



URBAN DESIGN REPORT



Tolland Social Change Project (304100720)

Urban Design Report

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Designing with Country

The NSW GA Connecting with Country Framework is a guide for good practice to help respond to Country in the planning, designing and delivery of built environment projects.

The designing with country framework aims to promote a design process that takes a Country-centred approach, beginning with Aboriginal knowledge and cultural awareness.

What is Country?

Country encompasses everything. It includes both living and non-living elements. It holds everything within the landscape, including Earth, Water and Sky Country, as well as people, animals, plants, and the stories that connect them.

Wiradjuri People

The traditional custodians of the Study Area are the Wiradjuri people. The Wiradjuri people lived, and many of their descendants continue to live, in a large central western section of New South Wales. For at least 40,000 years the Wiradjuri people have been custodians of this part of the Country, nurturing it, creating language, customs, stories, music and dance whilst seeking knowledge, happiness and leading a spiritually based life.

Their territory has been described as "the land of the three rivers". One of the three rivers is the Murrumbidgee. An important natural landmark of the area, the Murrumbidgee also derived its name from the aboriginal dialect, meaning "plenty water" or "big water".

Wiradjuri people from this area have a deep connection with the Murrumbidgee River and its surrounds. The river, creeks and waterholes sustain every need – food tools, clothing, and shelter as well as nourishing the essential social and spiritual needs of the people.

Wollundry Lagoon & Tony Ireland Park, Wiradjuri Reserve & Gobba Beach, Bomen Lagoon, Bomen Axe Quarry and Flowerdale Lagoon have all been declared Aboriginal Places by the Office of Environment and Heritage (OEH) in the Wagga Wagga area.

One of the strongest connections to Wiradjuri Country is the natural musicality of its sounds. These sounds are reflected in the Wiradjuri language through the naming of places and living things, the describing, contemplating and understanding of relationships and spiritual matters. Much of Wiradjuri culture, knowledge and tradition was passed on orally through this language.

Demographics

The precinct contains a significantly higher proportion of Aboriginal or Torres Strait Islander people in comparison to both the LGA and regional NSW.

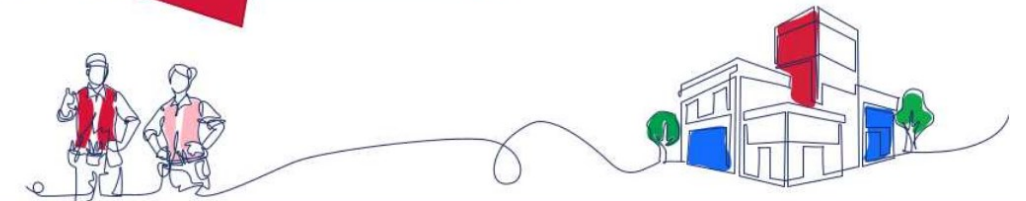
How can we recognise Aboriginal history and Connection to Country with the Tolland Renewal?

21% of survey participants identified as Aboriginal

- Indigenous street names
- Public art and sculptures
- Native gardens
- Yarning spaces
- Interpretive signage that explain the Indigenous history of Tolland
- Community events and celebrations

Native plant gardens with the Wiradjuri names for the plants on the plaques. Walk through art installations with Dreamtime story retellings, in both written and symbol art form. A celebration space, designed by local First Nations people to reflect how such a space would look traditionally. Main streets to receive a second naming in the Wiradjuri language. These would appear on informal street signs.

I really love the totem pole sculptures on Bourke Street. Some additional street art and/or murals would be nice to see. Perhaps also include the indigenous residents to be involved in their creation, especially the youth. But also allow non indigenous to be involved, so it's a combined effort and non-divisive.



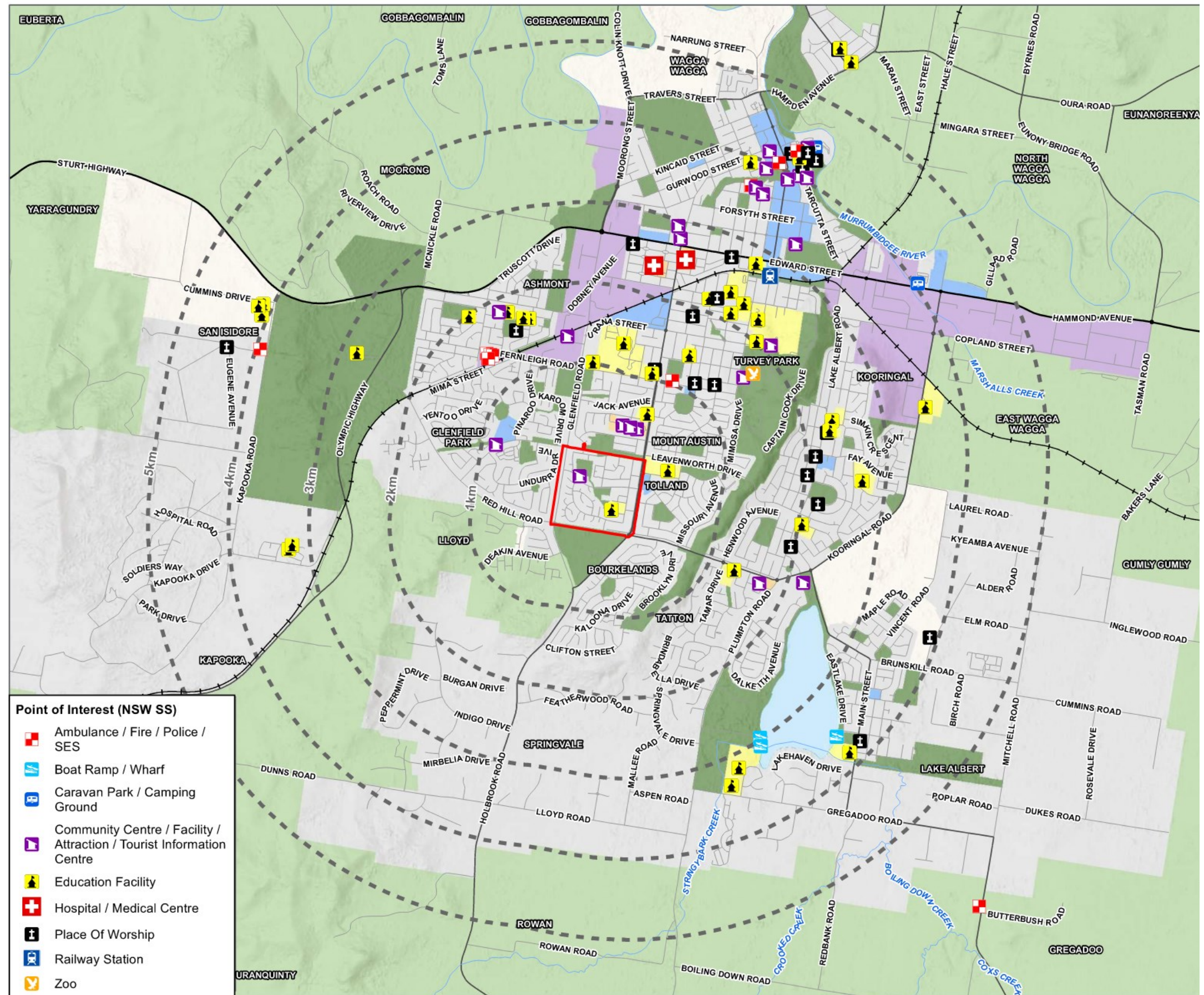
Introduction

Locality

The suburb of Tolland is located 4 kilometres south of the Wagga Wagga Central Business District. Wagga Wagga is NSW's largest inland regional city, home to more than 67,000 people and the central hub for much of the region's east. Wagga Wagga town centre includes a well established commercial district, emergency services facilities, hospital and administration centre.

East of the town centre is the Bomen Special Activation Precinct which is 5km from the study site. The master plan for this Activation Precinct was adopted on 21 May 2021. The precinct is centred on the Inland Rail Project at the Bomen Business Park and is expected to generate 6,000 new jobs in manufacturing, agribusiness and freight logistics as well as education and training facilities. The Special Activation Precinct will commence construction within the next 12 months and continue to develop over a 40 year timeframe. This precinct will provide a local economic boost and specifically opportunities for the resident workforce in Tolland as well as generate demand for worker and student accommodation.

Immediately north east of the site is Mount Austin High School with approximately 500 students. On the eastern side of Bourke Street is a group of speciality shops, an IGA supermarket, service station and a hotel. South of the site is Jubilee Park Sports Complex, a 30 hectare multi-sport centre including athletics track, clubhouses and amenities

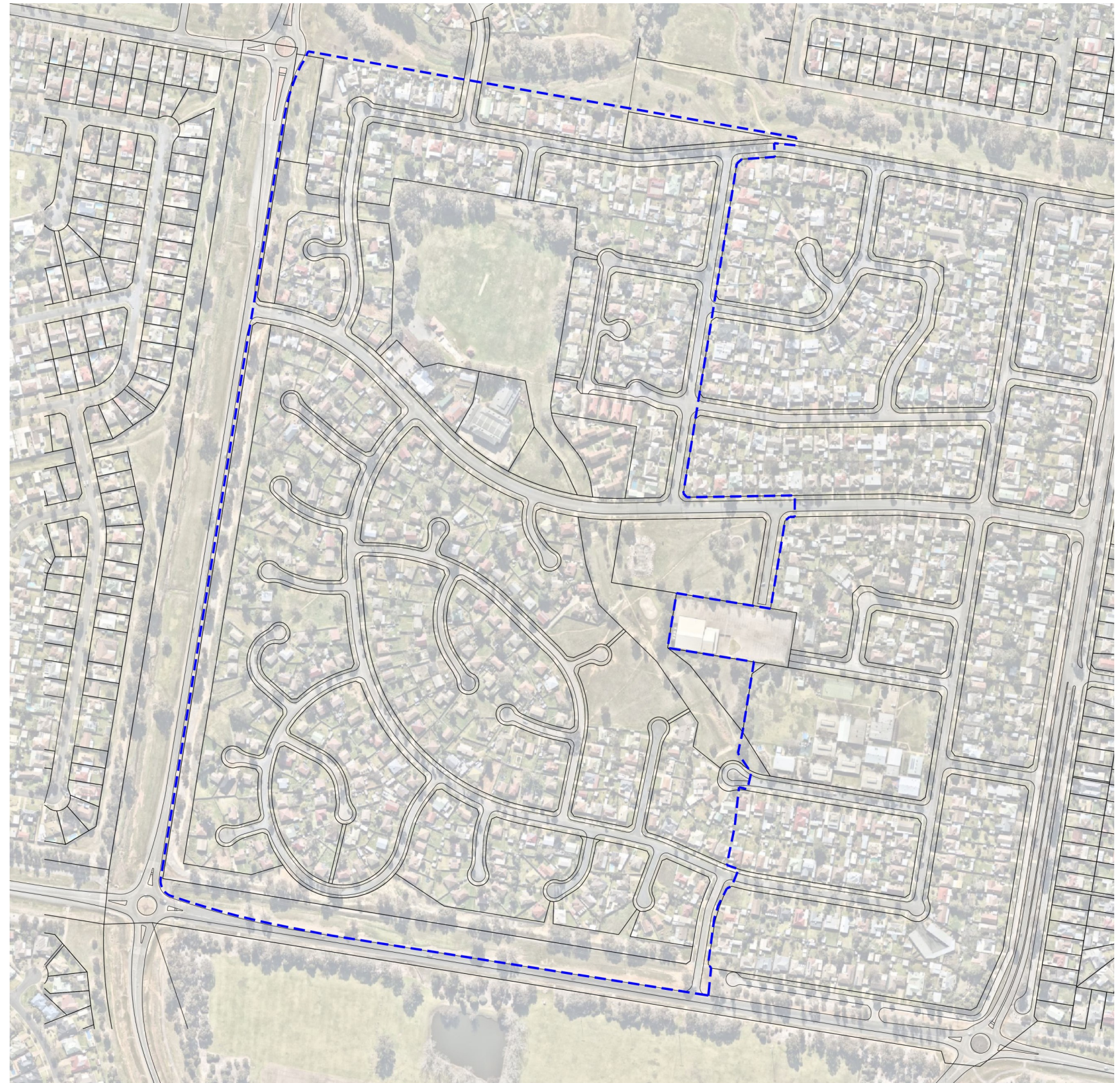


The Site

The site of the Tolland Renewal Project comprises the western portion of the suburb of Tolland. The project area (approximately 67.5 hectares) is bounded by major collector roads (Glenfield Road in the west; Red Hill Road in the south and Bourke Street in the east). The northern bounds of the site are the rear property boundaries of the dwellings fronting Maher Street.

The Tolland estate is characterised by large areas of land and housing owned by the NSW Land and Housing Corporation (LAHC) and the Aboriginal Housing Office (AHO), private homes owned by members of the community and open space and road networks owned by Council.

There is a community centre, a private school and public school, a place of worship and two recreational parks within the project site.



The Project



Land and Housing Corporation



Argyle Housing



In June 2020, expressions of interest were sought from the Community Housing sector to partner with the NSW Land and Housing Corporation (LAHC) and the Aboriginal Housing Office (AHO) in the potential redevelopment of the Tolland estate. Comprising of Argyle Housing, BlueCHP and Birribee Housing, the Argyle Consortium was named as the successful respondent in December 2020. In close consultation with Wagga Wagga City Council, this group has since been working in preparing a concept plan and viable delivery strategy for the precinct to deliver a mix of social, affordable and private housing as well as revitalised open spaces and community facilities.

60% of Wagga's social housing portfolio is in four estates, and the majority of the LGA is large, older, low value cottages with high maintenance costs. Reported under occupancy and unmet priority tenant demand (priority waitlist) indicates an over-supply of 3+ bedroom dwellings and demonstrates a need for smaller 1 and 2 bedroom dwellings.

Replacing the concentrated estate's aged social housing with a modern mix of different homes is part of a program to renew and improve social housing as well as introduce private housing supply in the Wagga Wagga local government area. The renewal project will provide a mix of new social, affordable, seniors housing and private housing, along with new community facilities, roads and parks.

Approximately 500 new mixed-tenure homes will be delivered across the renewed Tolland Estate area. Around 180 of these are set to be new social housing that fits seamlessly into the local streetscape.



Strategic Setting



National Housing Accord

The National Housing Accord is the Federal Government's plan to address the supply and affordability of housing. The Accord brings together all levels of government, investors, and the residential development, building and construction sector to unlock quality, affordable housing supply over the medium term.

Recommended commitments at a State level include:

- looking for immediate opportunities to free up well located state land,
- make housing supply more responsive to demand over time,
- Improve access to social and affordable housing, including rental housing, by:
 - ensuring commitments made through the Accord contribute to increasing access to affordable housing beyond existing commitments; and
 - committing to building a strong and sustainable Community Housing Provider sector
- Ensuring commitments contribute to access to affordable housing.



