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Tolland Renewal Precinct Planning Proposal

Land and Housing Corporation

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Tolland Renewal Precinct

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Tolland Renewal Precinct

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Executive Summary

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, private homes owned by members of the community and open space and road networks owned by Council.

LAHC is partnering with the Aboriginal Housing Office, the Argyle Consortium (consisting of Argyle Housing, Birralee Housing and BlueCHP) and Wagga Wagga City Council on this project. The aim of the renewal project is to enable Tolland to grow into a vibrant, healthy, socially and economically diverse and sustainable community.

Approximately 500 new homes, including an additional 270 homes, will be delivered across the precinct, increasing the housing supply during a time of significant need. New homes will include lots for sale to the private market, enabling people to purchase and build their own home, as well as new, modern social and affordable housing that fits seamlessly into the local streetscape.

The objective of this Planning Proposal (PP) is to amend Wagga Wagga Local Environmental Plan 2010 (LEP) to rezone certain lots to R1 General Residential.

Provision of housing is a current priority for all levels of government, particularly affordable housing in regional areas. Tolland has been identified in the Wagga Wagga Local Strategic Planning Statement as an opportunity for broadscale urban renewal. That renewal is aimed at improving housing choice, amenity and community space, combined with improved connectivity and public spaces and facilities to enhance socio-economic outcomes.

The masterplan incorporates a precinct wide approach to the provision of supporting infrastructure including open space, landscaping, roads, utilities, drainage basins and footpaths. This process includes the reconfiguration of existing road and drainage lots owned by Council, as well as the reconfiguration of the open space and residential uses.

The project will redevelop and improve approximately 67,500m² of community parklands, which includes an additional 16,000m² of new community parklands. The masterplan design process has placed a focus on the interaction between private and public space. It aims to maximise surveillance and safety by providing open space areas that are open and inviting by design, bound by dwelling frontages rather than being enclosed by rear fences. The open space interface is additionally improved through a concept landscape plan that considers sightlines, durability, plantings and park infrastructure.

This planning proposal aims to provide the correct land zoning to permit this process. It is therefore necessary and is the most efficient mechanism to do this on a precinct scale. Given the design and land acquisition process is ongoing, flexibility in the zoning is necessary to provide flexibility in the design process.

To achieve the required flexibility, the proposal is to provide R1 zoning across the majority of the site. To ensure the provision and dedication of open space, it is intended that a legally binding Planning Agreement is entered into with Council, guaranteeing practical delivery of the masterplan. That agreement will enable the ongoing land acquisition and dedication, offsetable works, contributions and the timing for all associated activities.



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Strategically, the Tolland Project aligns with the stated commitment of both the Federal and NSW Governments to grow regional cities and local centres. Critically, the Project will also deliver social and community benefits that align with the Premier's Priorities and the Future Directions for Social Housing in NSW initiative. The project aligns with the objectives, priorities, and actions of a number of strategic planning documents, including:

- National Housing Accord
- Housing 2041
- Future Directions for Social Housing NSW
- The Riverina Murray Regional Plan 2041
- Wagga Wagga Local Strategic Planning Statement 2040
- Wagga Wagga Urban Cooling Strategy 2022 – 2052
- Wagga Wagga Active Travel Plan

Under the LEP the site is affected by clauses 7.4 Vulnerable land, 7.6 Groundwater vulnerability and 5.21 Flood planning. Supporting documentation that accompanies this proposal include flood, heritage, traffic, contamination, ecology and urban design reports. These supporting plans and studies confirm the site's suitability for the proposed project, as well as its ability to satisfy the provisions of applicable State Environmental Planning Policies. The site is an established urban area with existing transport, open space, education and services. Required servicing upgrades will be provided through the development process.

The project has an ongoing project engagement strategy which has included extensive and ongoing consultation with Council and the community as well as a number of stakeholders. Wagga Wagga City Council is supportive of the proposal and intends to work closely with LAHC in the delivery of the project. The design has been informed by and responded to stakeholder comments as appropriate. Ongoing consultation will be undertaken with the community as part of the masterplan and development process, as well as mandatory public exhibition of this proposal.

This document presents the objectives and intended outcomes of the planning proposal and an explanation of the provisions that are to be included in the proposed LEP. The strategic merit has been presented as being in alignment with a suite of strategic policies across all levels of government and the site's merit is substantiated by the package of supporting documentation and site studies.



1 Introduction

1.1 Project

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 Wagga Wagga City Council (Council).

The LAHC is working with the AHO, the Argyle Consortium (consisting of Argyle Housing, Birrabee Housing and BlueCHP) and Council to transform the Tolland estate into a mix of new social, affordable, seniors and private housing, along with new community facilities, roads and parks.

The Project will redevelop and improve approximately 67,500m² of community parklands, that includes 16,000m² of new community parklands. The interaction between private and public space was a key consideration in the masterplan design process. This achieved a design that maximises surveillance and provides open space bounded by dwelling frontages rather than enclosed by rear fences. The open space interface is additionally improved through a concept landscape plan that considers sightlines, durability, plantings and park infrastructure. Approximately 500 new homes will be delivered across the precinct, including an additional 270 dwellings, increasing the housing supply during a time of significant need. New homes will include lots for sale to the private market, enabling people to purchase and build their own home, as well as new, modern social and affordable housing that fits seamlessly into the local streetscape. A diverse mix of dwellings are anticipated in the future, likely a 60% / 20% / 20% split respectively of one bedroom / two bedroom and three + bedrooms.

The type and design for the housing will be based on best practice 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.

Vision

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 will 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 stages in accordance with the approved masterplan, retaining its predominantly low density character, with higher densities encouraged in nominated areas.



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1 Introduction

Increased amenity and liveability will be achieved through the provision of solar access to living and open space areas, embellished green spaces, public domain areas and landscaped developments and a considered arrangement of scale and bulk of the built form.

Next Steps

Upon approval of this Planning Proposal application, the next anticipated steps are as follows:

1. Creation of a Planning Agreement between LAHC and Wagga Wagga City Council
2. Preparation and adoption of a precinct-specific Development Control Plan
3. Design and construction of Stage 1A under Part 5 of the Environmental Planning and Assessment Act.

1.2 The Site

The Project site 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 project area currently includes 634 residential properties comprising 180 social housing and approximately 387 private residential homes and 67 vacant social housing lots. There is a community centre, a private school and public school, a place of worship and two recreational parks within the project site.



