	1:2500	Size	A1
Drawing Number			50521067-C1030	Revision	
				B	



LEGEND

- LIMIT OF WORKS

ROAD HIERACHY

- COLLECTOR
- LOCAL ACCESS
- ACCESS STREET
- LANE WAYS



Rev.	Date	Description	Des.	Verif.	Appd.
B	14/08/2023	FOR PUBLIC EXHIBITION	ML	JS	GZ
A	16/03/2023	PRELIMINARY	ML/AS	JS	GZ



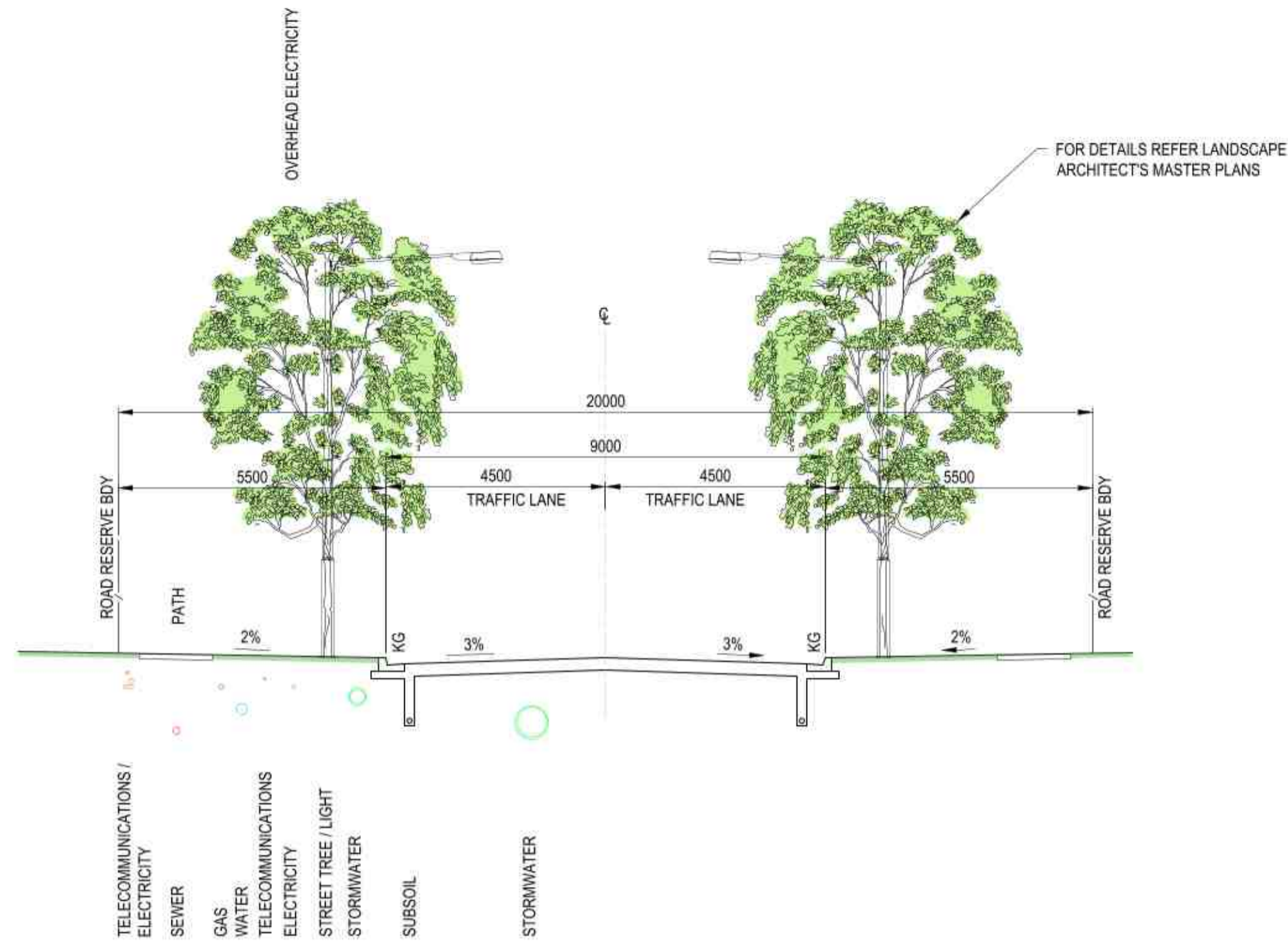
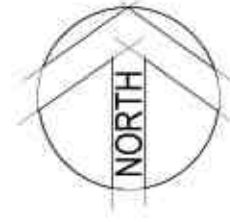
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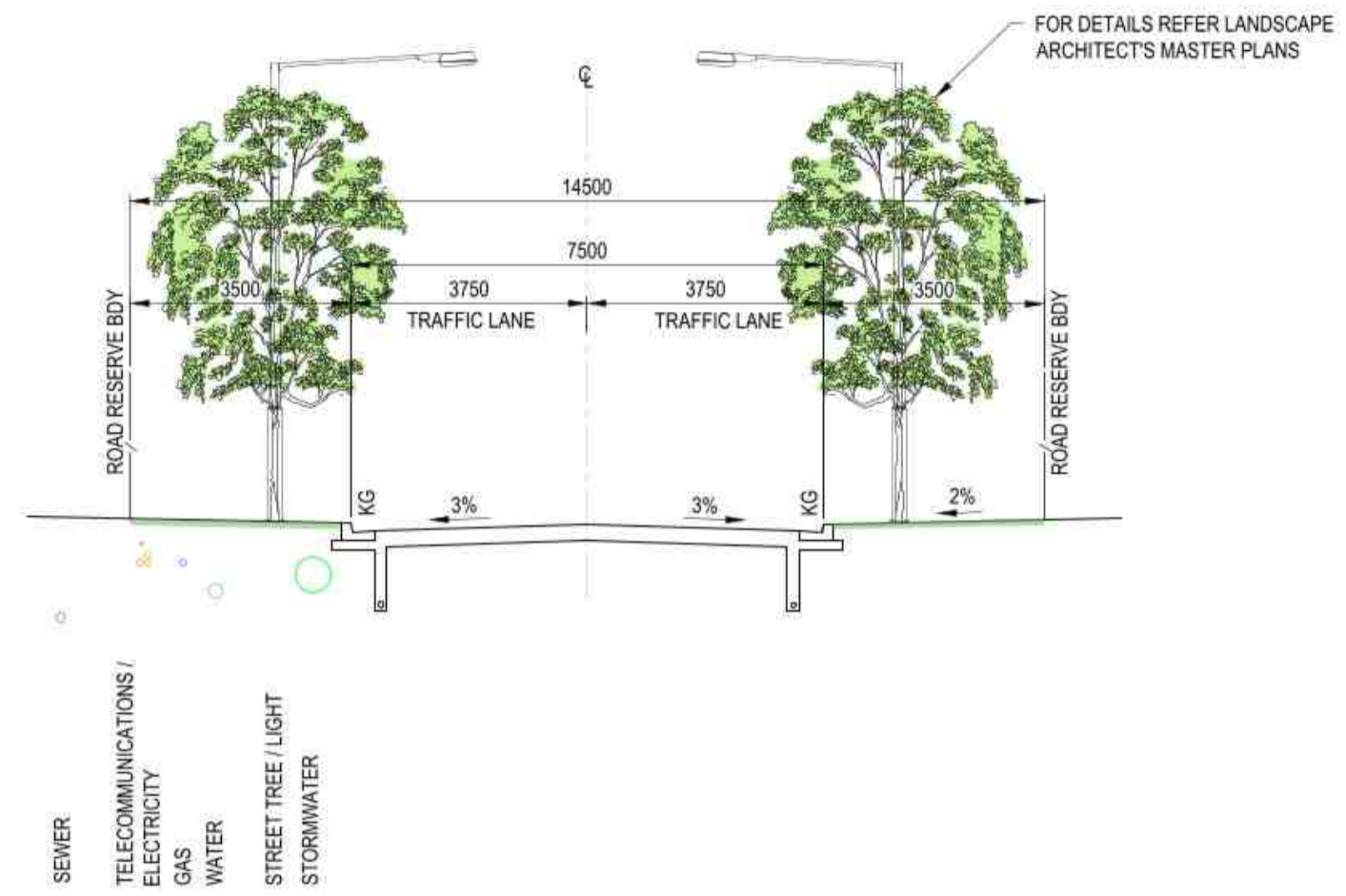
Drawn	Date
DP	16/03/2023
Checked	Date
AS	16/03/2023
Designed	Date
TMJS	16/03/2023
Verified	Date
JS	16/03/2023
Approved	
GZ	