Housing 2041

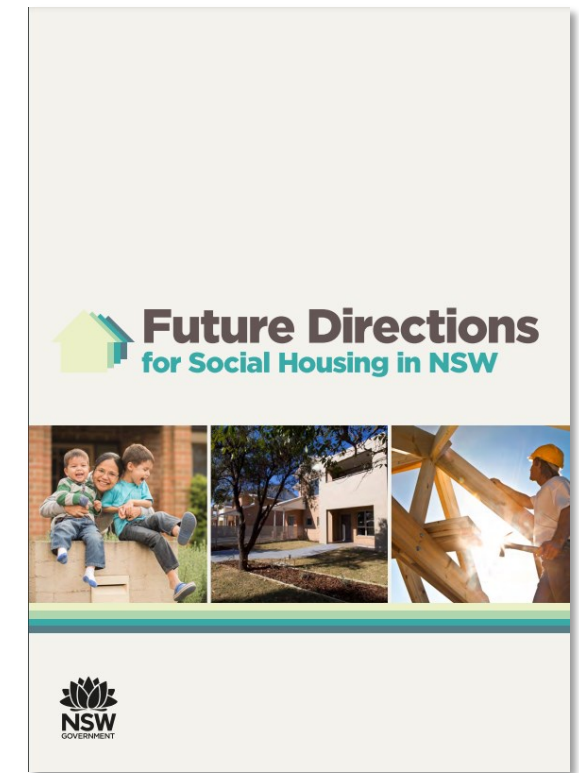
Housing 2041 provides the State government's 20-year vision for housing in NSW. The vision is reflected in the four pillars of supply, diversity, affordability and resilience of housing.

Housing affordability remains a concern for many NSW residents, with many people migrating to regional NSW for lifestyle and affordability reasons, increasing the pressure on those communities.

Government owned land is a priority area, with a goal to continue to invest in renewing and growing social housing, enabling the community housing sector and delivering more social housing to improve housing affordability for communities

A key action of the plan is continuing to modernise and invest in the social housing portfolio, including building mixed tenure communities to support housing affordability and deconcentration.

Specific consideration needs to be given to a broad demographic of people. Housing is needed that suits the cultural needs of Aboriginal people, the physical needs of disabled or aging persons and the spatial needs of shifting household sizes. In regional NSW, larger dwellings continue to dominate new stock; one-bedroom homes made up less than 10% of housing stock in 2016.³¹ More people in regional areas, including students, seasonal workers, young couples and older people, need access to greater housing diversity and choice.



Future Directions for Social Housing NSW

Future Directions for Social Housing in NSW sets out the Government's vision for social housing from 2016 to 2025. It is underpinned by 3 strategic priorities:

- more social housing
- more opportunities, support and incentives to avoid and/or leave social housing
- a better social housing experience.

This aims to be achieved through a number of actions:

- 1.1 Increase redevelopment of Land and Housing Corporation properties to renew and grow supply
- 1.4 Better utilisation of social housing properties
- 3.2 Better maintenance and community amenity
- 3.4 A "place-making" approach to building communities
- 3.5 Regional options

Strategic Setting

Urban Design for Regional NSW

Urban Design for Regional NSW is a guide prepared by Government Architect NSW in collaboration with the Department of Planning, Industry and Environment (the Department). It provides guidance for everyone involved in the design, planning, and development of the built environment across regional NSW. The guide is a non-statutory document which supports the NSW Environmental Planning and Assessment Act 1979 (EP&A Act) and the NSW Local Government Act 1993.

The guide has identified seven urban design strategies for regional NSW. These urban design strategies typically apply to four main contexts:








- public space

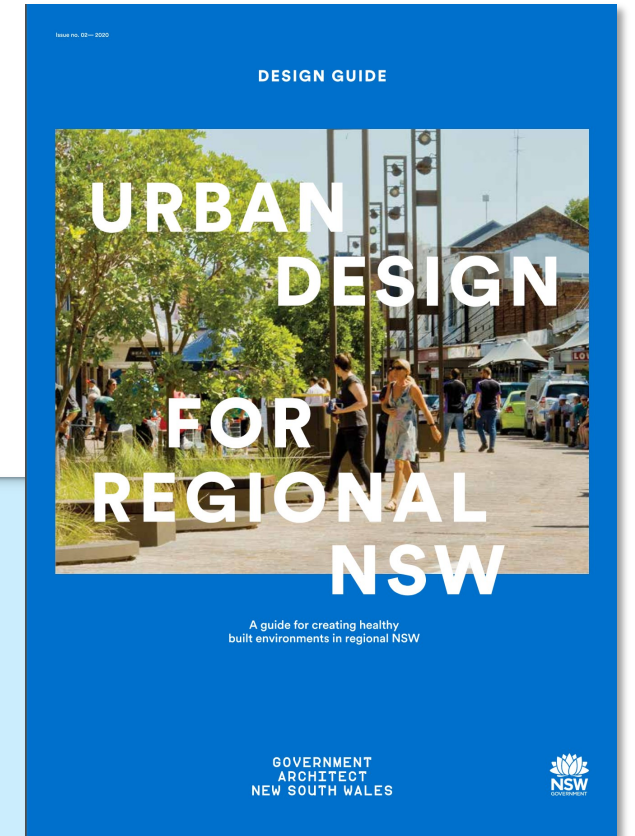
- town centres and main streets
- infill development in existing neighbourhoods
- greenfield development in new neighbourhoods.

The guide explains how regional councils can use the design objectives set out in *Better Placed: An integrated design policy for the built environment of NSW* to implement in regional and local plans. As such, many of these objectives are a broader town scale rather than precinct specific. However, the themes presented guide the development of healthy built environments in regional areas and are applicable at an infill / greenfield scale.



Urban design strategies for regional NSW

- 
Engage with the history and culture of places
 Urban environments in regional NSW are defined by non-Aboriginal cultural heritage, which was preceded by places and landscapes tied to Aboriginal culture. Different histories and shared stories play out across regional cities, towns and villages. Acknowledging and caring for assets and landscapes that represent histories and cultures supports community wellbeing and helps to define places.
- 
Integrate with the natural environment and landscape
 Most regional cities, towns and villages have a strong connection with the natural environment and with stories and experiences of Country. Careful planning and design is required to integrate urban development sustainably and appropriately.
- 
Revitalise main streets and town centres
 Main streets and town centres typically contain the biggest concentration of public and commercial facilities. Main street buildings and public spaces record stories and histories, carry a sense of local identity, or host major events, parades and festivals.
- 
Prioritise connectivity, walkability, and cycling opportunities
 Private cars are likely to remain the dominant form of transport in regional areas. Car dependency can be reduced near urban centres through good urban design, planning and better public transport connections.
- 
Balance urban growth
 While there is pressure for new housing development on greenfield sites outside town centres, the long-term impacts of dispersed and sometimes isolated fringe development can have high economic and social costs. Urban design and strategic planning should balance the consolidation and distribution of new development.
- 
Increase options for diverse and healthy living
 Rethinking housing forms and densities and providing new options should allow for the needs of older people, proximity to essential services and well-designed public areas.
- 
Respond to climatic conditions and their impacts.
 Varied climate zones, landscapes and topographies affect different regional urban settlements in different ways.



Strategic Setting

Regional Plan—Riverina

The Riverina Murray Regional Plan 2041 is a 20-year land use plan with a targeted delivery focus on the next 5 years. Population growth and housing needs are likely to be influenced by the expected investment in major capital projects.

Wagga Wagga is identified as one of the region’s three regional cities which, combined, accommodate more than 50% of the region’s population and are expected to accommodate a large proportion of the growth. This will place greater pressure on infrastructure and services, as well as housing supply and affordability in these communities.

Objective 5 of the Regional Plan is to “Ensure housing supply, diversity, affordability and resilience.” Wagga Wagga is expected to accommodate a large proportion of the growth over the next 20 years.

New housing supply in regional areas is dominated by large, detached dwellings that do not align with demand for smaller, accessible and affordable housing. While many of the region’s councils identify the need for more diverse and accessible housing, most report limited take-up of infill development opportunities despite supportive planning provisions and community demand.

What was expected of housing, public areas, urban design and open spaces in Australia 50 years ago is different from communities’ needs, preferences and expectations today. As a result, the supply and diversity of dwellings, as well as

public spaces, do not necessarily support the community’s aspirations and needs.


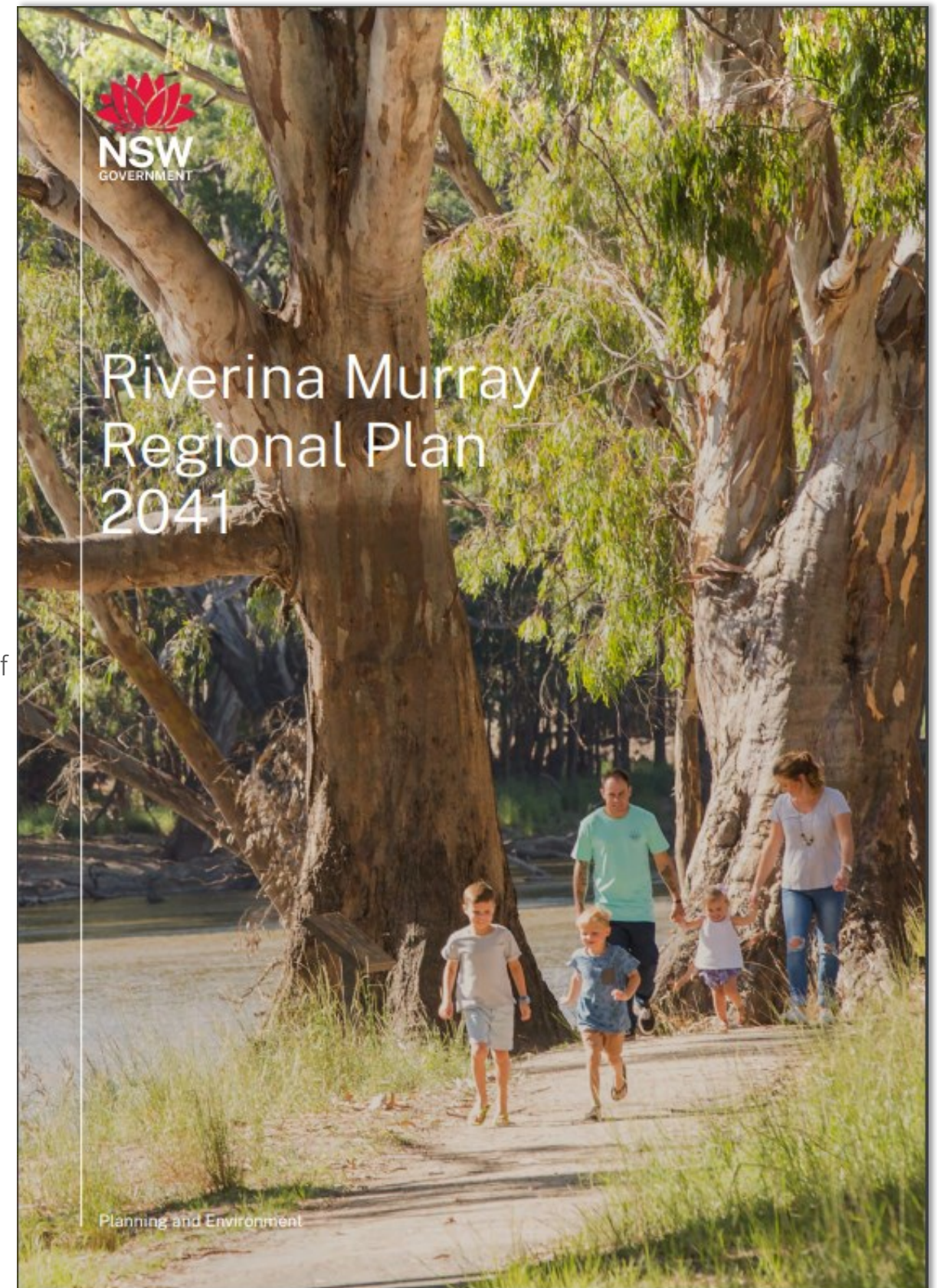
To meet supply and diversity challenges, housing should look for:

- infill opportunities in regional cities, including higher density residential housing such as terraces and apartments near CBDs and public spaces (see Objective 6)


- infill opportunities and other low impact residential products such as villas and townhouses in towns and villages near main streets, open spaces and services.

Objective 15 provides to support the economic vitality of CBDs and main streets. This can be achieved through redevelopment and appropriate higher density residential development in the CBDs of regional cities.


These developments should maximise accessibility and amenity, including support of public and active transport, and greening of buildings and open spaces. Initiatives to improve public spaces include increasing planting of trees and other vegetation in developed areas, maximising shading and using materials with greater reflectivity, less heat capacity and (in the case of paving materials) more permeability. The plan calls on the NSW urban design strategies for creating well-designed places.



Streets
streets, avenues and boulevards;
squares and plazas; pavements;
passages and lanes, and bicycle paths



Public Facilities
public libraries, museums,
galleries, civic/community centres,
showgrounds and indoor public sports
facilities



Public Open Spaces
Both active and passive (including
parks, gardens, playgrounds, public
beaches, riverbanks and waterfronts,
outdoor playing fields and courts, and
publicly accessible bushland).

Strategic Setting

Wagga Wagga Local Strategic Planning Statement

The Local Strategic Planning Statement sets out Council's 20-year vision for land use planning, identifying 11 key principles including:

Principle 8: Our City promotes a healthy lifestyle – recognises renewal opportunities in Tolland and opportunity to improve housing choice, amenity, community and public space and facilities to deliver on improved socio-economic outcomes

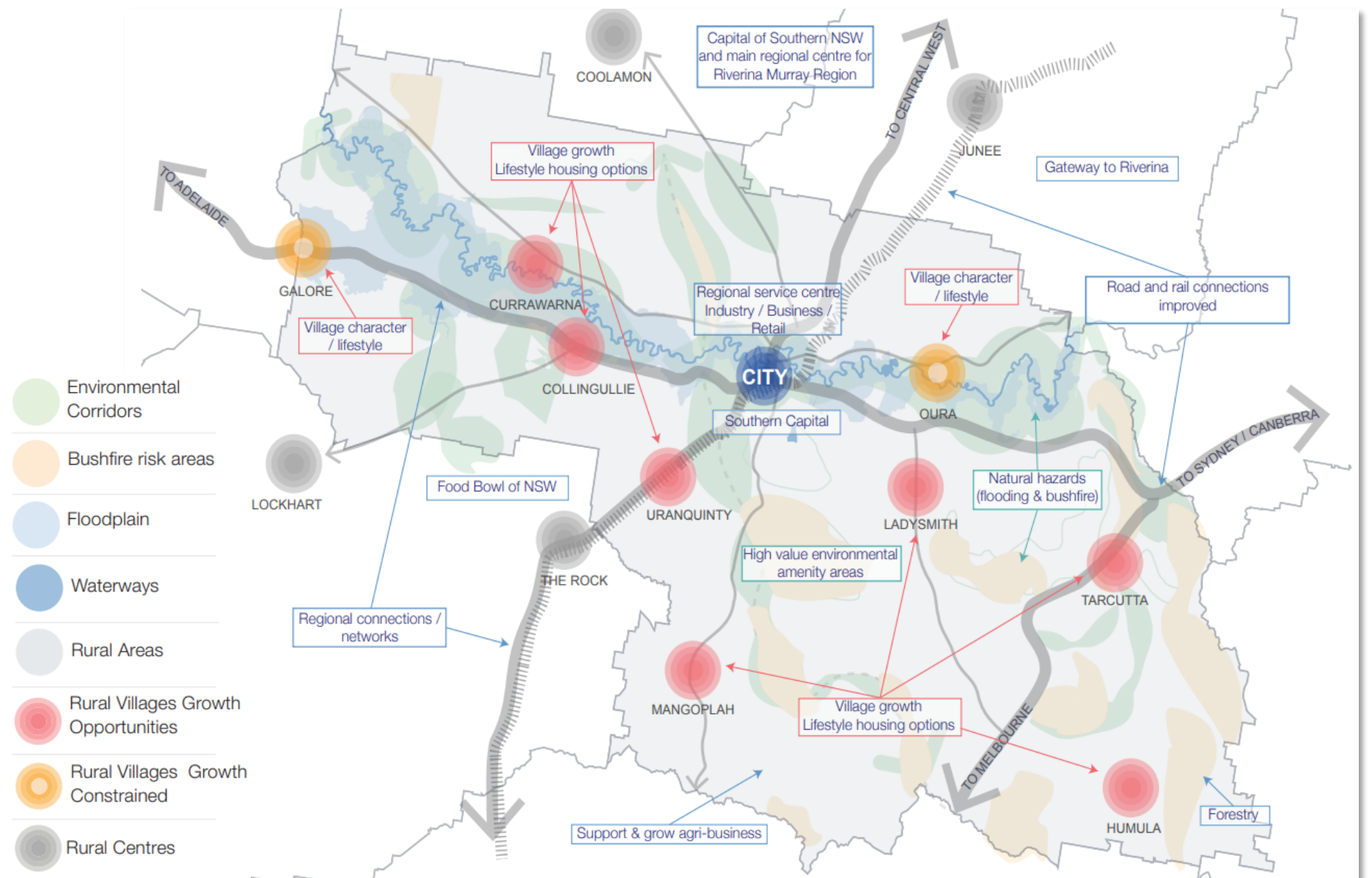
Principle 9: High quality public spaces with an engaged urban character - The design of public spaces will enhance social connections, accessibility, safety, wellbeing, feelings of inclusion and sense of community.