**Tolland Renewal Precinct
1 Introduction**

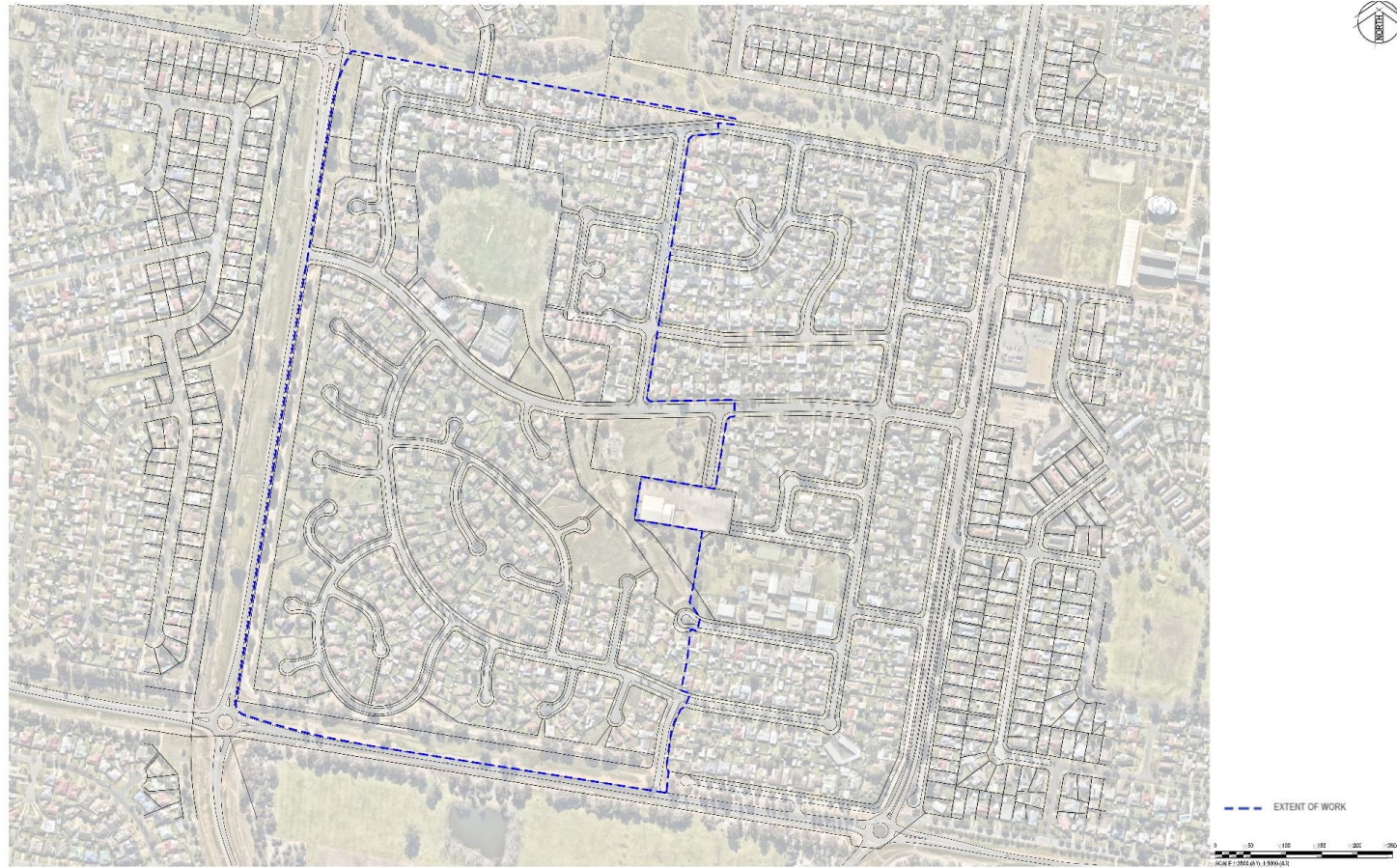


Figure 1-1 Site plan showing project boundary in blue (Stantec 2023)



Tolland Renewal Precinct 1 Introduction

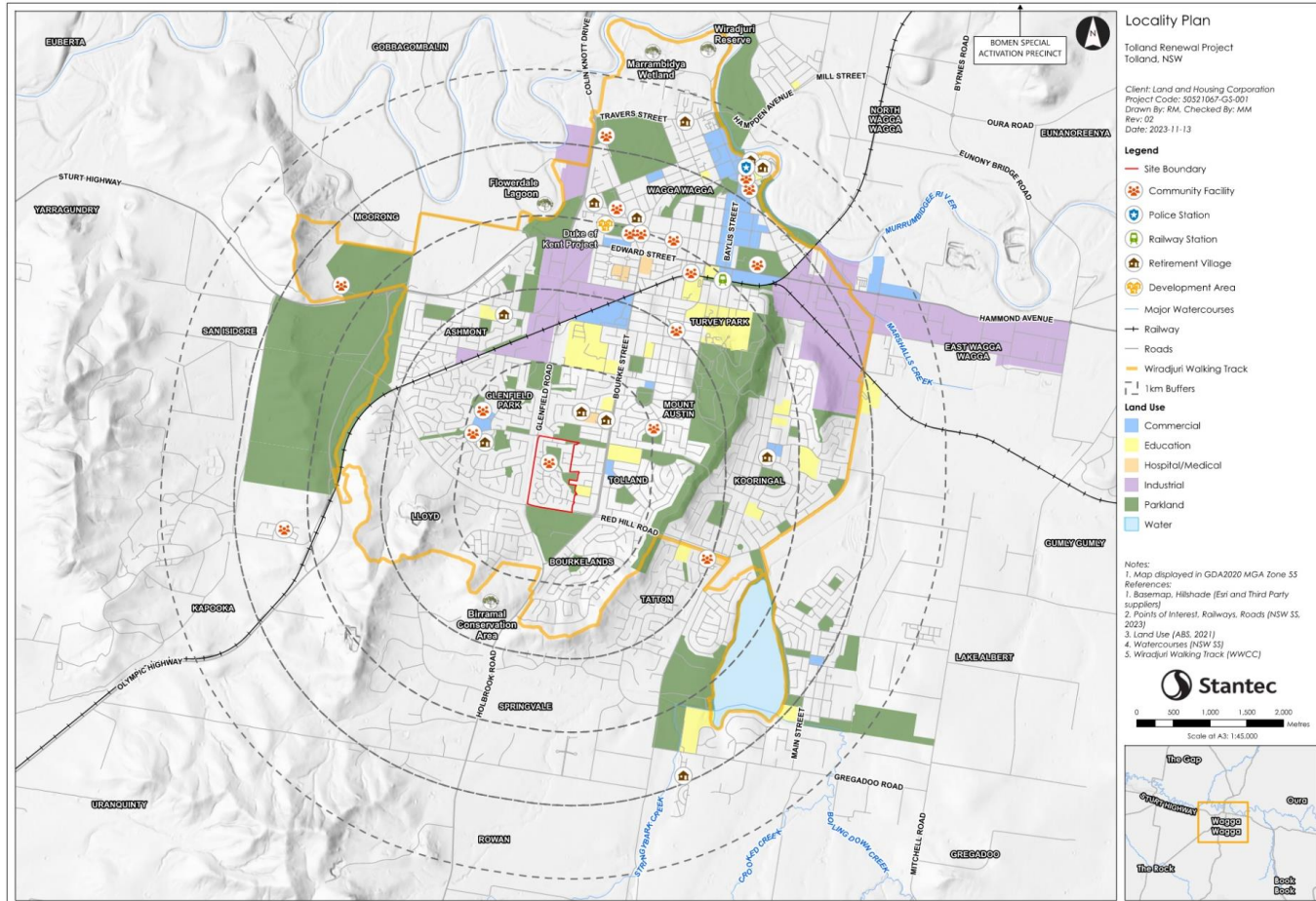


Figure 1-2 Location Plan (Stantec 2023)



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1.3 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 13km north of Tolland. 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 northeast 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.

LAHC has commenced delivery of six social housing projects that will provide an additional 74 new homes over the next 3 years in the Duke of Kent precinct located to the north of the site.

The Wiradjuri Trail encircles much of the city. The track extends across many of the city's significant destinations as well as Aboriginal places that include Wiradjuri Reserve, Marrambidya Wetland and Birramal Conservation area.

1.4 Local Planning Context

1.4.1 WAGGA WAGGA LOCAL ENVIRONMENTAL PLAN 2010

The Wagga Wagga Local Environmental Plan 2010 (LEP) is the primary environmental planning instrument applying to the site and the proposed development.

The subject site currently includes the following zones, as depicted Error! Reference source not found.:

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

The LEP is otherwise silent on principle planning controls, with no Height controls, Floor Space Ratio, Heritage or minimum lot size controls for subdivision applicable to the site.