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	ROAD HIERARCHY MASTER PLAN
	SHEET 1 OF 1

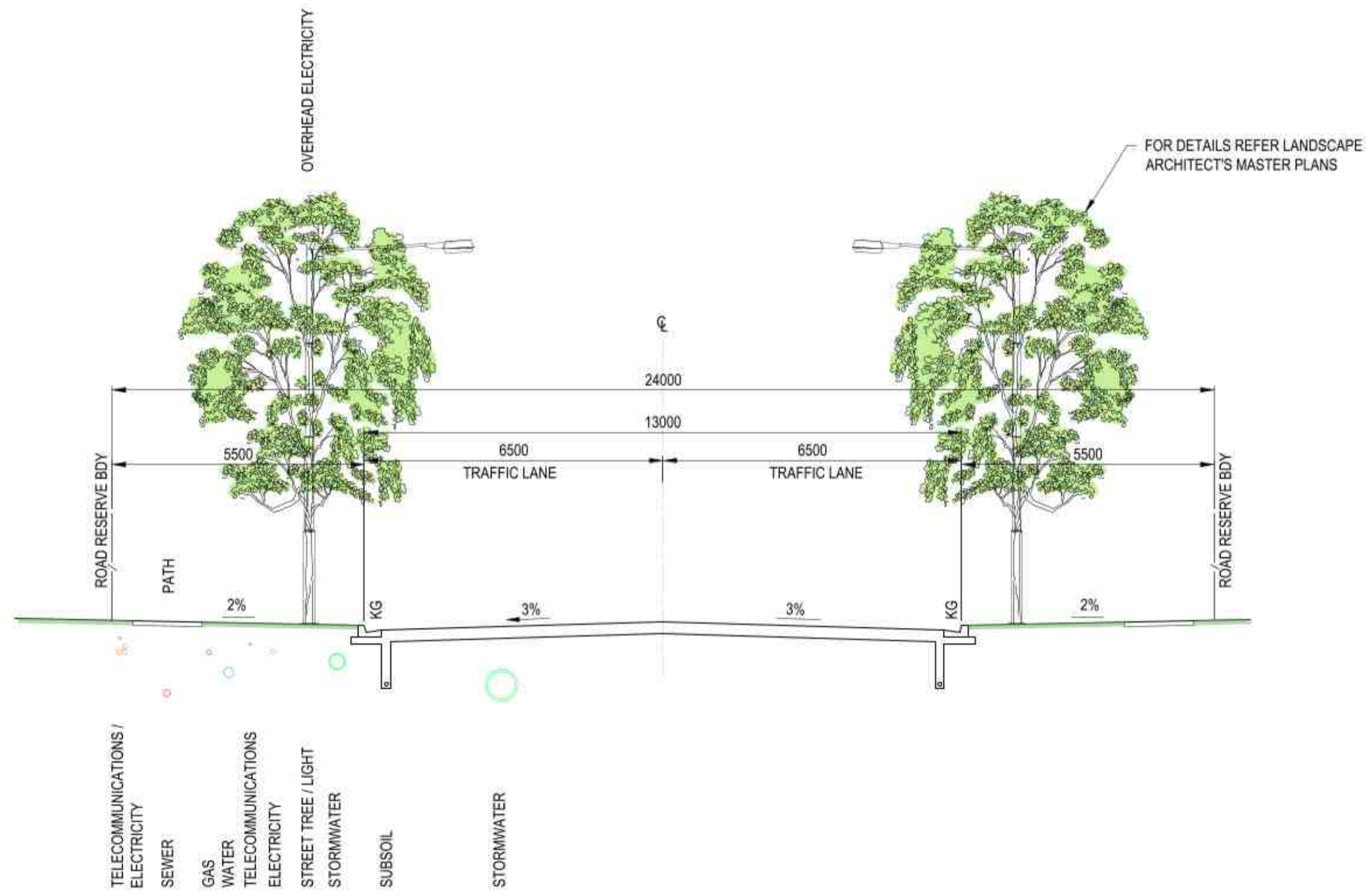
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Drawing Number	50521067-C1035	Revision	B	