Principle 10: Provide for a diversity of housing that meets our needs – Need for infill and renewal to provide more diverse housing. Growth, infill and urban renewal areas of the city including sites of Alan Staunton Oval, Eric Weisel Oval, and the Mill, as well as Tolland, Kooringal and Ashmont will take the housing supply beyond 25 years.

The plan identifies the suburb of Tolland as an opportunity for broadscale urban renewal. Renewal will aim to improve housing choice, amenity and community space and combine this with improved connectivity, public space and facilities to deliver on improved socio-economic outcomes.

Housing Strategy

Wagga Wagga City Council is developing the *Wagga Wagga Housing Strategy* to address key housing issues within the local government area. The Housing Strategy is still in initial engagement and consultation phase. However, it is anticipated that the strategy will deliver a plan for the mix and provision of housing, aiming to address key housing issues and creating a clear evidence base for housing supply, demand, diversity and affordability across Wagga Wagga.



Planning Controls

With the exception of zoning, the Wagga Wagga Local Environmental Plan 2010 (LEP) provides very little guidance in terms of principle planning controls. The site has no applicable mapping for Height, Floor Space Ratio, Heritage or minimum lot size for subdivision.

Zoning

The subject site includes the following zones:

- R1 General Residential
- R3 Medium Density Residential
- RE1 Public Recreation
- E1 Local Centre

This zoning appears to follow to the site's existing land uses rather than a considered conception for intended or possible uses. However, the R3 zoning indicates a desire to accommodate a higher density of use than is currently in place., elevating it beyond a low density area.

Residential Land Use

Tolland, and the majority of Wagga's urban area, contains two key residential zones: R1 General Residential and R3 Medium Density Residential. The LEP's land use table specifies anything as permitted if it is not prohibited. With the exception of 'rural workers' dwellings' neither zone prohibits any form of residential accommodation. Therefore the permitted residential land uses within both zones is identical.

Density

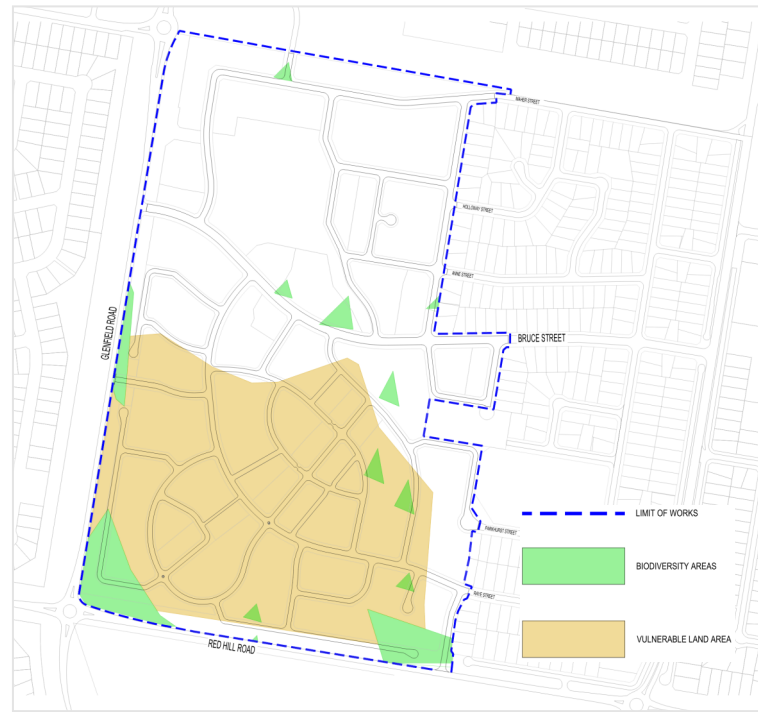
Density is set by the Wagga Wagga Development Control Plan 2010(DCP). Density is encouraged in medium density areas through a 'land area per dwelling' provision . This control sets a maximum land area per dwelling in medium density areas.

This has the effect of setting a 'minimum dwelling per lot' control. For example, a residential flat building on a 1,200m² site must contain four or more dwellings.



	Maximum land area per
Single dwellings	300m ²
Dual occupancy/attached	300m ²
Multi-dwelling housing	350m ²
Residential flat buildings	300m ²

Environmental Considerations



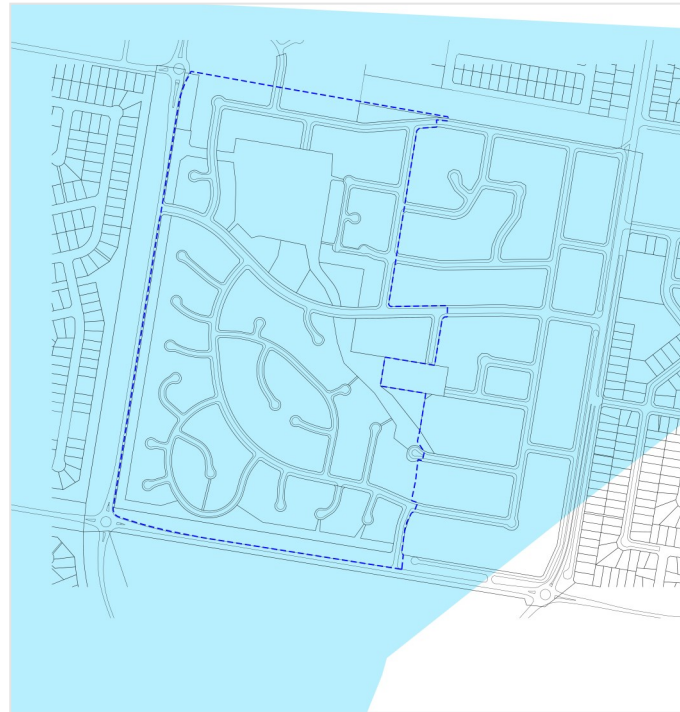
Biodiversity

Wagga Wagga Local Environmental Plan 2010 indicates vegetation to be considered with future development as shown in the Terrestrial Biodiversity mapping layer. Council has confirmed the redundancy of this mapping and its preferred use of the NSW Biodiversity Threshold Mapping Tool as enforced by the Biodiversity Conservation Act (BC Act).

There are no natural habitats of high ecological significance requiring protection under the BC Act within the study area.

Vulnerable Land Area

An area of shallow soils has been mapped in the study area in the LEP Vulnerable Land Map - Sheet LND_004 (see the map extract below). Currently there are no provisions in place for the protection and management of these soils.

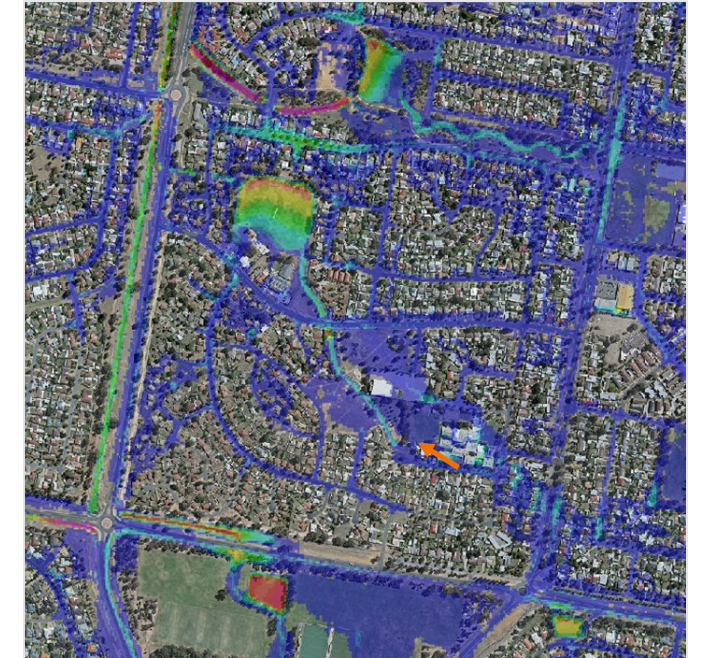


Hydrology

There are no watercourses or waterbodies in their natural state within the study area.

Open drainage swales are located in both parks.

An area of Groundwater Vulnerability has been mapped in Wagga Wagga Local Environmental Plan 2010 Water Resource Map - Sheet WRE_004.



Topography

The site is predominantly flat at approximately 200m AHD across the site.

Flood

The site contains areas of flood affectation. This is mostly restricted to the roads, open spaces and drainage channels, with minor impacts on some residential allotments, with flow arriving to the area of interest from the south-east via trunk stormwater and overland flows along Parkhurst Street.

Key Demographics

Inner ring: Renewal Precinct, Second Ring: Wagga Wagga LGA, Third Ring: Regional NSW

Population by broad age groups



Household structure



Renewal Precinct Wagga Wagga LGA

27.1% v **7.5%**

Single parent households

Aboriginal or Torres Strait Islander



Renewal Precinct

24.7%

Wagga Wagga LGA

6.4%

Regional NSW

6.1%

Low income households



Renewal Precinct

45.9%

Wagga Wagga LGA

21.3%

Regional NSW

26.0%

	Renewal Precinct
Children 0-11	18.5%
Children 12-17	8.1%
Adults 18-69	61%
Over 70	12.6%

	Renewal Precinct
Couples w/children	12.6%
One parent w/children	27.10%
Couples w/o children	12.4%
Lone persons	24.97%
Group Households	5.83%
Other	17%

Aboriginal or Torres Strait Islander
Other

Low income households
Other

Key Demographics

Inner ring: Renewal Precinct, Second Ring: Wagga Wagga LGA, Third Ring: Regional NSW

Households without a car



Renewal Precinct	17.3%
Wagga Wagga LGA	12.6%
Regional NSW	5.3%

- No motor vehicle
- One or more motor vehicle

People with a long term health condition



Renewal Precinct	35.5%
Wagga Wagga LGA	34.5%
Regional NSW	37%

- People with a long term health condition
- Other

People needing assistance due to disability



Renewal Precinct	9.2%
Wagga Wagga LGA	5.9%
Regional NSW	6.8%

- People needing assistance due to disability
- Other

Key Demographics

Key Insights

There are significantly more single parent households raising children

There are more very young children (0-4)

There is a significant Aboriginal community

Our SEIFA score very significantly lower is amongst the lowest scores for an urban area in Australia.

Household incomes are low

There was no internet in half our homes, and no car in one in five households in 2016.

Unemployment is higher and people are in lower skilled and lower paid jobs.

Rates of unpaid caring, and particularly, unpaid child caring point towards a marked community strength higher than community norms elsewhere

Implications

There is a significant social development opportunity in better supporting parents, particularly young mums

An early years strategy should be a core part of the renewal effort

Shared leadership with the First Nations community will be essential to delivering a culturally safe and impactful change strategy

A comprehensive social and economic development strategy is required – such as that proposed by the Tolland Renewal Project

Creating better education, training and employment pathways must be part of the renewal strategy

Social isolation and digital divide issues are barriers that must be taken into account when co-designing solutions

A cradle-to-career strategy is the kind of comprehensive response required to shift these realities.

The community already has agency and energy and this is a strength to be harnessed.

Social Housing Snapshot

In Wagga Wagga LGA, there is a large supply of 3-bedroom social housing cottages that exceeds the current demand of larger households and families on the waitlist.

Under-occupancy of 3- and 4-bedrooms is moderate when compared with other LGAs.

There is, however, an opportunity for improvement. There is high demand for smaller dwellings up to 2-bedrooms for existing tenants and households on the waitlist.

Most of the NSW Land and Housing Corporation housing in the Wagga Wagga LGA comprises cottages built in the 1960s and 1970s, for a different time and a different need.

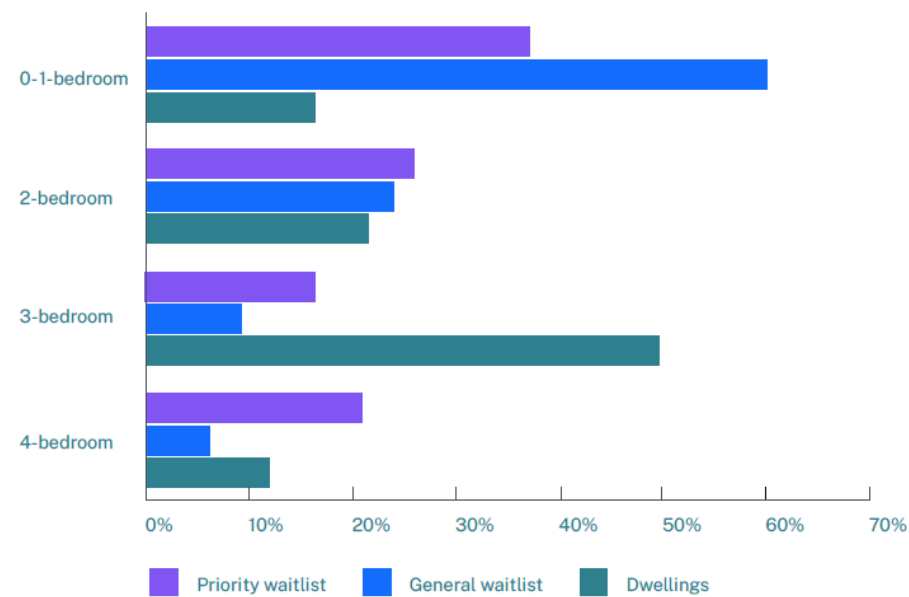
Today, property maintenance costs are increasing (due to the age of the assets), so these properties are becoming less and less suitable, both for the tenants who live in them and for us to manage cost-effectively.