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



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1 Introduction

any form of residential accommodation. Therefore, the permitted residential land uses within both zones is identical.

The site is affected by clauses 7.4 Vulnerable land, 7.6 Groundwater vulnerability and 5.21 Flood planning. The site is additionally mapped under clause 7.3 Biodiversity, however, Council has confirmed the redundancy of its Terrestrial Biodiversity mapping and its preferred use of the NSW Biodiversity Threshold Mapping Tool as enforced by the Biodiversity Conservation Act (BC Act). It is worth noting here that the site does not contain values under the Biodiversity Threshold Mapping.

1.4.2 WAGGA WAGGA DEVELOPMENT CONTROL PLAN 2010

Wagga Wagga Development Control Plan 2010 (DCP) provides the detailed development controls which apply to all development across the Wagga Wagga Local Government Area (LGA). Of relevance to the subject site and any future residential development, the development control plan includes the following chapters:

- Section 2 - Controls that apply to all development
 - Vehicle access and movements
 - Off-street parking
 - Landscaping
 - Safety and security
 - Erosion and Sediment Control Principles
 - Development adjoining open space
- Section 4 - Environmental Hazards and Management
 - Flooding
- Section 7 - Subdivision
 - Residential and large lot residential subdivision
 - Design for use and accessibility
 - Solar access, energy efficiency, size and shape of lots
 - Open space, parks and the public domain
 - Water Sensitive Urban Design
- Section 9 - Residential Development
- The general controls contained within the DCP provide a framework for future development.

The proposed redevelopment in Tolland is generally consistent with the controls and intent contained within the existing framework. However, site specific controls are required to encourage density where proposed and to provide safety / urban design controls. The existing framework will be expanded upon to include DCP controls specific to the precinct as part of the next steps following endorsement of the masterplan. Key controls within the DCP will include:

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



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1.4.3 PLANNING AGREEMENTS AND DEVELOPER CONTRIBUTIONS

NSW Land and Housing Corporation are currently in the process of negotiating a Planning Agreement with Wagga Wagga City Council to establish the mechanism by which the project's infrastructure upgrades required can be delivered.

Proposed upgrades anticipated under the planning agreement may include sewer, water and stormwater mains upgrades, road and intersection upgrades, embellishment and dedication of public open space. Public space embellishments will be generally in accordance with an approved concept landscape plan and are anticipated to include upgraded servicing infrastructure, landscaping, security and safety improvements and user amenities.

A letter of offer has been provided to Council to provide the intent of the agreement. The terms of that agreement are currently under negotiation with Council and is anticipated to be resolved prior to finalisation of the PP. The draft agreement will be publicly exhibited prior to its finalisation, giving the community the chance to provide their feedback. It is noted that the Wagga Wagga Local Infrastructure Contributions Plan 2019-2034 excludes the following development from the payment of Local Infrastructure Contributions under Sections 7.11 and 7.12 of the Environmental Planning and Assessment Act:

- Social housing and affordable housing
- Development for the purposes of any form of seniors housing defined in State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 that is provided by a social housing provider.

1.5 Supporting Documentation

This Planning Proposal is supported by the following studies and documents:

- Masterplan set prepared by Stantec dated September 2023
- Landscape plans prepared by Stantec dated September 2023
- Urban Design Report prepared by Stantec dated September 2023
- Preliminary flood assessment report prepared by GRC dated September 2023
- Traffic Impact Assessment prepared by Stantec dated September 2023
- Aboriginal & Historic Heritage Due Diligence Assessment Report prepared by OzArc dated September 2023
- Preliminary Biodiversity Assessment Report prepared by The Environmental Factor dated September 2023
- Tree Assessment prepared by Mark McCrone dated September 2023
- Preliminary Site Investigation prepared by MacMahon Earth Sciences dated September 2023
- Utilities report prepared by Stantec dated September 2023
- Social and Community Needs Assessment prepared by Stantec dated September 2023



2 Purpose of the Planning Proposal and Amendments

This Planning Proposal (PP) has been prepared in accordance with Section 3.33 of the Environmental Planning and Assessment Act 1979 (EP&A Act) and the Department of Planning and Environment Local Environmental Plan Making Guideline dated August 2023.

2.1 Objectives and Intended Outcomes

The objectives of this PP is to amend Wagga Wagga Local Environmental Plan 2010 to rezone subject lots from existing RE1 and R3 zoning to R1 General Residential. These amendments aim to achieve the following outcomes:

- a) To facilitate precinct wide renewal with revised street layout, increased permeability, connectivity and safety, walkability and liveability.
- b) Provide enhanced and safer public spaces with increased permeability and surveillance, which are open, activated, functional, accessible and appropriate for a range of age groups
- c) To redefine the boundaries and increase the quantity of the public open space, and
- d) To provide enhanced and safer public spaces with increased permeability and surveillance, which are open, activated, accessible, appropriate for a range of age groups and functional.
- e) 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.
- f) Provide a pattern of housing which integrates social housing, is tenure blind and appropriately increases densities, dwelling typology and yield.
- g) Improve precinct interface and connectivity with the wider community through suburb boundaries and road reserves which are active and open.
- h) Allow flexibility in the design process and layout while detailed site studies and land acquisition processes are ongoing.



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2 Purpose of the Planning Proposal and Amendments

2.2 Explanation of Provisions

The objectives and intended purpose of this planning proposal can be achieved through the following amendments to Wagga Wagga LEP 2010.

1. Land Zoning Map Amendments – Sheet LZN_004D. The proposed land zone map is shown in **Section 4** of this document, as previewed in **Figure 2-1** and **Figure 2-2** and itemised in **Appendix A**.

It is emphasised here that the existing public open space will be retained and expanded, in accordance with a legally binding Planning Agreement (see **Section 1.4.3**) and an associated landscape concept plan. The proposed rezoning of the RE1 land to R1 *is not* to increase developable area. The proposed rezoning of the RE1 land to R1 is for the purpose of meeting objective (h) above: providing flexibility in the design and layout of that space while detailed site studies and land acquisition processes are ongoing.

The design of the open space will be generally in accordance with the masterplan. Following construction of that space, the space will be dedicated to Council and rezoned as RE1 Public Recreation.



Figure 2-2 Existing zoning on existing site layout (Stantec 2023)

Figure 2-1 Proposed zoning on masterplan layout (Stantec 2023)



3 Justification

Section A – Need for a Planning Proposal

Is the planning proposal a result of an endorsed LSPS, strategic study or report?

Yes. The Wagga Wagga Local Strategic Planning Statement (LSPS) identifies the suburb of Tolland as an opportunity for broadscale urban renewal. That renewal is to 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.

Furthermore, it is generally understood that the provision of housing is a current government priority, emphasised in documents and initiatives such as the National Housing Accord, Housing 2041, Regional Housing Taskforce and expedited planning pathways. Critically, this project will deliver social and community benefits that align with the Premier's Priorities and the Future Directions for Social Housing in NSW initiative. Additionally, it implements the findings and recommendations of the 2021 Regional Housing Taskforce stakeholder consultation, with one of the key recommendations being to "increase the availability of affordable and diverse housing across regional NSW."

Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes – the PP to enable the rezoning of land to primarily R1 General Residential is considered the best means of achieving the objectives and intended outcomes of the Tolland Renewal Project.

The Tolland project is a precinct wide master planning exercise, which proposes realignment of roads, urban blocks and open space boundaries. This masterplanning process allows a considered approach to a precinct wide design.