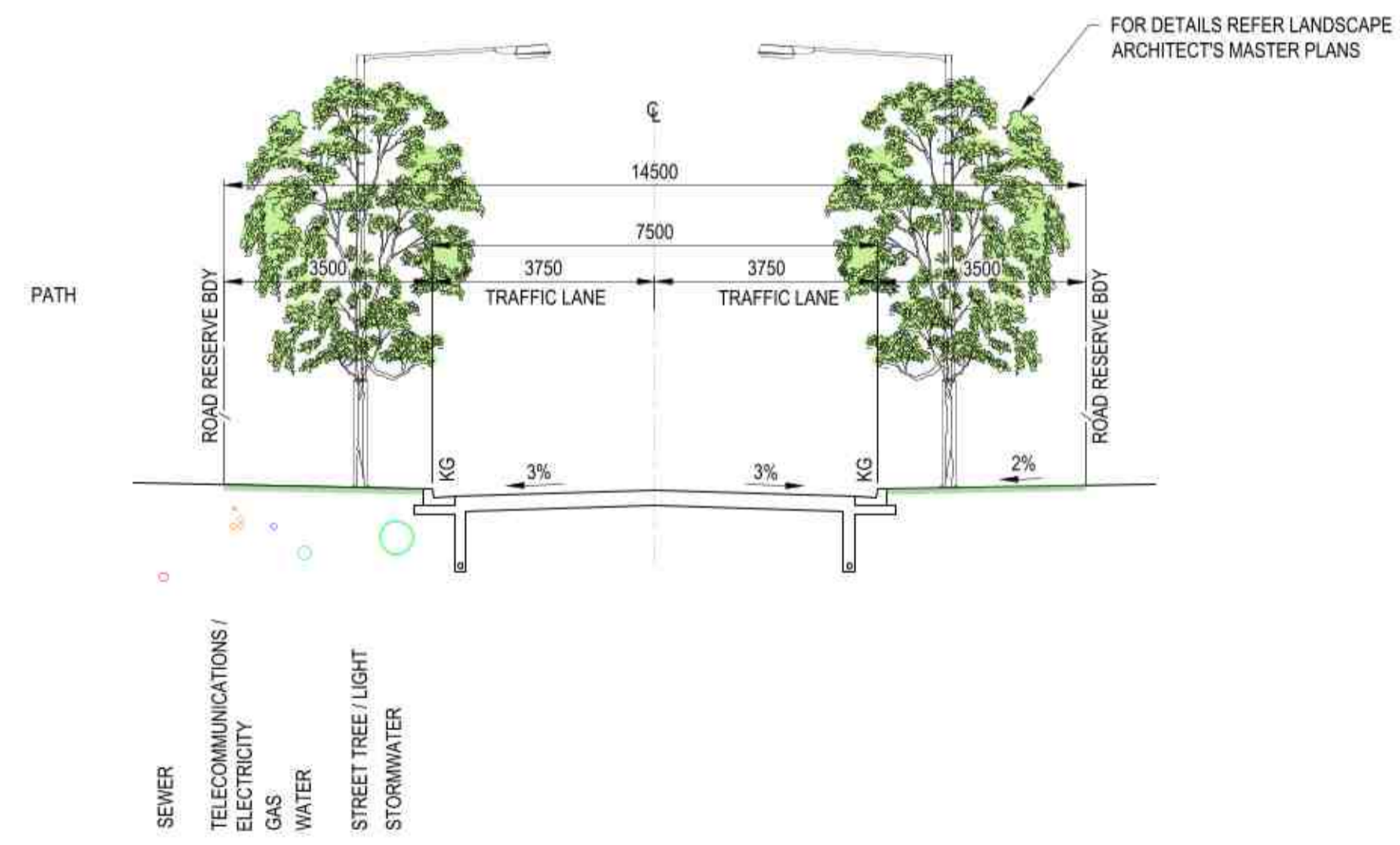
TYPICAL SECTION - LOCAL ACCESS
SCALE 1:100