Social housing is a safety net, as most tenants are older, past working age, live alone and rely on the age, disability or some other pension for income. The majority of existing dwellings in Wagga Wagga are 3-bedroom.

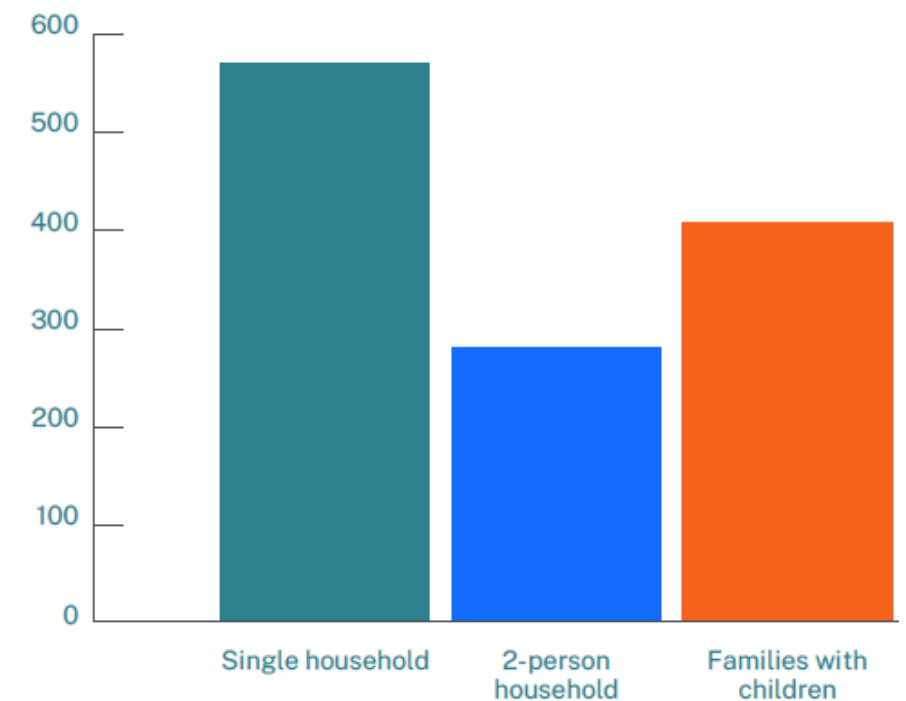
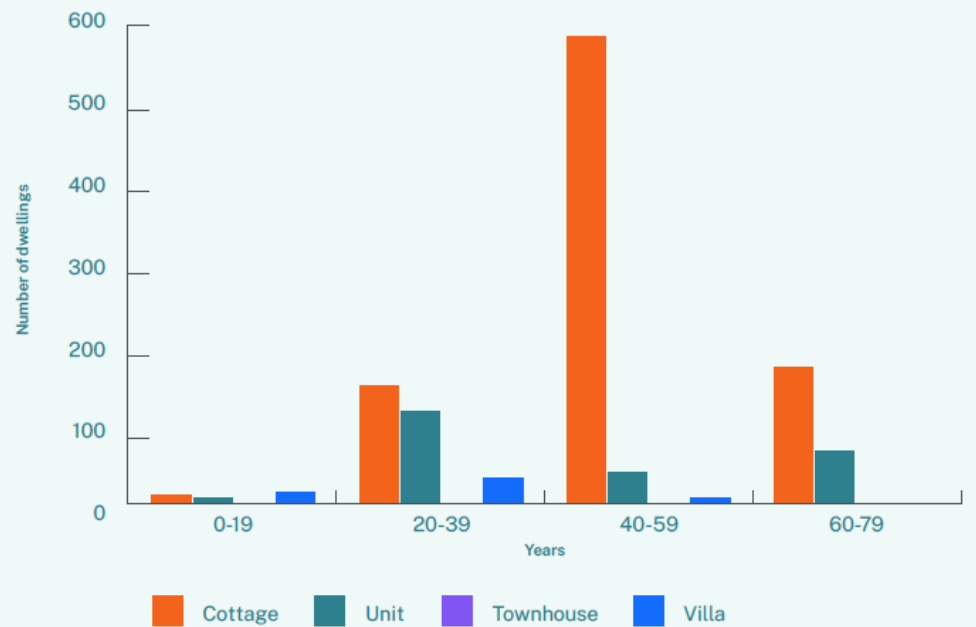
The greatest demand, however, is for smaller dwellings for one or 2 people, and we are addressing this need.

- 84% of the priority waitlist is for dwellings with up to 2-bedrooms. The current portfolio, however, is 72% dwellings with 3 or more bedrooms.
- 37% of current tenants are single-person households, of which 40% are housed in dwellings with 3 or more bedrooms.
- 51% of current tenants would benefit from seniors living developments, which is housing built to meet the needs of older people or people with disability.

Types of properties available in Wagga Wagga compared with waitlist



Age of social housing properties in Wagga Wagga



Urban Analysis / Context

Existing Built Form

The suburb of Tolland was developed in the 1970-80s and the majority of suburb layout/design is characteristic of the Radburn style social housing estates of that time, as is evident from the road and lot layout in the south west corner of the site. This includes curved streets, cul de sacs, laneways and a blurring between private and public property.

The original concept was based on common front yards with dwellings fronting onto shared 'village greens' and the rear of dwellings facing the street. The design was intended for a pedestrianised environment where cars were discouraged by multiple cul de sacs, laneways were common and the living density was medium to high. They were also based on at least one or more people being at home for the majority of the day – children able to play in common village green areas and (mostly) women and retired people socialising in common spaces.

Within the precinct, roads are sealed with box kerb and gutter. Road pavement is in average condition. The footpath areas are typically grassed. Paved pathways are discontinuous, do not extend into public parks and are of variable condition. Street trees are common and are of a variety of native species.

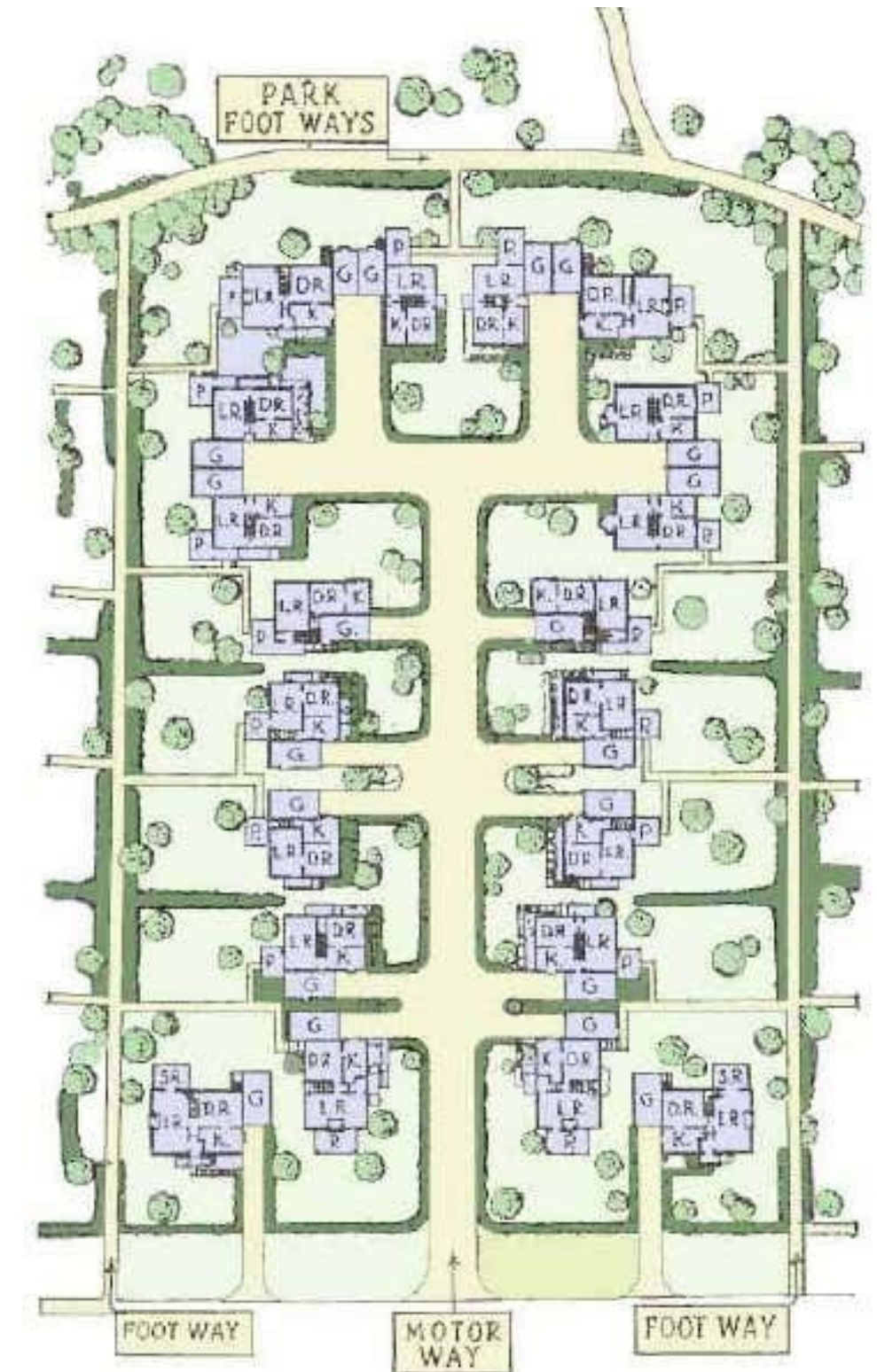
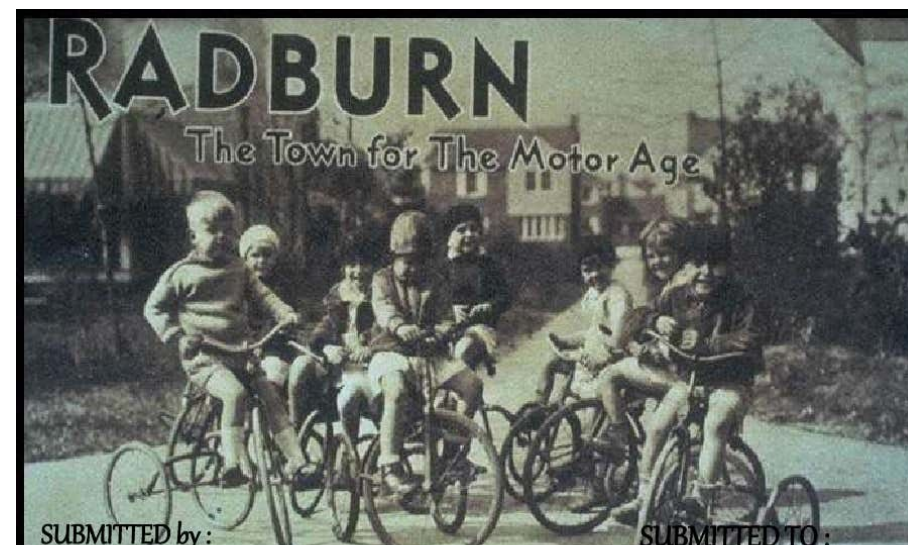
Street lighting is provided by freestanding poles and electricity through most of the precinct is underground. Stormwater and sewer services are a combination of street aligned services and interallotment service lines.

Glenfield Road and Red Hill Road that form the severe west and south boundaries of the site feature:

- Arterial road scale and traffic volumes with broad road reserves (both to be upgraded in capacity in the near future)
- Mounded road verges with scattered tree planting
- Edges with high solid boundary fencing

These roads are inhospitable to cycling and walking with a lack of shade and passive surveillance. They present an unappealing environment for dwelling orientation in their current state. Figures below are Glenfield Road looking south with the study area to the left of the photos and Red Hill Road looking east with the study area to the left of the photos.

The existing residential lots are large by current standards and due to the Radburn layout there is no consistent pattern to lot size, dimensions, frontages and orientation. Dwellings are modest in scale and footprint with generous setbacks to all boundaries



Open Space and Public Domain

Road verges private interface

The edge roads of Red Hill Road and Glenfield Road have very broad verges.

Current earth mounding and planting are not appealing for the use of the road verge for walking and cycling recreation due to a lack of passive surveillance, noise from traffic and poor quality landscaping. These roads are a source of noise.

The large spaces provide opportunities for improved planting and treatment of the verge to make it more appealing for passive recreation, walking, cycling and a more desirable outlook from adjoining properties.

Road Verges and Interface between street and private property – internal roads

Road verges are wide by current standards.

Soils are easily compacted and ground surfaces prone to frost. Combined with limited resources of some residents, grassed verges are challenging to maintain.

Paved, mulched and planted verges would be a more appropriate treatment.

Current street trees, although numerous, are not effective at shading the road and footpath and can obscure lines of sight for pedestrian and motorists.

Front fences are uncommon for most properties. Where they occur they are typically low (1.2m or less) and open form.

The remnant vegetation within the road reserve to Red Hill Road is not supported or enhanced by formalised planter beds and has been detrimentally impacted by earth mounding and alterations to natural drainage with some trees dead or dying.

The lack of front fencing makes it difficult to identify private space from public space and can result in inadvertent trespass and a lack of a sense of ownership of, and care for, space.

Front setbacks to dwellings are generous (typically 7 to 10m).

There are few active uses of front setbacks and front facades to dwellings.

The streetscape and road verge lacks passive surveillance and a sense of private and public space.

The result is an unappealing, unsafe, disengaged and neglected pedestrian environment which is underutilised and exposed to extremes of weather.

Pathways

Paved pathways are discontinuous.

There is evidence of well worn unpaved paths on road verges and in parks which indicates walking and cycling on regular routes which lack paved pathways.

These worn paths are not visually appealing, are a risk of erosion, sedimentation and soil degradation and are not useable in all weather conditions.

Parks and playing fields

Chambers Park is well used and maintained. It includes a variety of facilities for active and passive recreation, canopy trees and offstreet parking. The security of the park could be improved with more passive surveillance opportunities.

Narrow laneways connecting to the park between residential properties are not compliant with the principles of Crime Prevention through Environmental Design (CPTED).

Emblem Park requires upgrade. The children's play equipment is in poor condition and lacks shade and other supportive assets such as seating and paved pathways. The park suffers from a lack of passive surveillance due to its broad dimensions, lack of lines of sight, high and solid back fences of adjoining properties and a lack of regular use by a variety of people.

Soils are hydrophylic and erosive and the landscaping and drainage is not compatible with the soil type.

The informal park on Flynn Place shows evidence of community participation in design. However, there are no permanent features such as street furniture (lighting, seating etc) that sustain and support ongoing regular use by the community.



Non Residential Land Use

Key non-residential land uses in proximity to the Tolland Project area are described below.

Tolland Neighbourhood Centre 41 Bruce Street

Owned by LAHC / FACS the Neighbourhood Centre provides community programs on a regular basis as well as special events and outreach services. Programs include playgroups, craft groups, social groups, education and training opportunities and special community events. Services and programs are available to the general public for free or low cost subsidised by government funding.

Chambers Park

Primarily a cricket oval with canopy tree planting to the perimeter. There is a club house and amenities and a formal car parking area, basketball area and cricket nets and a walking/cycling path to the perimeter. The area of the park is approximately 5 hectares.