The current zoning restricts the site layout and design by effectively locking in the existing location of land uses. In order to implement the masterplan, a significant number of lots, and partial lots, requiring rezoning.

A planning proposal is the most efficient mechanism to deliver site wide requirements and providing flexibility in the design process while detailed site studies and land acquisition processes are ongoing.

Section B – Relationship to Strategic Planning Framework

Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

The Riverina Murray Regional Plan 2041

The proposal is consistent with the Riverina - Murray Regional Plan and directly aligns with the following objectives:

- Objective 5: Ensure housing supply, diversity, affordability and resilience
- Objective 18: Provide housing supply in the right locations



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- Objective 15: Support the economic vitality of CBDs and main streets
- Objective 19: Deliver housing that is more diverse and affordable

The Plan outlines a need for redevelopment and higher residential densities to be the focus of urban growth in regional cities and identifies capacity for existing urban areas for infill and revitalisation, particularly near commercial centres. Additionally, it notes an existing oversupply in large, detached dwellings that do not align with demand for smaller, accessible and more affordable housing.

The Plan also acknowledges the recommendations of the Regional Housing Taskforce and need to deliver 127,000 new homes in the regions over the next 10 years. The renewal of Tolland Estate will assist with the delivery of increased regional housing supply and more diverse housing typologies. Finally, an increase in density will assist in supporting the viability of local businesses.

Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GCC, or another endorsed local strategy or strategic plan?

Wagga Wagga Local Strategic Planning Statement 2040

The proposal aligns with the Wagga Wagga LSPS which identifies Tolland as an opportunity for broad scale renewal. The LSPS recognises the role of Tolland to contribute towards Wagga Wagga's housing supply.

Under three overarching themes, the LSPS sets a number of principles, each with key actions. Notably, Action COM12 is 'to collaborate and advocate for urban renewal opportunities with State and Federal government in key locations, including Tolland'.

The proposal directly aligns to the following 'Community Place and Identity' principles in the LSPS:

- **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, Koorring and Ashmont will take the housing supply beyond 25 years.

The Wagga Wagga LSPS identifies a need for an additional 14,000 new homes over the next 20 years and recognises the need for urban renewal and infill development to deliver these outcomes. The LSPS recognises the role of infill development to provide increased housing, housing diversity, affordability and liveability in established communities, close to services, community and recreation facilities. The proposal will contribute a significant portion of housing for the LGA and will provide a diversity in housing and density that is fit for purpose with a renewed neighbourhood character and amenity.



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Urban Cooling Strategy 2022 – 2052

The Urban Cooling Strategy aims to increase community health, well-being and resilience through planning more sustainable future developments and adapting our existing areas wherever possible.

Design considerations of this strategy's actions include:

Strategy Action	Design Response
Avoid and minimise tree removal in public and private spaces	The project aims to retain existing trees where possible as well as providing new street trees throughout the precinct.
Identify opportunities to increase shade in playgrounds through plantings or shade sails	Open space has been designed to increase shade and shelters within play areas and sportsgrounds. Future design is capable of including the use of cool materials and surfaces, shade sails and evergreen tree species where appropriate.
Identify opportunities to increase shade through plantings, shade sails or shelters as appropriate at sportsgrounds	
Prioritise the use of cool materials and surfaces for all new facilities and assets developed	
Landscape nature strips with waterwise native plants	The proposed landscaping increases vegetation on existing nature strips, particularly Bruce Street, Red Hill Road and Glenfield Road.
Identify opportunities to increase plantings along the active travel path network	The masterplan introduces shared paths on Glenfield Road, Bruce Street and through the open space areas to tie into the existing Red Hill Road and Bourke Street links. Landscaping has been proposed on all these links within the site.
Provide perimeter planting around existing detention basins	Landscaping is proposed around key stormwater and detention areas.
Identify opportunities to increase shade through plantings or shelters at bus stops	Landscaping and street trees have been provided on Bruce Street where the bus stops are located.
Bundling of power cables to reduce street tree pruning	Power lines within the precinct will be undergrounded, minimising the necessity to prune street trees.
Consider roof colour	Future design is capable of including the use of cool materials and surfaces.



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3 Justification

Wagga Wagga Active Travel Plan

Council is constructing a 56 km network of dedicated cycle paths which when complete will criss-cross the city and provide residents with a safe, alternative transport option for commuting. This is particularly relevant to Tolland, having one of the lowest car ownership rates in the LGA. The existing network interacts with Tolland at Red Hill Road (Red Hill Road link) and Bourke Street (Bourke link).

The masterplan includes dedicated footpaths and shared path cycleways which connect the neighbourhood with existing Active Travel links and 'trip attractors', such as schools, shops, social infrastructure, aged care, recreational facilities.

Is the planning proposal consistent with any other applicable State and regional studies or strategies?

In addition to the Regional Plan as addressed above, a number of State and Federal studies discuss the critical need for housing, particularly housing which is affordable and located in regional areas. Strategically, the Tolland Project aligns with the stated commitment of both the Federal and NSW Governments to grow regional cities and local centres and contributes towards the obligation of the LAHC and AHO as government organisations.

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.



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3 Justification

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. People located 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 project implements a number of key actions identified in this plan, including:

- 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; and
- 3.5 Regional options.

Is the planning proposal consistent with applicable SEPPs?

There are four relevant State Environmental Planning Policies (SEPPs) applicable to the future development of the land as specified in **Table 3-1**. The proposal is capable of meeting relevant requirements under these policies. A full list of SEPPs and a comment as to their relevance is provided at Appendix B.

Table 3-1 Relevant State Environmental Planning Policies

Policy	Relevance	Consistent
Resilience and Hazards SEPP	Chapter 4 provides a state-wide approach to the remediation of contaminated land, with the aim of promoting remediation to reduce the risk of harm to human health or any other aspect of the environment. A Preliminary Site Investigation (PSI) has been prepared for the site, confirming that there is potential for contaminated materials due to the age of the existing structures. The PSI has recommended an unexpected finds protocol and detailed site investigations to occur as part of the future approvals process. The site is capable of complying with obligations under this SEPP.	Yes



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Housing SEPP	Future delivery of housing or subdivision may occur under the provisions of this SEPP. Not relevant at PP stage.	Yes
Transport and Infrastructure SEPP	Development applications proposing traffic generating developments (as listed in Schedule 3 to the TISEPP) or triggering consideration under Clauses 2.120 or 2.121 to the TISEPP will require referral to Transport for NSW (TfNSW). While this PP does not meet the definition of traffic Generating Development, initial consultation has occurred and is ongoing as required.	Yes
SEPP 65 – Design Quality of Residential Apartment Development	Future development can address this SEPP where applicable.	Yes

Is the planning proposal consistent with applicable Ministerial Directions (section 9.1 Directions) or key government priority?

The proposal is consistent with the following relevant Section 9.1 Directions, particularly:

- Direction 5.1 Integrating Land Use and Transport
- Direction 6.1 Residential Zones

Relevant directions are presented in **Table 3-1**. A full list of Ministerial Directions and a comment to their relevance is provided at **Appendix C**.

Table 3-2 Relevant Ministerial Directions

Section 9.1 Direction		Consistency	Comment
1.1	Implementation of Regional Plans	Yes	Section B of this PP demonstrates that the Proposal is consistent with the Riverina Murray Regional Plan 2041.
4.1	Flooding	Yes	Preliminary flood modelling of the project area concluded that the flood impact of the residential areas was relatively low risk. Several recommendations for further flood modelling analysis are detailed in Section 7 of the Flood Assessment Report provided under separate cover and can be considered during future design stages. Based on the above, development arising from the PP can be designed to be consistent with this Direction.