TYPICAL SECTION - LANE WAY
SCALE 1:100



TYPICAL SECTION - COLLECTOR
SCALE 1:100



TYPICAL SECTION - ACCESS STREET
SCALE 1:100



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DP	16/03/2023	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Checked	Date	Project
AS	16/03/2023	TOLLAND RENEWAL PROJECT
Designed	Date	Location
TMJS	16/03/2023	TOLLAND, WAGGA WAGGA
Verified	Date	Title
JS	16/03/2023	TYPICAL ROAD SECTIONS
Approved		
GZ		

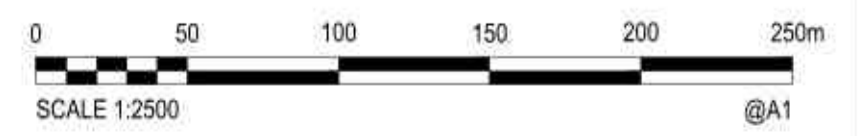
Drawing Number		Revision	
50521067-C1040		B	

Status			
FOR EXTERNAL ISSUE			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Mar-23	AHD	Scale	Size
		1:100	A1



LEGEND

- - - LIMIT OF WORKS
- - - PROPOSED SHARED PATH (2.5m)
- - - PROPOSED PATH (1.5m)
- - - EXISTING PATH (1.5m)
- PROPOSED WOMBAT CROSSING



Rev.	Date	Description	Des.	Verif.	Appd.
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Designed	TMJS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	ACTIVE TRAVEL MASTER PLAN
	SHEET 1 OF 1


Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Scale	1:2500	Size	A1	
Drawing Number	50521067-C1045	Revision	B	


DATE PLOTTED: 14 August 2023 5:06 PM BY: SUTCLIFFE, JOHN

XREFs: X-PROP_NBRH_LAYT: X-PROP_ROAD_LAYT: X-REF_BLK_RD_Z55: X-REF_Block_Bdry
 CAD File: C:\Project\Wise-Draw\Stantec\04-100000304\100720\Drawings\Build\Masterplans\2023 Masterplans\50521067-C1050-BRMP.dwg



LEGEND

 LIMIT OF WORKS

 BUS ROUTE



Rev.	Date	Description	Des.	Verif.	Appd.
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DP	16/03/2023
Checked	Date
AS	16/03/2023
Designed	Date
TMJS	16/03/2023
Verified	Date
JS	16/03/2023
Approved	
GZ	