OneSchool Global Campus 35 Bruce Street

A private school for students from Year 3 to Year 12. Student catchment includes the Wagga Wagga locality and the Young Region. Students travel to and from school in a minibus operated by the school. The school is part of a network of campuses throughout Australia and internationally. The school is connected to and supported by the Plymouth Brethren Christian Church.

Emblem Park Bruce Street

Approximately 4 hectares of public open space with frontages to Bruce Street and Dennis Crescent. The park contains a children's playground and BMX track.

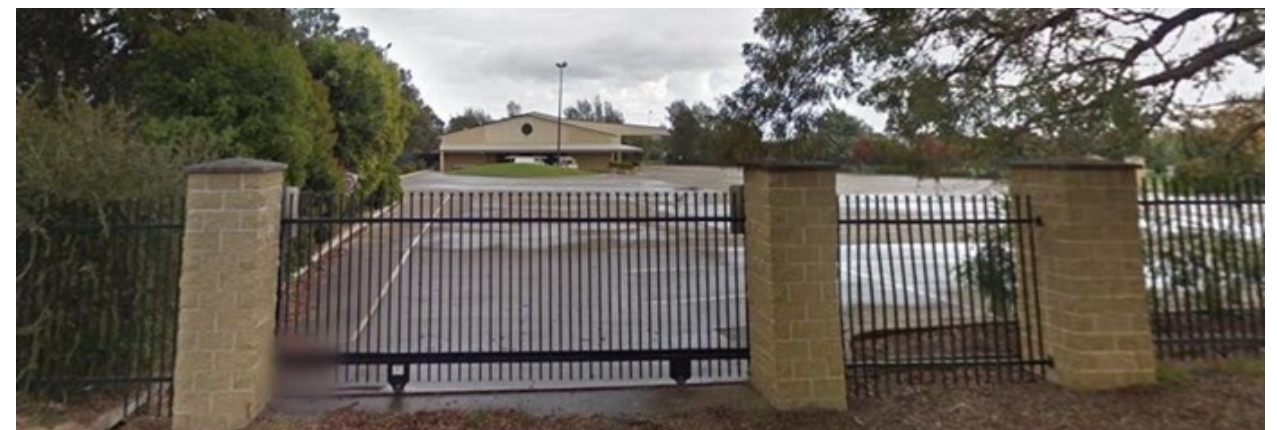
Red Hill Primary School and Pre-school Hawkes Place

The school's 2020 Annual Report states as follows:

"Red Hill Public School provides a secure learning environment for students, a significant number of whom are from low SES backgrounds. The school caters for over 320 students P-6 with 45% students identifying as Aboriginal and 15% of students from language backgrounds other than English. The school includes a Departmental preschool, three specialist classes for students with moderate intellectual disabilities, an Early Intervention Centre, ICT Field Services Team and the NSW Centre for Effective Reading. Students benefit from small class sizes which are focused on student needs".

Brethren Church Weedon Crescent

The church provides services and fellowship activities throughout the week for the church community.



Precedent Sites—Urban Renewal

A number of public housing sites have recently, or are in the process of, being renewed. These renewal sites are benefiting from improved access to public transport, amenity, safety and diversity. It is anticipated that future growth and residential densities within Tolland will be comparable with these projects, whilst also setting a precedent for development in regional areas.

Social change projects like these have previously been undertaken in larger metropolitan areas such as western Sydney, rather than regional cities. This project offers the opportunity to provide a benchmark in the renewal or provision of regional social housing areas.



Airds

Airds–Bradbury is set to become a contemporary, mixed community of around 2,100 modern homes – up to 30% will be set aside for social housing residents.

Green space will be the revitalised suburb’s signature. New, open spaces like Kevin Wheatley VC Memorial Playing Fields and landscaped ponds will be developed, and 38ha of surrounding bushland will be regenerated.

Seniors housing is also a priority and at least 52 units will be built close to future parks, community facilities and public transport.

The remaining new social housing will be contemporary detached homes to help meet demand in the Campbelltown region.



Claymore

Claymore Estate is being transformed into a mixed-tenure community, with 1,010 new privately owned homes and around 450 homes for social housing tenants.

Open space is a feature of the new suburb, which includes Badgally Reserve (completed) and upgrades to Dimeny Park, Davis Park and Fullwood Reserve. New local roads, and pedestrian and cycle paths will also be built.

150 homes designed for older social housing tenants will be provided. These units will be well designed and located in close proximity to community facilities and public transport.

The Concept Plan responds to the community’s feedback gained during the consultation period including:

- Better parks and community facilities and streetscapes
- Better connections within Claymore and to surrounding suburbs, and
- Better social housing.



Bonnyrigg

The renewal project is completely transforming the former Bonnyrigg Housing estate that originally comprised of around 830 concentrated social housing properties and a small number of private dwellings. There are 18 redevelopment stages proposed in total, to deliver around 3,000 new mixed tenure homes over the project’s lifecycle.

A new community centre has recently been completed and will become the central focal point for all aspects of community life for local residents, with a large hall for social and cultural activities, meeting rooms, a kitchen and play areas for children.

Constraints and Opportunities

Challenges

Irregularity in the existing street pattern, causing disconnection and navigational difficulties.

Poorly connected road and pathway networks creating an 'enclosed' settlement.

Severe barriers at the western and southern edges created by busy arterial roads, inhospitable and broad road reserves and back fences, creates impermeable edge conditions with limited potential for views or surveillance, higher potential for anti-social behaviour, low perception of safety.

Residential properties backing onto recreation areas creating enclosed parks with limited potential for views and surveillance and low perception of safety.

Streets lack pedestrian footpaths and generally have poor pedestrian amenity

There are limited cycleways, and no dedicated cycleways.

Traffic considerations as identified in the traffic study.

The site is relatively flat and has flood prone sections.

Deteriorating quality of housing stock and infrastructure, with a high proportion of households experiencing social, economic and health challenges.

A high incidence of crime in comparison to the broader Wagga Wagga locality and NSW (Source: NSW Bureau of Crime Statistics and Research (BOSSCAR) accessed 21/2/2019 and 30 June 2021 .

The existing zoning restricts the ability to take a precinct wide approach to the masterplan. It has the effect of locking pockets of uses that could be provided a better outcome through the redistribution of uses across the site.



Constraints and Opportunities

Opportunities

Precinct wide renewal with revised street layout, increased permeability, connectivity and safety, promoting both vehicle and pedestrian connectivity and streets that are engaging and animated with human activity .

Renewed social housing which is tenure blind, interspersed, fit for purpose, safe and accessible. Mixed typologies and densities to accommodate the breadth of household diversity in the community.

Subject to detailed investigation, land within the study area may be capable of accommodating Low Rise Medium Density Housing in accordance with the Codes SEPP.

The publicly accessible spaces within the study area are a substantial potential asset and are the places that bring a community together in a shared sense of place, opportunities for recreation and socialising that can become part of every day life.

Additional and improved open space, linking into the existing green network, designed with regard to CPTED principles.

Open space to better handle stormwater to improve drainage and flood risk to improve impact on residential lots and area external to the development.

There are many design elements that can be included in the masterplan to enhance the quality, reduce the cost of maintenance and contribute to residents' sense of wellbeing and sense of place.

Embrace and implement the themes presented in Urban Design for Regional NSW including environmental integration, revitalisation, connectivity and walkability, balanced growth, all contributing to the development of healthy built environments in regional areas.

Specialist housing models linked to support which will enable positive social & educational outcomes for people of all ages, backgrounds and cultures and create a blueprint to guide other Estate renewals in Regional NSW

The renewal will create a vibrant, diverse, community comprising new private housing, affordable housing and specialist housing models linked to support which will enable positive social & educational outcomes for people of all ages, backgrounds and cultures and create a blueprint to guide other Estate renewals in Regional NSW.

Implementation of sustainable living principles through the use of passive solar design principals, engaging green spaces, pedestrian permeability and biodiversity.

Provide an integrated private and social housing outcome

Increase liveability in creating a sense of place, community, connection and ownership.



Figure XX Opportunities to increase connectivity



Figure XX Opportunities to increase permeability and surveillance



Figure XX Opportunities for open space network

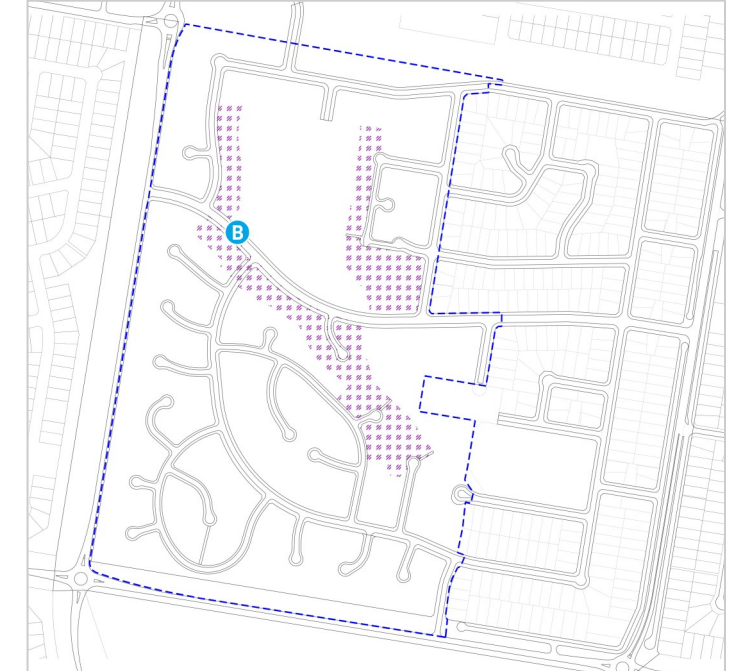


Figure XX Opportunities for increased density

Vision + Urban Design Principles

Vision

The overall aim of the project is:

“To create a positive social impact through making significant improvements to neighbourhood safety and amenity, creation of education and employment opportunities for young people and providing safe and appropriate housing for all.”

Tolland will grow into a vibrant, healthy, socially and economically diverse and sustainable community. The renewal will provide housing choice for prospective residents, including modern fit-for-purpose social housing, affordable housing, new private housing and specialist housing typologies.

Tolland will provide a variety of housing densities and typologies suited to the needs of the community, including the needs of youth, low income key workers and seniors. Future housing will be tenure blind and cater for the variety of physical, social and cultural needs of the current and future residents. This development can also support non-residential or community uses.

An inclusive neighbourhood character and personal experience is to be delivered through diverse housing typologies, improved walkability, safer environments, opportunities for social connection, an improved sense of place and personal safety and opportunities for education, recreation, work, socialisation and wellbeing.

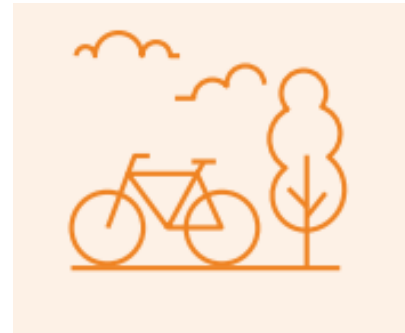
Tolland will be developed in accordance with the approved masterplan, retaining its predominantly low density character, with higher density encouraged in nominated areas. Amenity and liveability will be provided through solar access, embellished green spaces and landscaped developments and the scale and bulk of the built form will be designed accordingly.

A strong relationship is to be provided between the public and private domains, including streets, lanes and parks, designed to allow increased safety, perceived safety, passive surveillance and sight lines.

The Tolland Precinct will create a 'blueprint' to guide Estate renewals in Regional NSW.



Urban Design Principles



Rejuvenation

Optimise the site's potential through the provision of market housing and the renewal of the existing social dwellings to create a vibrant, healthy, community that increases liveability, amenity and wellbeing

Diversity

Provide a pattern of housing which integrates social housing, is tenure blind and increases densities, typology and yield.

Connectivity

Provide a layout with greater connectivity of and through the site that activates and extends the broader existing movement network, increases walkability and cycleways.

Safety

Improve interface and connectivity with the wider community through suburb boundaries and road reserves which are active and open.

Open Space

Provide enhanced and safer public spaces with increased permeability and surveillance, which are open, activated and functional.

Sustainability

Develop an economically viable, sustainable, energy efficient layout which contributes to walkability, urban greening and cooling and aims to retain vegetation on site.

Design Approach

Design Evolution

After the initial identification of a social need and opportunity in Tolland, the investigations and master planning process were initiated by LAHC. These preliminary stages included a social needs assessment, social housing audit and demographic analysis.

Following the development of a precinct-wide vision, early consultation was undertaken with the community and stakeholders, to inform the initial design phase.

A 'first pass' masterplan was developed to inform the development of the vision and recruitment of delivery partners. The masterplan is an overarching strategy guiding the built form, open space and infrastructure upgrades. It is an evolving document continuing to undergo review throughout the life of the project.

The first iteration of the masterplan was derived from preliminary consultation, a neighbourhood character analysis and urban design considerations.

Early and ongoing consultation and engagement with community and stakeholders has been in integral component of the design process. Stakeholder consultation has included Council, NSW police, Transport for NSW, the Department of Education, NSW Health, local utility authorities and local stakeholders.

Stakeholder consultation has specifically catalysed or substantiated a number of significant features of the masterplan, including safe and accessible public open space, lots fronting parkland, outward facing properties, additional stormwater detention in chambers park and connectivity with the existing road network.

The continuing evolution of the masterplan is informed by ongoing consultation, feasibility considerations and the outcomes and recommendations of supporting studies and stakeholder consultation. To date, amendments to the design have considered connectivity with surrounding roads and neighbourhood, urban block size and the provision of views and thoroughfares through the site. The distribution and typology of dwellings and density has considered proximity to transport, services and open space, as well as the mix and integration of tenure. Road design has considered layout, hierarchy and walkability, as well as the frequency, treatment and distribution of laneways and intersections.

The early development of measures of success, project vision and ongoing consultation have been crucial to the project's design process.



Collaboration and Consultation

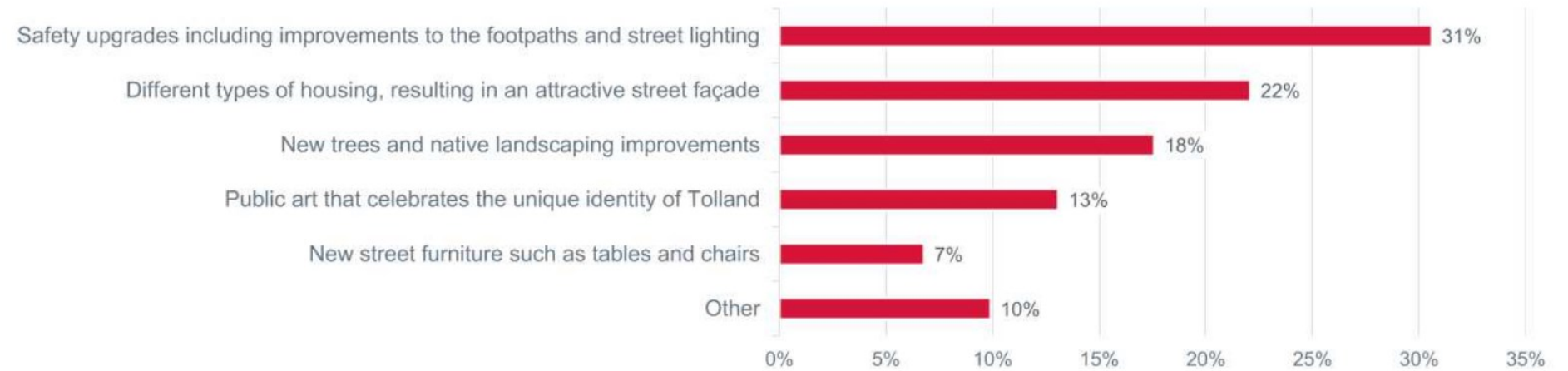
Community

In late 2022 and early 2023, community members were invited to share their feedback on the future for Tolland. Feedback during the consultation period was overwhelmingly positive (85%), with residents and community groups welcoming changes to improve the area.