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5.2	Reserving Land for Public Purposes	Yes	Under this Renewal Project land will be reserved for the purpose of public benefits such as public open space and drainage infrastructure as required to facilitate the masterplan development via a VPA or similar mechanism.
6.1	Residential Zones	Yes	<p>This planning proposal includes provisions that encourage the provision of housing, increased density in certain areas, and broadens the choice of housing typologies and tenure.</p> <p>Being a master planned renewal project delivered by a collaboration of housing providers the efficient use of existing infrastructure and services is proposed where possible and serves to deliver housing based on best planning practice design principles, reducing the consumption of land for housing and associated urban development on the urban fringe.</p> <p>Therefore, the Planning Proposal is generally consistent with Direction 6.1.</p>



Section C - Environmental, Social and Economic Impacts

Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

A Preliminary Biodiversity Assessment Report (PBDAR) and tree study accompanies this proposal. These assessments considered vegetation which was publicly accessible; vegetation within private residential areas generally did not form part of this assessment.

The PDAR finds that native vegetation on site was comprised three Plant Community Types. The remainder of vegetation on site was comprised of planted local and non-locally native species along road verges, in urban gardens and other public recreation areas and a variety of exotic, ornamental planted tree and shrub species. One (1) area of scattered remnant trees likely previously forming part of a naturally occurring woodland.

Based on the field surveys and validation of vegetation condition on site, one (1) TEC (Box-Gum Woodland), listed as critically endangered under the BC Act. In total, 0.18 ha of degraded condition TEC occurs within the Subject Land. No impacts to this community are anticipated as a result of the Planning Proposal or future development in the Tolland housing estate. In general, threatened flora and fauna are not anticipated to occur in the Subject Land given the high levels of disturbance and degraded condition of habitat.

Anticipated impacts include:

- Potential impacts to up to 2.98ha of planted native shrubs and trees within the public recreation area along Maher Street, assigned to PCT 346 to which is proposed to be re-zoned to facilitate the construction of future dwellings for the Tolland Renewal Project
- Potential impacts to up to a further 0.18 ha of remnant native woodland conforming to PCT 266 and 2.4 ha of native planted vegetation assigned to PCT 277 located within the Subject Land, depending on the final design plans
- Potential impacts to 1.68 ha of vegetation comprised of mixed exotic and native planted trees along streets and reserves
- Potential impacts to the remaining 48.58 ha of existing residential lots, buildings, gardens, roadways, parklands and infrastructure categorised as non-native vegetation. Existing street and park trees are proposed to be retained where possible.
- Consequently, the BOS would apply to the approved development to be assessed under Part 4 of the EP&A Act. This assessment is based on preliminary design; full impacts and minimisation thereof can be determined and addressed in future stages of the project.

Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

The accompanying documentation confirms that the site is relatively free of environmental constraints that may be adversely affected by the proposal. These investigations indicate that any relevant matters can be addressed during the future detailed design and development processes.



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Flood

A preliminary flood assessment (PFA) has been prepared to accompany this PP. This report finds that although an increased dwelling density is proposed:

- No adverse impacts affecting properties outside of the Tolland Renewal Project for events up to and including the 1% AEP flood event.
- Localised changes in flood level within the Tolland Renewal Project can be managed through appropriate road and stormwater design developed during future design stage
- A minor increase in flood level of less than 0.1 m is noted to affect the Wagga Wagga Brethren during the PMF.
- An area of impact of typically less than 0.03 m is noted during the PMF extending to properties to the north of Bruce Street.

The PFA finds that the proposed Master Plan design for the area of interest is relatively low risk. A number of recommendations for further flood modelling analysis are detailed in Section 7 of the assessment report. Those recommendations include management of local flooding/stormwater issues and ensuring compliance with Council's flood planning policy. The detailed design of the stormwater network will inform the works required to minimise 1% and PMF impacts.

Aboriginal & European Heritage

An Aboriginal & Historic Heritage Due Diligence Assessment has been prepared to accompany this PP. The undertaking of the due diligence process resulted in the conclusion that the proposed works will have an impact on the ground surface, however, no Aboriginal objects or intact archaeological deposits will be harmed by the proposal. An Aboriginal Heritage Impact Permit application is not necessary and an Unanticipated Finds Protocol has been recommended.

Access and Movement

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 proposed road layout reflects a continuance of the existing road hierarchy within the suburb.

Bruce Street continues its role as a Collector Road throughout the suburb connecting Glenfield Road and Bourke Street

A Traffic impact Assessment (TIA) has been prepared to accompany this Planning Proposal. The analysis indicates that all intersections, with the exception of the Bruce Street / Glenfield Road intersection, will operate well with limited queues and delays on all approaches under post development (+10 yrs) conditions.

The one exception is the operation of the right turn movement at the intersection of Bruce Street and Glenfield Road (turning right from Bruce Street east into Glenfield Road north) where delays and queuing area experienced during the AM and PM peak hours.

To increase the intersection capacity would require significant infrastructure works. The TIA has presented potential treatment options:



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- Convert the intersection from an unsignalised T-intersection to a roundabout controlled intersection, or
- Convert the intersection from an unsignalised T-intersection to a traffic signal controlled intersection, or
- Undertake localised road widening on Glenfield Road to create a centre median of a minimum 6.0m width to enable right turn movements from Bruce Street to be undertaken as a staged movement when turning into Glenfield Road.

The TIA notes current the uncertainty around level of network traffic growth that will occur, the uncertainty of Council's intended future configuration of Glenfield Road and importantly, the available capacity for drivers to be able to suitably egress the precinct as a whole to travel north. It recommends that traffic volumes be monitored (both network traffic volumes and the distribution of traffic flows within the Tolland Estate) over time with traffic analysis revisited in the future to confirm the appropriate delivery of treatment. This will also allow for any spending on infrastructure to be undertaken in a strategic and financially efficient manner.

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. A Traffic Assessment has been prepared to accompany this Planning Proposal and all documentation has been provided in support.



Figure 3-1 Tolland Active Travel Plan (Stantec 2023)



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Walking and cycling is improved through the creation of a network linking into Council's existing active travel plan. Pedestrian connectivity to the bus stops on Bruce Street will be improved from the south; the existing public transport route and bus stop locations will be retained.

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. Bruce Street will be connected to all internal proposed footpaths and shared paths to create a contiguous link.

Contamination

A Preliminary Site Investigation (PSI) has been prepared to accompany this Planning Proposal. The PSI finds that the site has a history of broadacre agriculture land use until the 1960s when it was subdivided for residential use.

The PSI identified the potential for contamination to be present from predevelopment agricultural use, and existing residential uses. These potential contamination sources do not preclude the redevelopment of the site providing further investigation and appropriate site management is undertaken during development. The PSI recommends further investigation, an unexpected finds protocol and appropriate remediation, if required.

Has the planning proposal adequately addressed any social and economic effects?

Connection to Country

The Tolland renewal precinct acknowledges more than 60,000 years of continuous Aboriginal connection to the land that makes up NSW. Traditional Aboriginal and Torres Strait Islander owners and custodians of the land share a unique bond to Country. Aboriginal peoples maintain a strong belief that if we care for Country, it will care for us. This means a healthy Country and community, protection of Aboriginal cultural heritage, cultural competency and better places.

Understanding Country

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.



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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.

Community & Consultation

There is a sizable Aboriginal community within the project area, existing accommodation and surrounding LGA.

