



## **SOCIAL AND COMMUNITY ASSESSMENT**

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NSW Land and Housing Corporation

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Project Number:  
304100720 - Tolland



## Social and Community Assessment

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## Social and Community Assessment

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Printed Name



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# 1 Introduction

## 1.1 Report Scope

In accordance with the requirements of the NSW Government Local Environment Plan making guidelines, this Social and Community Assessment has been developed to analyse impact of the proposed Tolland Renewal on surround social and community facilities. The report summarises the investigations completed in support of the development and reflects works completed by the project consortium member in collaboration with local agencies, stakeholders and all levels of government.

The scope of this report includes:

- **Section 1** – Project History, Site Description and Proposal Overview
- **Section 2** – Demographic review
- **Section 3** – Existing Social Infrastructure
- **Section 4** – Housing and Population Projections
- **Section 5** – Funding Approach
- **Section 6** – Open Space and Recreation
- **Section 7** – Affordable Housing Strategy

## 1.2 Project History

The Tolland precinct (the site) is approximately 49ha and located on the western side of the existing suburb of Tolland within the Wagga Wagga Local Government Area (LGA). The site has been identified in Figure 1 below. The subject site is comprised of approximately 387 private residences, 227 social housing dwellings, 20 social housing vacant blocks, a community centre, two schools, a church and existing public open space. The site is bound by Glenfield Road to the west and Red Hill Road to the south.

The Tolland Renewal Project emerged from an unsolicited proposal by a Tier 1 Community Housing Provider (CHP) to redevelop the social housing estate. The NSW State Government then issued an Expression of Interest (EOI) to evaluate options for the potential renewal project. Following an evaluation process, the Tolland Renewal project consortium was established which comprised of representatives from NSW Land and Housing Corporation, Aboriginal Housing Office, Argyle Community Housing Ltd, NSWALC Housing, BlueCHP Limited to deliver the project.

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.”*





Figure 1 – Subject site for this assessment.

### 1.3 Tolland Renewal Project Aims and Objectives

The following points summarise the intentions of the Consortium for the Tolland renewal project:

- Create a vibrant, healthy, socially and economically diverse and sustainable community within the project area and integrated with the broader Tolland and Wagga Wagga community.
- Improve the housing choice for disadvantaged households and individuals with new private housing, affordable housing and specialist housing models, new streetscape, roads and pathways, new infrastructure, new public open spaces and new opportunities for education, recreation, work, socialising, health and wellbeing.
- Deliver new housing that caters for a variety of physical, social and cultural needs of the current and future Tolland social housing residents and provides incentives for future private investment in residential and non-residential development in the locality.
- Create a mixed tenure community comprising 30% Social and Affordable Housing and 70% private housing with building design that is 'tenure blind' (this means there are no explicit external indicators of tenure type in the design and layout of a development – *City Future Research Centre UNSW*).