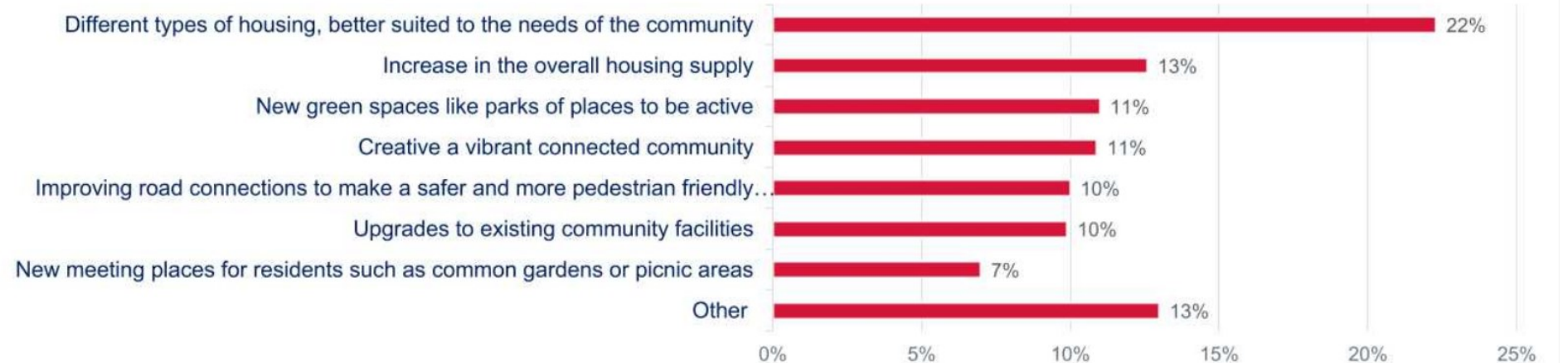
The survey results told us that:

- 78% of participants said changes should be made to provide a mix of housing types.
- 69% of participants said changes should be made to the existing parks and green spaces.
- 31% of participants said that changes should be made to the streets and footpaths to improve safety
- 21% of participants identified as Aboriginal.

What neighbourhood enhancements would be of most interest?



What are the most important things to consider for the renewal?



You told us: Changes should be made to provide a mix of housing types.

In response: The draft Tolland Masterplan will deliver a vibrant new community with a mix of private, affordable and social housing. This will include single and double-storey homes, as well as purpose built low-rise units for seniors.

Some new private units and 270 private lots will be made available to the general public for them to engage with local builders to build their dream home.

Approximately 200 new social and affordable homes will also be delivered. These homes will cater to a range of people and will be designed to the highest standards and fit seamlessly into the local streetscape.

You told us: It's important to recognise Tolland's Aboriginal history and incorporate elements such as public art, native plants, signage and yarning spaces.

In response: The draft Tolland Masterplan includes a range of public spaces that will provide an opportunity to recognise Tolland's Aboriginal history.

We are committed to working in partnership with the Aboriginal community to celebrate the integral role that Aboriginal culture and heritage plays in the area.

You told us: Changes should be made to the existing parks and green spaces.

In response: The draft Tolland Masterplan will deliver approximately 16,000m² new high-quality, safe and accessible public green space. This includes a range of new community infrastructure, including BBQ facilities, picnic shelters, public seating areas and mixed-use playgrounds.

You told us: Changes should be made to the streets and footpaths to improve safety.

In response: The draft Tolland Masterplan includes increased road connectivity, wide new pedestrian walkways and better connections between green spaces.

Masterplan

Masterplan

The masterplan for Tolland includes:

- Approximately 500 residential housing lots
- Development and improvement of 67,500m² of community parklands
- Future seniors housing fronting Bruce Street and Awaba Avenue

Infrastructure to support the proposed development including roads, utilities, drainage basins, footpaths and landscaping.

The masterplan aims to ease housing shortages within the area and will incorporate a mix of social, affordable, seniors and private houses throughout the development.

The type and design for the housing will be based good design principles including, single and double storey homes, and north-facing sites incorporated into the masterplan design.

A 16% increase in social housing will be provided across the Duke of Kent and Tolland sites. There is an intended 60/40 split between private and social housing in Tolland. By providing more diverse housing (namely, smaller homes), LAHC will be better able to address the demand for social and affordable housing in the local area. LAHC noted the broader principles of the de-concentration of the estate, wraparound support services and providing people with the right type of housing, as well as this being a pilot project that has never been undertaken in a regional setting.



Density

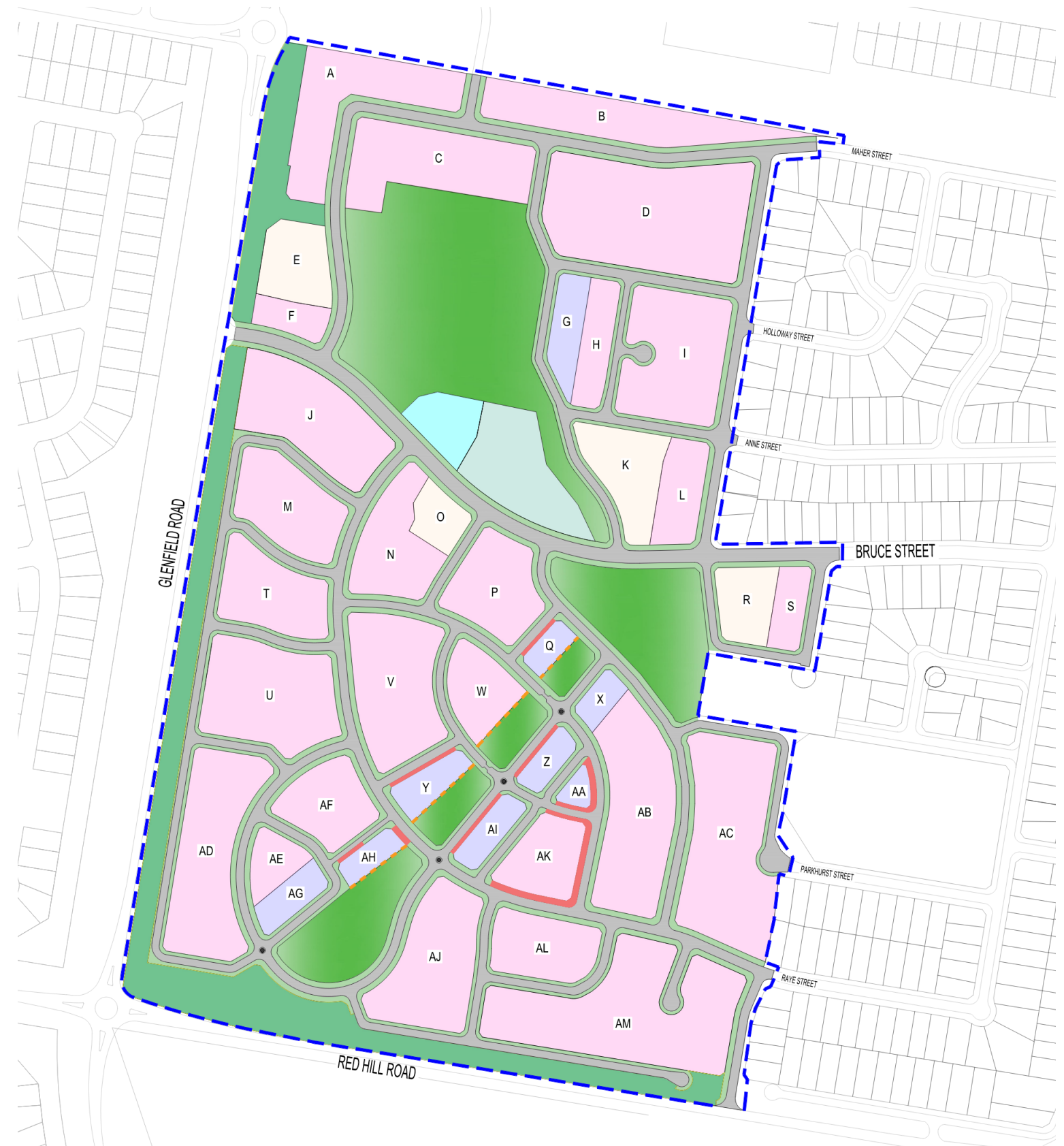
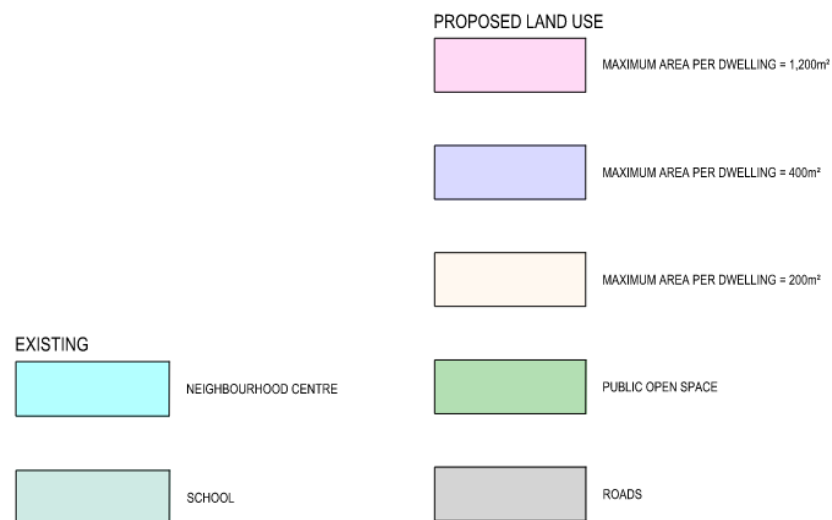
The precinct will provide a total of 49 hectares of net developable area. The residential areas are intended to provide a range of densities to accommodate a mixture of:

- Detached single dwelling houses
- Detached studios
- Small lot housing
- Dual occupancy (attached and detached)
- Manor houses
- Attached dwellings (villas and townhouses)
- Studio/secondary dwellings

Density controls will be provided in a site specific addition to the Wagga Wagga Development Control Plan.

In consistency with Wagga Wagga's existing built form controls, the key density control will be proposed as a maximum area per dwelling, which will have the effect of prescribing the minimum dwellings required per lot.

The higher density locations are expected to include seniors housing, and been placed to be co-located in proximity to open space, public transport and existing community services.



Flooding and Stormwater

To manage stormwater and flooding within the site and surrounds, the following methods are incorporated into the masterplan:

- Increasing the amount of open space within the site which can help contain the overland flows.
- Designing the new road layout to control the overland flows and keep them away from the residential lots.
- Increasing the volume of the Chambers Park Basin by up to 45% to minimise the downstream impact on Glenfield Road Drain during large storm events.

Preliminary modelling has been undertaken which demonstrate that, under future conditions, the flooding impact on the existing and proposed residential allotments is reduced or not increased and the impact outside the development area is negligible.



Open Space and Public Domain

The existing open space network surrounding Tolland comprises a mixture of parks, reserves, and vegetated corridors, which accommodate a range of uses including formal recreation and play areas, sportsgrounds, drainage reserves and riparian corridors.

The provision and enhancement of open space has been a guiding urban design principle of the masterplan. The masterplan provides a landscaped network of open space which links to the broader open space network.

The masterplan increases Tolland's open space provision by 15,479m², from 52,066m² existing, to 67,545m² proposed.

Access to the open space has been improved and surrounding residences are oriented towards the park, increasing passive surveillance and activation.

An open space corridor has been provided diagonally through the centre of the precinct, creating a through-site corridor, which forms part of the access and movement connection, wildlife passage and drainage corridor.

Planned landscaping will transform these shared spaces into places designed for the community. Existing access routes and open space are enhanced through the planting of trees, improvement of playing fields and embellishment of community meeting spaces including play areas seating and shelters.

Where possible the existing street trees will be retained and protected. New street trees will be provided where required.

Expansion and enhancement of the open space network will increase opportunity for social interaction, health and liveability. It provides a space which is open, activated and functional.