LAHC has been working closely with all of the tenancy managers in Tolland, which includes Aboriginal Housing Office and Birribee Housing to ensure the delivery of a housing product that provides diversity, affordability, equity and accessibility catering to this segment of the community. LAHC has met with local service providers and indigenous representatives to encourage conversations and feedback from Tolland's indigenous community.

LAHC's Community engagement strategy has deliberately planned inclusive and offline engagement sessions to ensure a broader section of the community is engaged with. Their communication and engagement activities included a community survey and drop in sessions, Tolland Clean Up day, letters specifically written to Aboriginal households, in person or phone discussions with each of these households, advertising in the Koori Mail and drop in sessions welcome to all to discuss the draft masterplan in person with LAHC and tenancy related matters with their tenancy managers.

Participant surveys from round 1 community consultation showed that 21% of participants identified as Aboriginal. Feedback received included specific comments reflecting on the importance of recognising Aboriginal history and Connection to Country within Tolland. Suggestions included

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

Delivery of these suggestions will form part of the ongoing design considerations. As discussed herein, there is a clear focus on, and ample opportunity for, creating public spaces for artwork and gatherings/events, inclusion of signage and native gardens.

Healthy Country

The incorporation, placement and design of nature can be achieved through the use of natural materials and native plantings. The provision of appropriate plantings and water sensitive urban design contributes to the healing of Country, creeklines and waterways. Connections through site provide accessible and safe ways for all people to experience and connect with Country and community. A usable network open space encourages residents to be physically active and connected with the natural environment, improving community connectivity, exercise and wellbeing.

Passive design of future building can be oriented and designed for maximisation of daylight and cross breezes and to take advantage of natural sources of heating and cooling for sustainability. An increase in urban planting and canopy cover contributes to both physical and social sustainability and wellbeing.



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Better Places & Healthy Community

The layout was designed with key objectives of inclusivity, connectivity and diversity, with people and community at the centre of the design process. The masterplan design provides for the diversity and integration of people and housing and community in an outward facing, permeable and connected neighbourhood.

Open space has been retained as the 'centrepiece' of the suburb, but has been reimaged to be better connected and safer, with improved sightlines, through site accessibility and provision of landscaping to provide sense of place and community. The future use of diverse seasonal or ceremonial gardens creates an opportunity to draw people, family, ecologies into the site to gather together. The treatment of open space supports an active and healthy community,

The connection of the site's travel paths to the active travel network in turn links to the Wiradjuri Trail. The Wiradjuri trail then links a number of destinations and Aboriginal sites including Flowedale Lagoon, Wiradjuri Reserve, Marrambidya Wetland, Birramal Conservation area and the Murrumbidgee River.

Open Space

The masterplan includes the redevelopment and improvement of approximately 67,500m² of community parklands, which incorporates 16,000m² of new community parklands. The accompanying Urban Design Report confirms that the proposed layout has been designed to improve the functionality, amenity and accessibility of open space. Safety, and Crime Prevention through Environmental Design (CPTED) design principles have been implemented, providing improved surveillance, access, softer interface and sight lines.

An analysis of the existing open space show that currently residential properties backing onto recreation areas are creating enclosed parks with limited views and surveillance resulting in a low perception of safety. Some areas are lacking regular use, shade and other supportive assets such as lighting, seating and paved pathways. Access in places is narrow with poor sightlines and children's play equipment is in poor condition.

An enhanced relationship will 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 urban design approach applied in the design principles aims to provide amenity and safety for local park users and subsequently increased usability and an emphasised sense of place and character. This is achieved in maximising surveillance and "eyes on the street" by bringing houses closer to the street and open space and providing a perimeter block development pattern that results in a street / park facing "front" to dwellings.

This is supported by a landscaping plan which positions trees and planting for visual permeability between paths within parks, surrounding streets and properties. The use low maintenance, durable materials and surface will ensure the space is of a well maintained appearance.

Embellishments to the open space are to be delivered through a binding Planning Agreement. Public space embellishments will be generally in accordance with the concept landscape plan and are anticipated to include upgraded servicing infrastructure, landscaping, security and safety improvements and user amenities. The likely contents of this agreement are currently being discussed with Council and a draft agreement will be exhibited for public comment. Following



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construction of that space, the space will be dedicated to Council and rezoned as RE1 Public Recreation.

Social and Community Needs

A Social and Community Assessment has been prepared by Stantec and accompanies this PP under separate cover. This report provides a demographic overview providing comparisons between Tolland and other parts of Wagga Wagga and regional NSW.

Additionally, it considers population projections and social housing demand, as well as providing an audit of Existing Social Infrastructure and open space.

Key findings include:

- There are significantly more single parent households raising children;
- There are more very young children (0-4);
- There is a significantly larger Aboriginal population;
- Tolland's SEIFA score is significantly low with the south western corner of the site measuring 518 and 499, reflecting high rates of social disadvantage amongst the lowest scores for an urban area in Australia;
- Household incomes are significantly skewed towards the lowest bands
- In 2016 one in two households had no internet and one in five households has no car;
- Unemployment is higher and people are in lower skilled and lower paid jobs; and
- Rates of unpaid carers, and particularly, unpaid child carers point towards a marked community strength higher than community norms elsewhere.

The report provides an affordable housing strategy, which outlines the objectives of the delivery partners for the social and affordable housing components of the project and confirms its alignment with the objectives of the State Assessed Planning Proposal (SAPP) fast track program requirements.

Section D – Infrastructure (Local, State and Commonwealth)

Is there adequate public infrastructure for the planning proposal?

The site is an established urban area with existing transport, open space, education and services. Standard servicing upgrades will be managed through the development process and includes upgrades and augmentation to water, sewer and stormwater infrastructure.

NSW Land and Housing Corporation are currently in the process of entering into a Planning Agreement with Wagga Wagga City Council to establish the mechanism by which any infrastructure upgrades required for the project can be delivered. These upgrades, as discussed in greater detail in Section C, will include sewer, water and stormwater mains upgrades, provisions for public open space embellishments, intersection upgrades and the like. These upgrades will be delivered on a stage-by-stage basis as the development progresses and will be design and delivered in accordance with the requirements of the VPA as well as Council's guidelines and development standards.

The site is not impacted by any significant constraints and all site-specific matters can be appropriately managed through the planning process.



Section E - State and Commonwealth Interests

What are the views of state and federal public authorities and government agencies consulted in order to inform the Gateway determination?

The project has an ongoing project engagement strategy which has included extensive and ongoing consultation with Council and the community. Additional consultation has been undertaken with NSW Police, the Department of Education, NSW Health, local utility authorities and local stakeholders. Feedback from this extensive consultation process has been extremely positive and has shaped and informed the development progress of the proposed redevelopment to date.

Wagga Wagga Council is in support of the proposal, and the masterplan has adopted a number of details as a response to collaboration with Council, as detailed in the accompanying Urban Design Report. Council has provided a letter a support for the project and the rezoning and preparation of a planning proposal for the site. Council's letter outlines the strategic merit of the proposal and alignment with Council's LSPP. Council has resolved to sign a Collaborative Agreement with NSW LAHC to establish the intent of Council and NSW LAHC to work together on the delivery of improved and additional social housing.



4 Mapping

The proposed amendment to the Wagga Wagga LEP Land Zoning Map – Sheet LZN_004D is shown below, as explained in **Section 2.2**:



Figure 4-1 proposed land use zoning map over masterplan (Stantec 2023)



5 Community Consultation

5.1.1 FORMAL PUBLIC EXHIBITION PERIOD

It is expected that the PP will be publicly exhibited for 28 days in accordance with any future Gateway Determination. Public exhibition will be coordinated by the Department of Planning.