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### 1 Introduction

- Establish and maintain on-site and broader support services which will enable positive social & educational outcomes for people of all ages, backgrounds and cultures. Explore collaborative opportunities with the Bruce Street Community Centre, TAFE Riverina and Sureway Employment Services for collaborative and tailored support programs.
- Create a blueprint to guide other Estate renewals in Regional NSW.
- Establish new ways for Aboriginal and non-Aboriginal CHPs to work together and in partnership with local organisations and communities.
- Devise new solutions and emerge stronger with measurable performance outcomes.
- Coinciding with the UN's Decade of Indigenous Languages (2022-2032), the 10 year delivery phase will draw inspiration and strength from the enduring connections to Country and Culture and reflect this in the new (and possibly renamed) Tolland.
- Provide incentives for people to transition from dependency on social housing with culturally and demographically appropriate tenancy and wrap around services.
- Transform neighbourhood character and personal experience through improved housing standards, diverse housing and tenure, improved walkability, high quality public spaces, pleasant and low maintenance public spaces, safer environments, opportunities for social connection and diverse activities and improved sense of place and personal safety.
- Improve walkability and options for connection to, and use of, transport alternatives to private cars.
- Increase local activity and patronage to support a variety of non-residential uses (community facilities and commercial operations) over the long term.
- Provide education and employment opportunities to local youth (with a mix of support services focussed on training, education and purposeful activities).
- Ensure that Aboriginal people in the Tolland Precinct and Wagga Wagga have knowledge of, and access to, the services that will connect them with safe, secure and affordable housing most suited to their needs.
- Quality, low maintenance, energy and water efficient homes, gardens and shared publicly accessible spaces that are safe and universally accessible.
- Public spaces (streets, parks, gardens, pathways) which support better health outcomes.
- Continue Community Engagement to inform design and functionality of the renewal area (including housing, streets and public spaces) by and through consultation with local community members and stakeholders.
- Provide experienced onsite tenancy management and support services with a local Support Provider to promote cultural awareness and accountability, to understand the needs of all tenants and addresses tenant advocacy, rental arrangements, wait lists, vacancy management, repairs and maintenance, property inspections, relocation processes, housing choice options, education and employment training and awareness, resident-collaborative governance, informal social opportunities and events.
- Identify traineeships and apprenticeships directly related to the delivery of this project throughout and beyond the development timeline. Examples include apprenticeships with local builders and landscapers, work experience with social services providers, community gardens and landscaping workshops.
- Stage works and new home occupation aligned with a social and cultural needs program and financing for optimising measures of success and outcomes.

The following specific aims are aligned with the 'Closing the Gap' National Agreement between all Australian Government Authorities. This agreement acknowledges Aboriginal and Torres Strait Islander people must determine, drive and own the desired outcomes of projects whilst working



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alongside government. The partnership builds on the strong foundations Aboriginal and Torres Strait Islander people have through deep connection to family, community and culture.

- People can secure appropriate housing that is affordable and provides opportunities and choice aligned with their priorities and needs.
- Recognise the specific and diverse needs of Indigenous Australians, their distinctive First Nations status, and the national and international commitment to Indigenous self-determination and reconciliation and what this means for housing and open space design and needs.
- Public and social housing providers and government agencies working together to provide culturally appropriate and effective governance processes for strategies that enhance individual and collective Indigenous wellbeing.





## 1.4 Existing Use

The site of the Tolland Renewal Project comprises the western portion of the suburb of Tolland. The project area (approximately 49 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 includes 614 residential properties comprising 227 social housing and approximately 387 private residential homes and 20 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.

### 1.4.1 RESIDENTIAL PROPERTIES

The properties owned by LAHC and the AHO are generally located in the south-west corner of the Tolland Project Area. They comprise 152 LAHC-owned Social Housing cottages, 75 AHO-controlled Social Housing cottages, 20 LAHC-owned vacant lots, and one community centre.

The land owned by LAHC and AHO makes up approximately 39% of the Tolland project area. The Precinct also includes land owned by Council, other Government agencies, and around 387 privately owned properties. Existing zoning of the development area has been included in Figure 2 below.