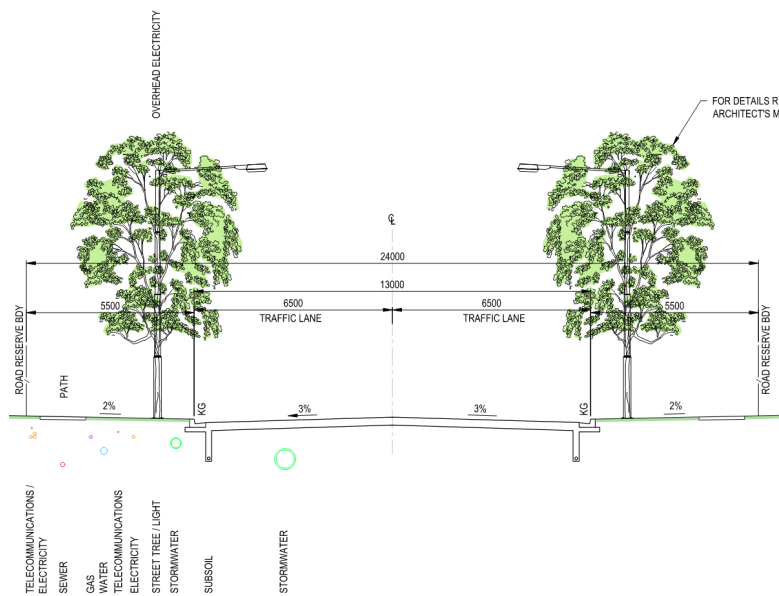
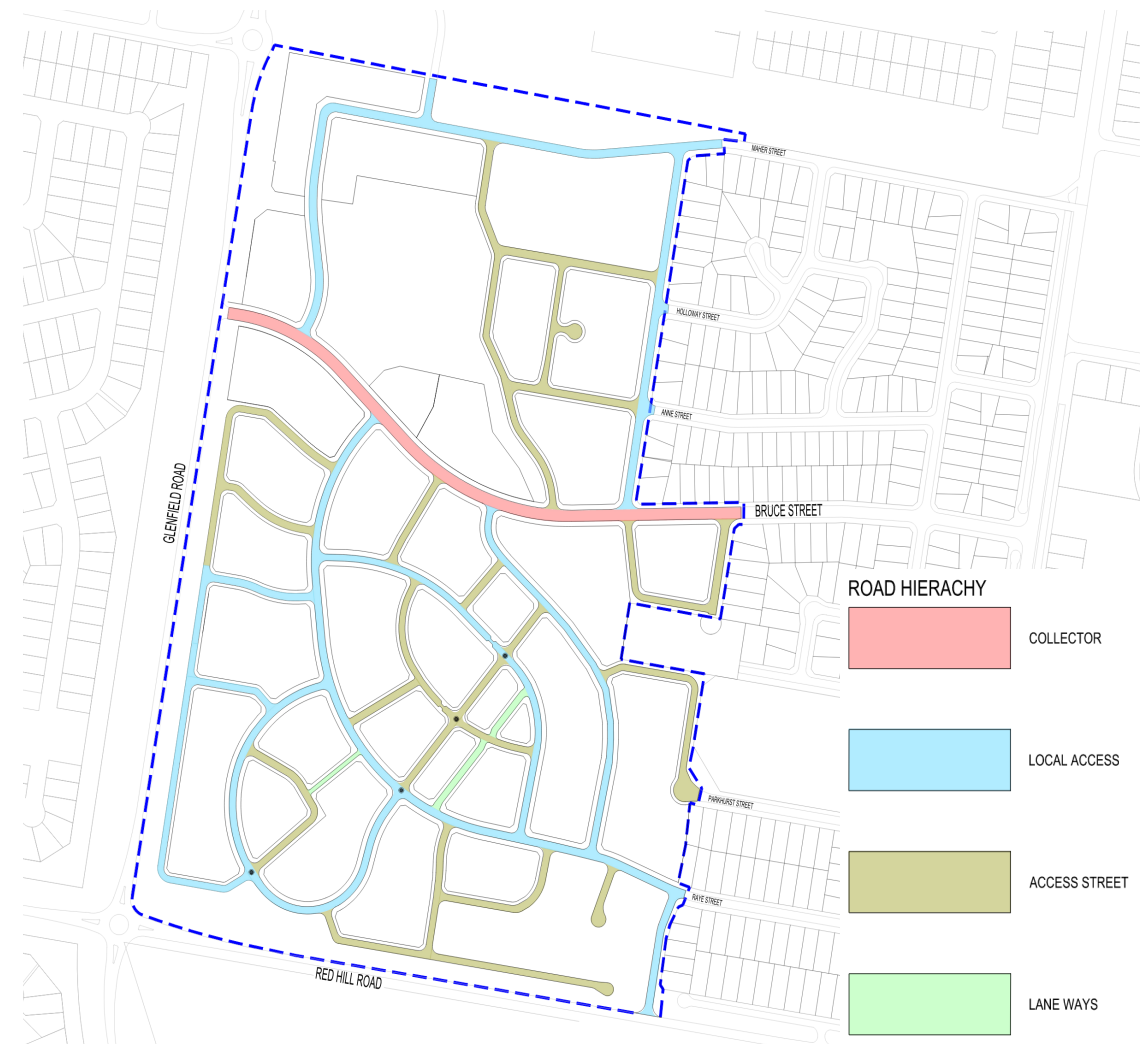
Movement & Connections

Through a careful consideration of the existing road network the master plan proposes connecting the various cul de sacs, to achieve continuity of vehicular movements and an improved urban design outcome.

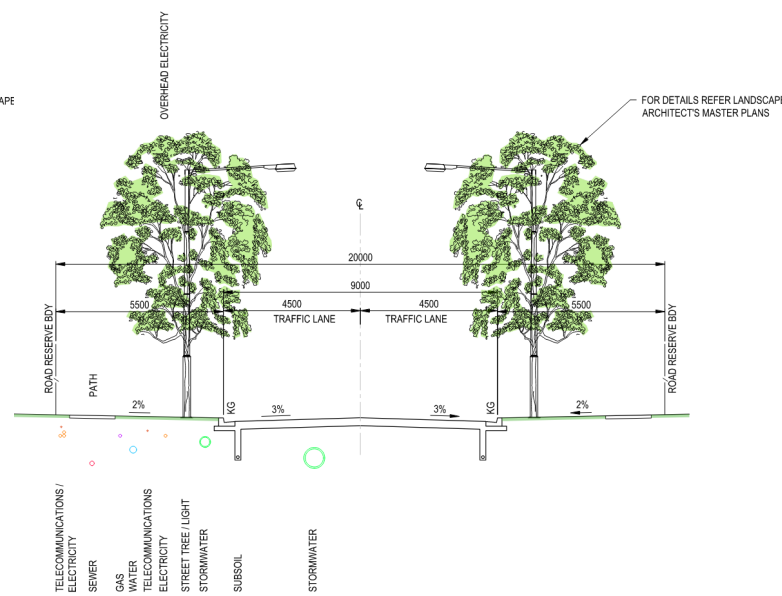
The provision of a periphery road has enabled a neighbourhood layout which is open to public roads, nature strips and open space, while managing flow onto the surrounding road network.

Connectivity to the bus stops on Bruce Street will be improved from the south; the existing public transport route and bus stop locations will remain unchanged.

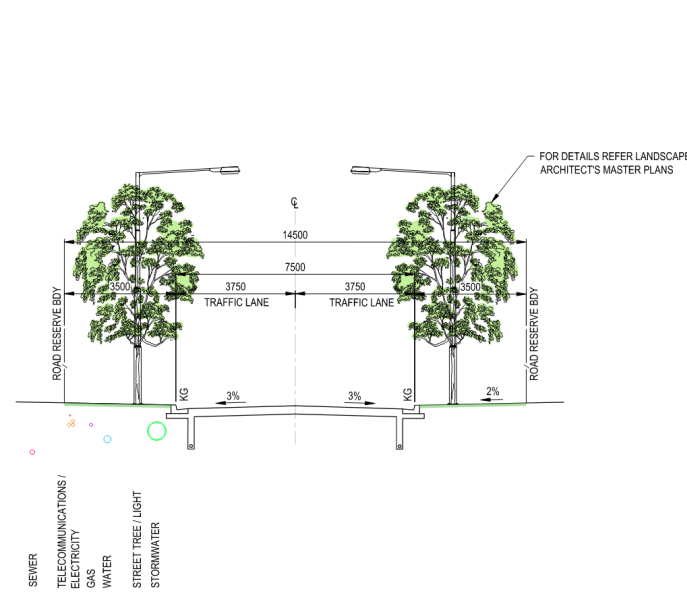
Walking and cycling is improved through the creation and implementation of an active travel plan, overleaf.



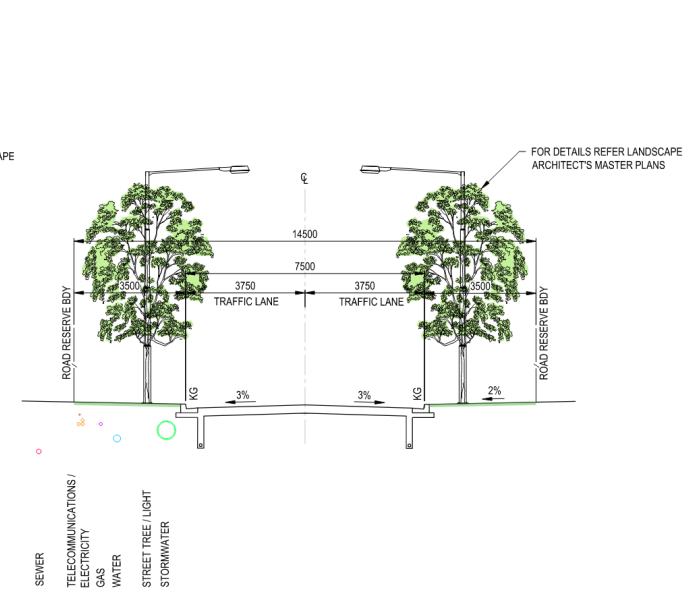
TYPICAL SECTION - COLLECTOR



TYPICAL SECTION - LOCAL ACCESS



TYPICAL SECTION - ACCESS STREET



TYPICAL SECTION - LANE WAY



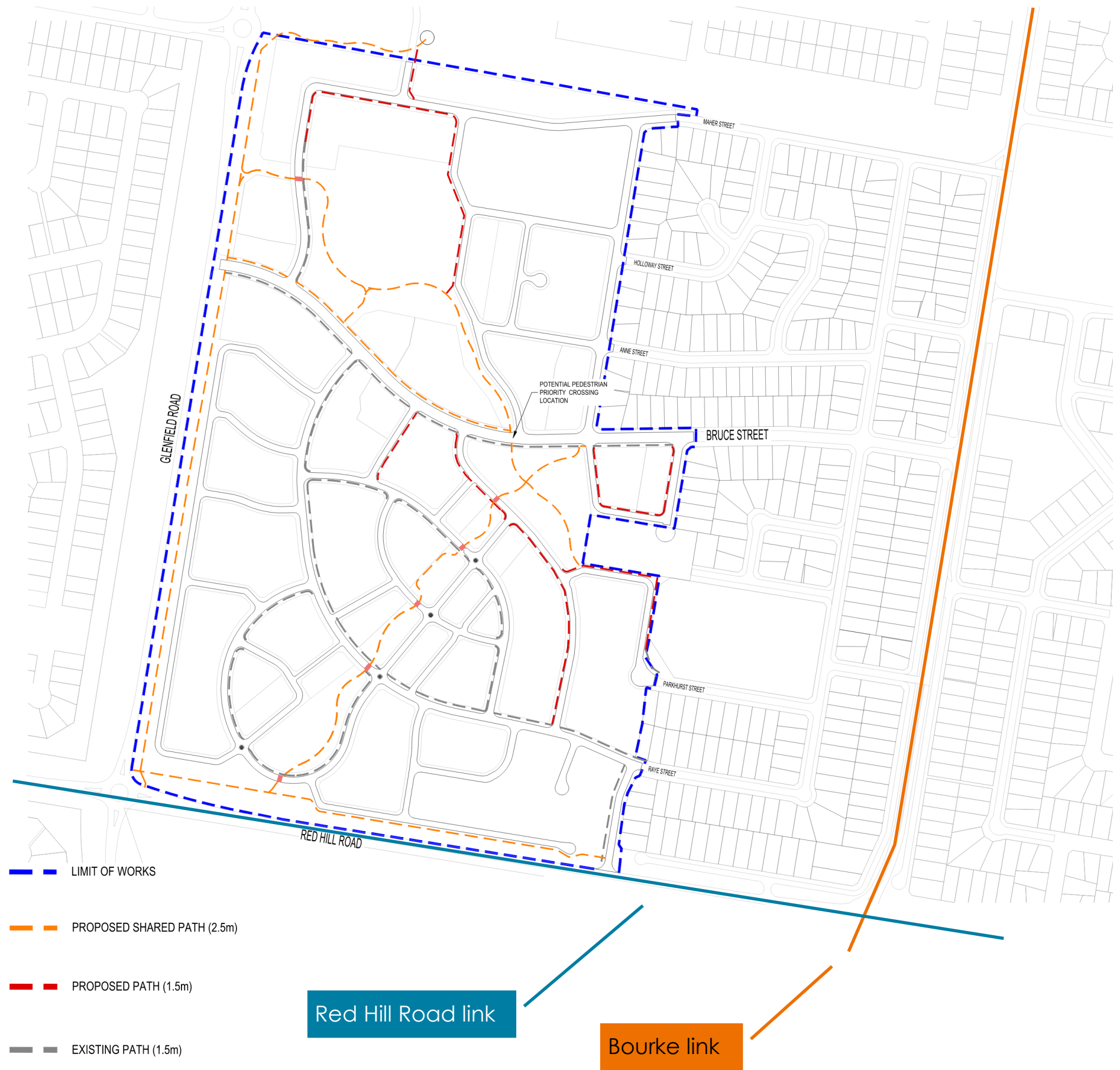
Movement & Connections

Active Travel Plan

Bruce Street will be connected to all internal proposed footpaths and shared paths to create a contiguous link. A connection to the existing Glenfield Road shared path is being investigated as part of this project.

The delivery of a sustainable and walkable community has been achieved through both the hierarchy of roads and the creation of an active travel masterplan for the site. The draft Masterplan identifies areas for Active Travel Paths which integrate with Council's existing active travel facilities and intended active travel routes and specifications.

The masterplan's active travel paths will provide dedicated footpaths and shared path cycleways which connect the Tolland Community with the existing Red Hill Road and Bourke links as well as 'trip attractors', such as schools, shops, social infrastructure, aged care, recreational facilities.



Streetscape Design / CPTED

Safety, and Crime Prevention through Environmental Design (CPTED) design principles have been a guiding urban design principle of the masterplan. Further design elements can be incorporated through the development stage via a site specific DCP.

Surveillance

Casual surveillance is surveillance by observers, such as the public or residents which helps to discourage criminal activity and increase a general sense of safety. By introducing clear sightlines through the centre of the precinct, the opportunity for casual surveillance is increased.

The public realm and surrounding development will be designed to maximise the potential for casual surveillance through outward facing dwellings and residential blocks oriented to address the open space areas.

Future development will manage adjacent development to provide for casual surveillance through use of an appropriate degree of visually permeable fencing, transparent materials, windows and balconies.

Access

The interface between neighbourhoods, along road reserves and surrounding open space has been improved through the revised street layout. Additionally, improved functionality results in less 'unused' space and isolated pockets.

The masterplan employs effective and tactical use of roads, walkways and landscaping provide designated thoroughfares and access / exit points surrounding the open space areas. The formalisation of pathways surrounding the open space areas will additionally assist in accessibility, legibility and wayfinding.

Existing open space access points have been retained and enhanced, through the provision of formalised pathways and landscaping.

The existing vehicular access to Glenfield and Red Hill roads will be retained. The provision of parallel internal access roads allows for active dwelling frontages to Glenfield and Red Hill to replace the existing rear fences.

Territorial Reinforcement

The masterplan aims to better integrate the public open space with the residential development, which will provide for superior maintenance and sense of ownership of the 'in between space'.

The masterplan designates both primary and active frontages to ensure that the intended interface is achieved between public and private realms.