5.1.2 PREVIOUS CONSULTATION

Consultation with government stakeholders has been detailed above in **Section E**. In addition, consultation and engagement with residents and stakeholders has been an integral component of the design process. LAHC have established a 'rolling consultation period' for the duration of this process, with information available online, public consultation sessions as required, letterbox newsletters as well as an established phone and email hotline for community enquiries.

In late 2022 and early 2023, LAHC invited community members 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 showed 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.

Further consultation with the community in early – mid 2023 informed the draft version of the Tolland Masterplan put to Wagga Wagga City Council for consideration, and preliminary notice of the Masterplan PP application and exhibition was provided to tenants in September 2023.

In September 2023 LAHC held an engagement activity with students of Red Hill Public School in Wagga Wagga. This activity allowed them to explore the proposed Tolland masterplan in a virtual realm and aimed to build awareness of the renewal and stimulate discussion between Tolland kids and their families. More than 200 students participated in this innovative community engagement activity. Using Minecraft Education, the students were asked to virtually explore a replica suburb of Tolland to learn more about the proposed Masterplan and provide their ideas for future project inclusions. A few of the great suggestions included:

- A new football field,
- A community library,
- Different types of houses,
- A nursing home to visit gran and grandpa.

A video was created that tells their story - <https://youtu.be/UmvWb3gayVQ?feature=shared>.

Council placed the draft Tolland Concept Masterplan on public exhibition for a period of 42 days from 11 September to 24 October 2023. The community was invited to make submissions during this time



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via the online portal. Community drop-in BBQs were held by LAHC and Council to provide the community with the opportunity to ask questions in-person. At the time of writing this report Council has not finalised their review of feedback.

As this project enters the next phase of development it is expected that ongoing consultation will inform the proposal to ensure that it meets the needs of the community and delivers the desired social change.



6 Project Timeline

The following intended timeline has been provided by the Department of Planning for this application:

Process	Intended timing
Lodgement for rezoning pathway	14 September 2023
Date of Gateway determination	13 October 2023
Applicant response to matters in Gateway Determination (e.g. updated reports)	Week ending 1 December 2023
Public exhibition and agency consultation	TBA
Post exhibition consideration of submissions	TBA
Finalisation report and legal drafting of LEP	TBA
Gazettal of LEP	18 March 2024



Tolland Renewal Precinct
Full list of lots affected by zoning change

APPENDICES



Tolland Renewal Precinct
Full list of lots affected by zoning change

Appendix A. Full list of lots affected by zoning change



Tolland Renewal Precinct
Full list of lots affected by zoning change

Lot	DP	Current zoning	Proposed zoning
332	DP705938	R3 Medium Density Residential	R1 General Residential
211	DP705940	R3 Medium Density Residential	R1 General Residential
318	DP705938	R3 Medium Density Residential	R1 General Residential
178	DP235331	RE1 Public Recreation	R1 General Residential
351	DP819959	R3 Medium Density Residential	R1 General Residential
317	DP705938	R3 Medium Density Residential	R1 General Residential
353	DP819959	R3 Medium Density Residential	R1 General Residential
347	DP819959	R3 Medium Density Residential	R1 General Residential
346	DP819959	R3 Medium Density Residential	R1 General Residential
345	DP819959	R3 Medium Density Residential	R1 General Residential
720	DP819961	R3 Medium Density Residential	R1 General Residential
701	DP819961	R3 Medium Density Residential	R1 General Residential
707	DP819961	R3 Medium Density Residential	R1 General Residential
708	DP819961	R3 Medium Density Residential	R1 General Residential
706	DP819961	R3 Medium Density Residential	R1 General Residential
709	DP819961	R3 Medium Density Residential	R1 General Residential
704	DP819961	R3 Medium Density Residential	R1 General Residential
314	DP705938	R3 Medium Density Residential	R1 General Residential
335	DP815404	R3 Medium Density Residential	R1 General Residential
338	DP815404	R3 Medium Density Residential	R1 General Residential
336	DP815404	R3 Medium Density Residential	R1 General Residential
711	DP819961	R3 Medium Density Residential	R1 General Residential
320	DP705938	R3 Medium Density Residential	R1 General Residential
319	DP705938	R3 Medium Density Residential	R1 General Residential
337	DP815404	R3 Medium Density Residential	R1 General Residential
334	DP815404	R3 Medium Density Residential	R1 General Residential
344	DP819959	R3 Medium Density Residential	R1 General Residential
340	DP819959	R3 Medium Density Residential	R1 General Residential
349	DP819959	R3 Medium Density Residential	R1 General Residential
348	DP819959	R3 Medium Density Residential	R1 General Residential
343	DP819959	R3 Medium Density Residential	R1 General Residential
342	DP819959	R3 Medium Density Residential	R1 General Residential
341	DP819959	R3 Medium Density Residential	R1 General Residential
339	DP819959	R3 Medium Density Residential	R1 General Residential
350	DP819959	R3 Medium Density Residential	R1 General Residential



Tolland Renewal Precinct
Full list of lots affected by zoning change

719	DP819961	R3 Medium Density Residential	R1 General Residential
718	DP819961	R3 Medium Density Residential	R1 General Residential
717	DP819961	R3 Medium Density Residential	R1 General Residential
716	DP819961	R3 Medium Density Residential	R1 General Residential
713	DP819961	R3 Medium Density Residential	R1 General Residential
712	DP819961	R3 Medium Density Residential	R1 General Residential
702	DP819961	R3 Medium Density Residential	R1 General Residential
703	DP819961	R3 Medium Density Residential	R1 General Residential
714	DP819961	R3 Medium Density Residential	R1 General Residential
715	DP819961	R3 Medium Density Residential	R1 General Residential
159	DP224143	R3 Medium Density Residential	R1 General Residential
158	DP224143	R3 Medium Density Residential	R1 General Residential
1	DP513872	R3 Medium Density Residential	R1 General Residential
2	DP513872	R3 Medium Density Residential	R1 General Residential
161	DP235331	R3 Medium Density Residential	R1 General Residential
316	DP705938	R3 Medium Density Residential	R1 General Residential
162	DP235331	R3 Medium Density Residential	R1 General Residential
163	DP235331	R3 Medium Density Residential	R1 General Residential
164	DP235331	R3 Medium Density Residential	R1 General Residential
315	DP705938	R3 Medium Density Residential	R1 General Residential
165	DP235331	R3 Medium Density Residential	R1 General Residential
166	DP235331	R3 Medium Density Residential	R1 General Residential
167	DP235331	R3 Medium Density Residential	R1 General Residential
169	DP235331	R3 Medium Density Residential	R1 General Residential
355	DP819959	R3 Medium Density Residential	R1 General Residential
168	DP235331	R3 Medium Density Residential	R1 General Residential
710	DP819961	R3 Medium Density Residential	R1 General Residential
705	DP819961	R3 Medium Density Residential	R1 General Residential
352	DP819959	R3 Medium Density Residential	R1 General Residential
354	DP819959	R3 Medium Density Residential	R1 General Residential
2	DP1182775	RE1 Public Recreation	R1 General Residential
1	DP1182775	RE1 Public Recreation	R1 General Residential
1	DP1217153	RE1 Public Recreation	R1 General Residential
2	DP1217153	RE1 Public Recreation	R1 General Residential