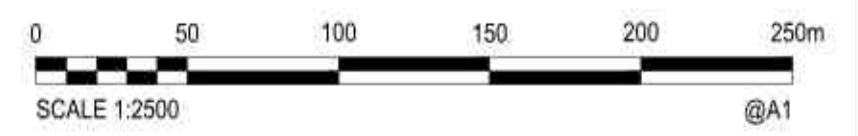
Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	BUS ROUTES MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES			
	Mar-23	AHD	Scale 1:2500	Size A1
Drawing Number	50521067-C1050			Revision B



NOTE :
 A REVIEW OF THE NSW BIODIVERSITY VALUES MAP AND THRESHOLD TOOL HAS NOT IDENTIFIED ANY AREAS OF HIGH BIODIVERSITY CONSTRAINTS WITHIN THE PROPOSED DEVELOPMENT BOUNDARY. LOCAL ECOLOGICAL ASSESSMENTS WILL BE UNDERTAKEN AS PART OF SUBSEQUENT INVESTIGATIONS TO FURTHER INFORM DESIGN.

LEGEND
 - - - - - LIMIT OF WORKS



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Verified	JS	Date	16/03/2023
Approved	GZ		

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	BIODIVERSITY MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES			
	Mar-23	AHD	Scale 1:2500	Size A1
Drawing Number	50521067-C1055			Revision B

DATE PLOTTED: 14 August 2023 5:07 PM BY: SUTCLIFFE, JOHN

XREFs: X:PROP_NBRH_LAYT: X:PROP_ROAD_LAYT: X:BLK_RD_Z55: X:BLK_Bdry
 CAD File: C:\Project\Wisc-Draw\Stantec\04-100000304\100720\Drawings\Build\Masterplans\2023 Masterplans\50521067-C1060-POSMP.dwg



LEGEND

- LIMIT OF WORKS
- PUBLIC OPEN SPACE
- EXISTING VEGETATION BUFFER / COMMUNITY LAND



Rev.	Date	Description	Des.	Verif.	Appd.
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Designed	Date
TMJS	16/03/2023
Verified	Date
JS	16/03/2023
Approved	
GZ	

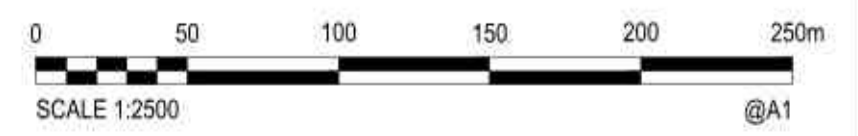
Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	PUBLIC OPEN SPACE MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Scale	1:2500	Size	A1	
Drawing Number	50521067-C1060	Revision	B	



LEGEND

- LIMIT OF WORKS
- PROPOSED LAND USE**
 - OPEN SPACE PARKS / RECREATIONAL AREAS
DRYLAND GRASSING / TURF
 - PROPOSED ROAD VERGE
 - EXISTING VEGETATION BUFFER / COMMUNITY LAND
 - PROPOSED PATH (2.5m)
 - OVERLAND FLOW PATH
 - PARKLAND TREES
(SPECIES LIST TO BE PROVIDED WITH INDIVIDUAL STAGE APPROVALS)



Rev.	Date	Description	Des.	Verif.	Appd.
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Checked	AS	Date	16/03/2023
Designed	TMJS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	LANDSCAPE MASTER PLAN
	SHEET 1 OF 1

Status	FOR CONCEPT APPROVAL NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Scale	1:2500	Size	A1	
Drawing Number	50521067-C1065	Revision	B	



LEGEND

- LIMIT OF WORKS
- PROPOSED ROAD VERGE
- PROPOSED ROADS
- STREET TREES



Rev.	Date	Description	Des.	Verif.	Appd.
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A	16/03/2023	PRELIMINARY	ML/AS	JS	GZ



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Drawn	Date
DP	16/03/2023
Checked	Date
AS	16/03/2023
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TMJS	16/03/2023
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JS	16/03/2023
Approved	
GZ	

Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	STREET TREE MASTER PLAN
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Scale	1:2500	Size	A1	
Drawing Number	50521067-C1070	Revision	B	