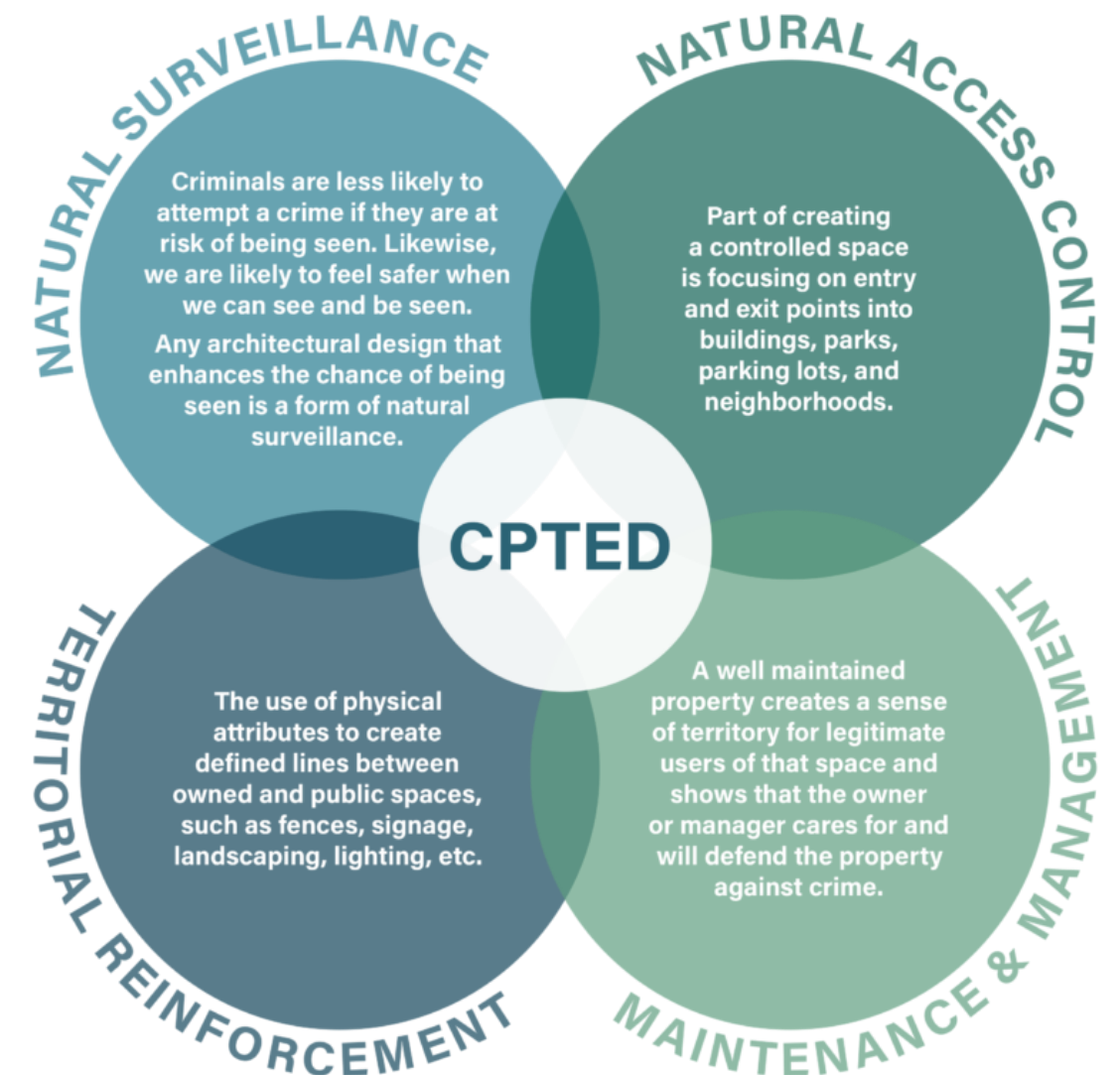
The improved interface and maintenance of the public space corridors is likely to result in a lower occurrence of anti-social behaviour. This integrated space will be delineated by landscaping, to clearly demarcate the public realm from the private.

Space Management

The proposed landscaping improves the open space and sports ground areas, assisting in instilling a sense of place and ownership and increased amenity, which is linked to an increased perception of safety.

Public open space will be dedicated to Council for the ongoing management and maintenance.

The future stages of open space development is capable of using robust and durable materials, easy-to-maintain surfaces and darker coloured paint or graffiti resistant paint and low maintenance vegetation.



Recommendations

Future Built Form

Single dwelling houses and attached development

The precinct will provide a mix of detached dwellings and medium density housing to create a diverse neighbourhood that caters to the different lifestyles and needs of the current and future community.

Dwelling typology will likely include single dwelling houses, attached development such as dual occupancy / manor houses, multi dwelling housing such as town houses, and low rise residential flat buildings. Lots in proximity to open space, public transport routes and community facilities are proposed as higher density areas.

Integrated housing is an opportunity to provide housing at a reasonable cost if the controls allow for it.

Integration of private property

The acquisition of a number of private properties within the precinct has allowed the creation of a site wide masterplan. Where lots have remained in private ownership, the masterplan has carefully considered the location of those private lots and their minimal impact in crafting the redevelopment proposition for Tolland.

Tenure Blind

An inclusive community is one that has a non-discriminatory design and has no distinguishable differences between the social housing and private dwellings in the project.

This project has adopted a 'salt and pepper' approach to the distribution of tenure, by integrating public ownership throughout the project site, as opposed to a concentrated location.



Future Built Form

Seniors Housing

The type and design for the housing will be based on good design principles including single and double-storey homes, and north-facing sites incorporated into the masterplan design. The project also proposes low-rise units with lifts for seniors housing on Bruce Street. This new, fit for purpose housing will provide security for older people and enable them to stay connected to community and services via close transportation links.

Seniors housing will comprise independent living units which should contain a mixture of one and two bedroom dwellings.

Group Homes

The typical design of group homes is a single storey residential house that is purpose built for people with disability. The designs look like any other modern home and blends in with the existing neighbourhood.

The group home accommodates no more than five residents, giving each person their own bedroom. It features accessible bathrooms, kitchen, a dining area, two living rooms and an attached carport.

Common Ground Typologies

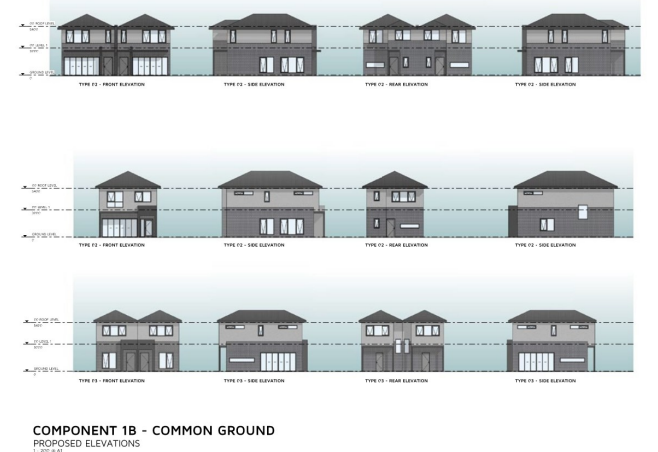
Common Ground refers to assisted transition homes.

The building form may be a mix of one and two storey attached and detached dwellings taking the built form of any combination of dwelling designs in this report.

Housing to Suit the Needs of Aboriginal and Torres Strait Island People

Argyle Housing has a Reconciliation Action Plan which is being updated with reference to the Community Housing Aboriginal People Standards. Consortium partner NHL will guide Argyle Housing, BCL and the appointed Support Provider(s) to ensure that its service delivery is culturally sensitive and appropriate at all times.

The Tolland Renewal Project will include a targeted design project for Aboriginal households to have input into the types of housing, indoor and outdoor spaces that suit their needs.



Draft Controls

Local Environmental Plan

The proposed land use zoning strategy will deliver opportunities for a diverse range of housing throughout the Study Area and the continued functionality of the existing community uses.

The planning proposal is seeking an amendment to the LEP to apply R1 General Residential zoning across the area to the southern side of Bruce Street. This maintains the zoning of the majority of the site, whilst permitting the range of uses proposed across the site, including public recreation, residential development, and seniors housing.

Development Control Plan

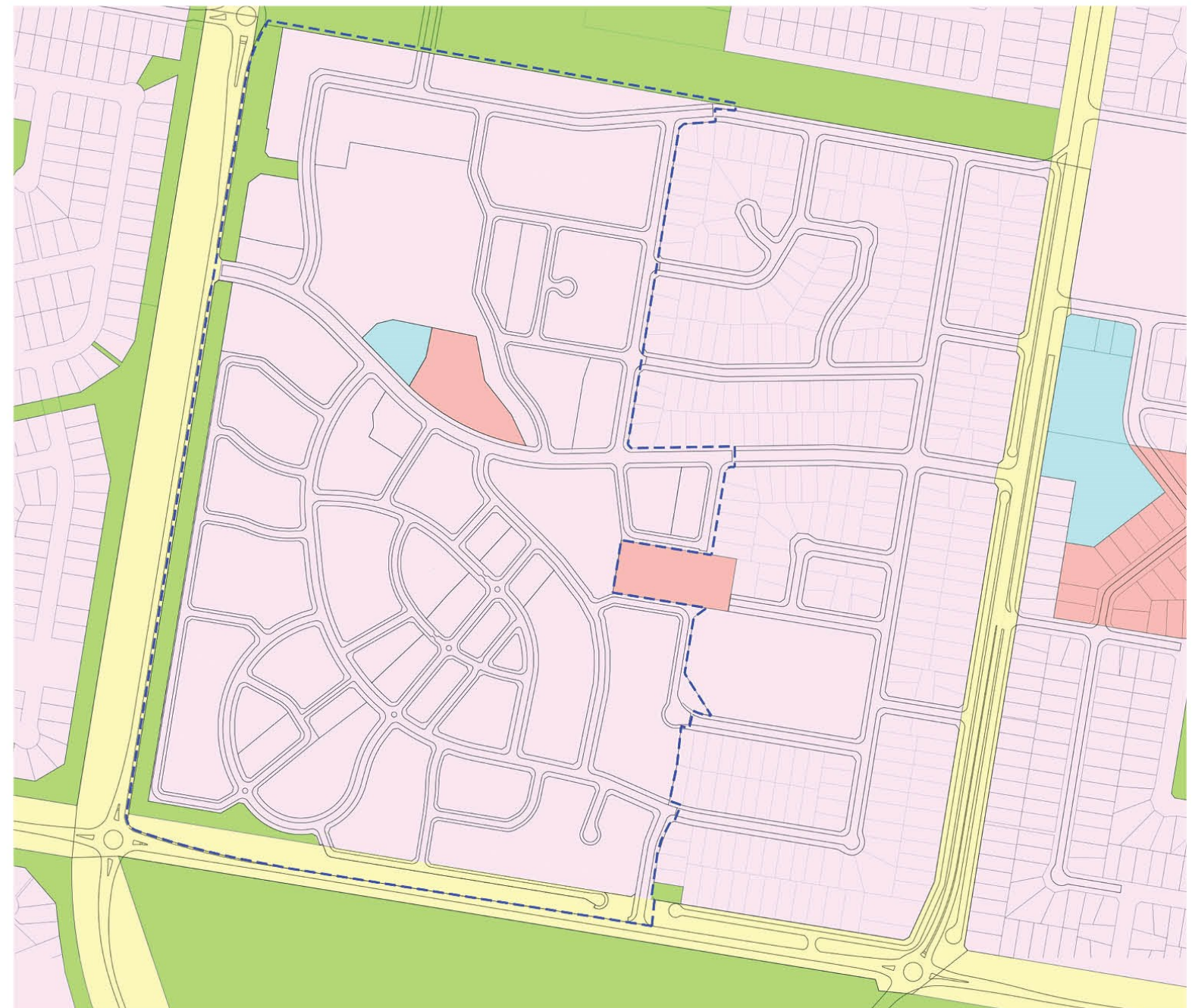
The proposed changes to Council's planning controls are currently in draft form. These will be publicly exhibited prior to their adoption. Submissions received during public exhibition will be considered by Council and may be incorporated into the policy where appropriate.

Key controls within the DCP will include:

- Maximum area per dwelling as the key density control, and
- Passive surveillance considerations such as fencing.

LEGEND

	EXTENT OF WORK
	E1 LOCAL CENTRE
	R1 GENERAL RESIDENTIAL
	R3 MEDIUM DENSITY RESIDENTIAL
	RE1 PUBLIC RECREATION
	SP2 INFRASTRUCTURE



Staging

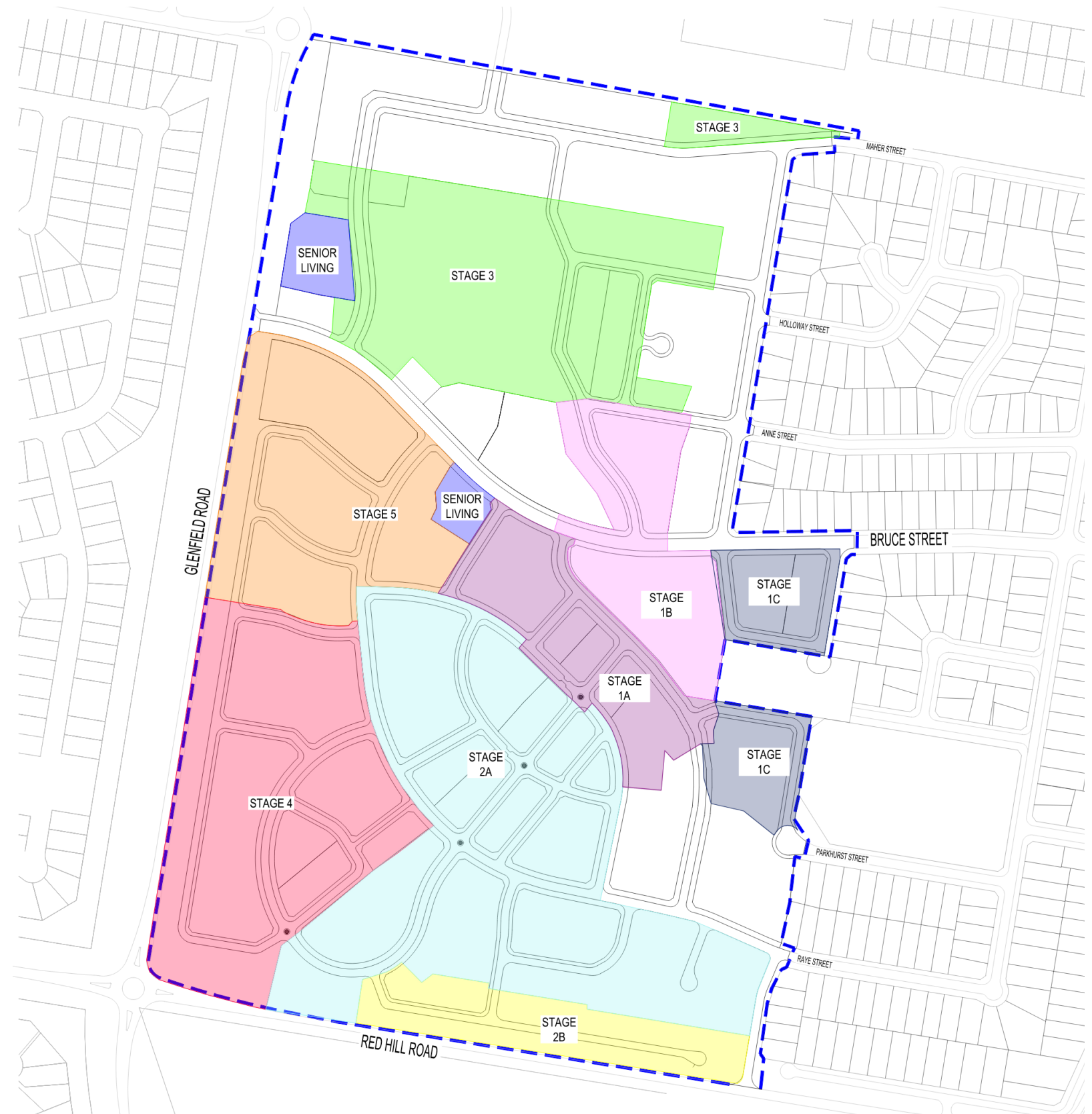
The proposed development will be delivered in stages, with the whole program of works expected to take up to ten years to complete. A preliminary schedule of staging has been composed, as provided below.

It is anticipated that construction on Stage 1A will commence in the second half of 2024, with works proceeding in succession as shown on the staging plan adjacent.

It is intended that the open space corridor will be established and embellished in the first two stage of the project, to increase the urban amenity for all current and future residents. Upgrades to infrastructure will be delivered on a stage by stage basis as the development progresses.

It is noted that the staging plan is preliminary in nature and the timeline proposed is indicative and based on the best available information at time of development.

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





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