Tolland Renewal Precinct
Full list of lots affected by zoning change

Lot	DP	Current zoning	Proposed zoning
1	DP1187387	RE1 Public Recreation	R1 General Residential
2	DP1187387	RE1 Public Recreation	R1 General Residential
3	DP1187387	RE1 Public Recreation	R1 General Residential
4	DP1187387	RE1 Public Recreation	R1 General Residential
5	DP1187387	RE1 Public Recreation	R1 General Residential
6	DP1187387	RE1 Public Recreation	R1 General Residential
7	DP1187387	RE1 Public Recreation	R1 General Residential
8	DP1187387	RE1 Public Recreation	R1 General Residential
9	DP1187387	RE1 Public Recreation	R1 General Residential
10	DP1187387	RE1 Public Recreation	R1 General Residential
11	DP1187387	RE1 Public Recreation	R1 General Residential
Part 12	DP1187387	RE1 Public Recreation	R1 General Residential

Road Corridor	Current zoning	Proposed zoning
Nyrang Place (Part)	RE1 Public Recreation	R1 General Residential
Awaba Avenue (Part)	RE1 Public Recreation	R1 General Residential
O'Connor Street (Part)	R3 Medium Density Residential	R1 General Residential
Anne Street (Part)	R3 Medium Density Residential	R1 General Residential
Bruce Street (part)	Part R3 Medium Density Residential Part RE1 Public Recreation	R1 General Residential
Lockett Place (Part)	R3 Medium Density Residential	R1 General Residential
Tarra Place (part)	R3 Medium Density Residential	R1 General Residential
Weldon Crescent (Part)	R3 Medium Density Residential	R1 General Residential



Tolland Renewal Precinct
Full list of State Environmental Planning Policies

Appendix B. Full list of State Environmental Planning Policies



Tolland Renewal Precinct
Full list of State Environmental Planning Policies

Policy	Relevance
Housing SEPP	Future delivery of housing or subdivision may occur under the provisions of this SEPP. Not relevant at PP stage though it should be noted that the Proposal aligns with the main objectives under this SEPP.
Transport and infrastructure SEPP	Development applications proposing traffic generating developments (as listed in Schedule 3 to the TISEPP) or triggering consideration under Clauses 2.120 or 2.121 to the TISEPP will require referral to Transport for NSW (TfNSW). While this PP does not meet the definition of traffic Generating Development, initial consultation has occurred and is ongoing as required.
Primary production SEPP	N/A
Biodiversity and Conservation SEPP	N/A
Resilience and Hazards SEPP	Chapter 4 provides a state-wide approach to the remediation of contaminated land, with the aim of promoting remediation to reduce the risk of harm to human health or any other aspect of the environment. A Preliminary Site Investigation (PSI) has been prepared for the site, confirming that there is potential for contaminated materials due to the age of the existing structures. The PSI has recommended an unexpected finds protocol and detailed site investigations to occur as part of the future approvals process. The site is capable of complying with obligations under this SEPP.
Industry and employment SEPP	N/A
Resources and energy SEPP	N/A
Planning Systems SEPP	Development is not considered Regionally Significant at PP stage. This SEPP will be considered if relevant at future stages.
Eastern Harbour City SEPP	N/A
Western Parkland City SEPP	N/A



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Central River City SEPP	N/A
Regional SEPP	N/A
Codes SEPP	N/A at PP stage
SEPP - BASIX	N/A at PP stage
Industry and Employment SEPP	N/A
SEPP 65 - Design Quality of Residential Apartment Development	Future development can address this SEPP where applicable.
State Environmental Planning Policy (Sustainable Buildings) 2022	Future development can address this SEPP where applicable.



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Appendix C. Full list of Ministerial Directions



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Section 9.1 Direction		Consistency	Comment
Focus Area 1: Planning Systems - Place Based			
1.1	Implementation of Regional Plans	Yes	Section B of this PP demonstrates that the Proposal is consistent with the Riverina Murray Regional Plan 2041.
1.2	Development of Aboriginal Land Council land	N/A	
1.3	Approval and Referral Requirements	Yes	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development. The Proposal is consistent with this direction as it does not alter the provisions relating to approval and referral requirements.
1.4	Site Specific Provisions	Yes	The Proposal is consistent with this direction as it will rezone the site to an existing zone already in the Wagga Wagga Local Environmental Plan 2010 without imposing any development standards or requirements in addition to those already contained in that zone.
Focus area 2: Design and Place		N/A	Focus area is blank at the time of writing this document
Focus area 3: Biodiversity and Conservation			
3.1	Conservation Zones	N/A	
3.2	Heritage Conservation	N/A	
3.3	Sydney Drinking Water Catchments	N/A	
3.4	Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs	N/A	
3.5	Recreation Vehicle Areas	N/A	
3.6	Strategic Conservation Planning	N/A	
3.7	Public Bushland	N/A	
3.8	Willandra Lakes Region	N/A	
3.9	Sydney Harbour Foreshores and Waterways Area	N/A	



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3.10	Water Catchment Protection	Yes	The objective of this Direction is to protect water quality in the water catchment. The Proposal is consistent with this direction as it is expected that any residential and associated development across the broader site would have a neutral or beneficial effect on water quality.
Focus area 4: Resilience and Hazards			
4.1	Flooding	Yes	Refer to Section B of this PP report. The Proposal is consistent with this direction as it is expected that any residential and associated development across the broader site will not be adversely impacted by flooding.
4.2	Coastal Management	N/A	
4.3	Planning for Bushfire Protection	N/A	
4.4	Remediation of Contaminated Land	Yes	<p>The objective of this direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</p> <p>The accompanying PSI Report identifies the potential for contaminated materials due to the age of the existing structures. The PSI has recommended an unexpected finds protocol and detailed site investigations to occur as part of the future approvals process. The site is capable of being made suitable for the proposed residential uses.</p>
4.5	Acid Sulfate Soils	N/A	
4.6	Mine Subsidence and Unstable Land	N/A	
Focus area 5: Transport and Infrastructure			
5.1	Integrating Land Use and Transport	Yes	<p>Based on an indicative additional yield of approximately 270 dwellings in the Tolland Precinct, the Proposal is considered supportable from a traffic planning perspective and does not require any intersection upgrades.</p> <p>The Traffic Impact Assessment satisfactorily demonstrates that the traffic generated by the assumed</p>

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			<p>development yield is supportable. Therefore, the Proposal is generally consistent with Direction 5.1.</p> <p>Additionally, the Proposal sets out to improve overall connectivity and access to housing, jobs and services via the provision of walking and cycling paths and existing public transport services.</p>
5.2	Reserving Land for Public Purposes	Yes	<p>The objectives of this direction are to facilitate the provision of public services and facilities by reserving land for public purposes and facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</p> <p>The Masterplan indicates the proposed renewal and additional provision of community infrastructure (facilities, roads and parks) to service the Tolland precinct. A suitable letter of offer is under negotiation with Council to enable the timely delivery of the community infrastructure. Therefore, the Proposal is generally consistent with Direction 5.2.</p>
5.3	Development Near Regulated Airports and Defence Airfields	N/A	
5.4	Shooting Ranges	N/A	
Focus area 6: Housing			
6.1	Residential Zones	Yes	<p>This planning proposal includes provisions that encourage the provision of housing, increased density in certain areas, and broadens the choice of housing typologies and tenure.</p> <p>Being a master planned renewal project delivered by a collaboration of housing providers the efficient use of existing infrastructure and services is proposed where possible and serves to deliver housing based on best planning practice design principles, reducing the consumption of land for housing and associated urban development on the urban fringe.</p> <p>Therefore, the Planning Proposal is generally consistent with Direction 6.1.</p>
6.2	Caravan Parks and Manufactured Home Estates	N/A	



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	Focus area 7: Industry and Employment	N/A	
	Focus area 8: Resources and Energy	N/A	
	Focus area 9: Primary Production	N/A	