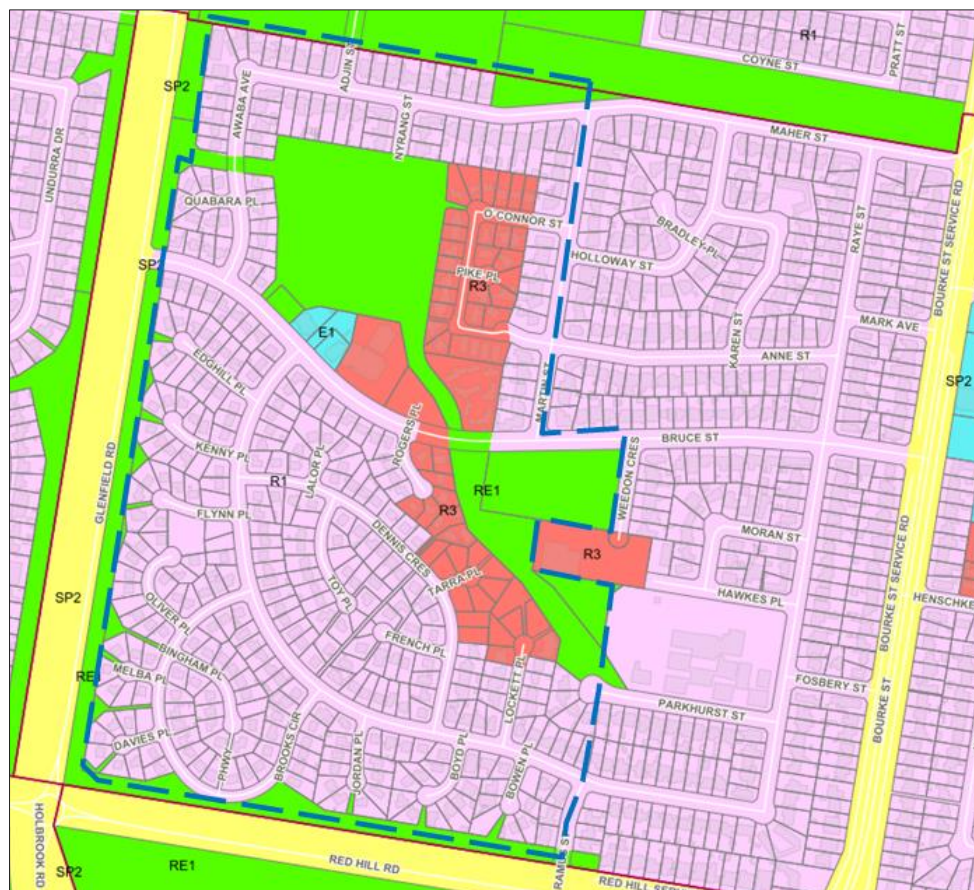


Figure 2 – Existing Zoning of subject site



## Social and Community Assessment

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#### 1.4.2 NON-RESIDENTIAL LAND USES

Key non-residential land uses within the Tolland Project area are described below.

##### 1.4.2.1 Tolland Neighbourhood Centre 41 Bruce Street



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.

##### 1.4.2.2 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.

##### 1.4.2.3 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.



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#### 1.4.2.4 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.

#### 1.4.2.5 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”*

## 1.5 Concept proposal

An indicative concept plan has been prepared which identifies capacity for approximately 500 dwellings, including a mix of social, affordable, and private homes. The Tolland Estate currently consists of older social housing properties in a concentrated layout that no longer meets modern amenity, accessibility, or sustainable standards. The project aims to redevelop the Tolland Estate into a modern, mixed-tenure community comprising approximately 70% private and 30% social and affordable housing dwellings.

The renewal of the site aims to create a new mixed-tenure community with new and improved social housing to replace current social dwellings with new fit-for-purpose and low maintenance housing, alongside community infrastructure, attractive open spaces, activated public domain. The proposal will also deliver improved housing choice and diversity, with opportunities for medium density housing, manors homes and seniors housing to be provided on site.

The indicative concept is shown on the following page.





## DESIGN PRINCIPLES

1. CONNECTIVITY
  - Increased pedestrian circulation and connection
  - Linkages throughout green space
2. ENGAGEMENT & USE
  - Healthy environment promoting social interaction through active and passive experience
  - Shared spaces for use and interaction
  - Variety of activities and spaces for everyone
  - Designed for the community
3. CULTURE & COMMUNITY
  - Develop place identity and sense of ownership of space
  - Equitable access and respect for all
4. ENVIRONMENTAL
  - Connection to wider landscape
  - Appropriate planting with deciduous feature trees
  - Water Sensitive Urban Design - overland flow through green space

## LEGEND

- EXTENT OF WORK
- EXISTING ROAD TO BE RETAINED
- PROPOSED ROAD
- - - OVERLAND FLOW PATH
- PROPOSED 2.5m PATHWAY
- - - EXISTING 1.5m PATHWAY
- - - PROPOSED 1.5m PATHWAY
- PROPOSED PLAY AREA
- EXERCISE CIRCUIT
- SEATING NODE
- STREET TREES
- PARKLAND TREES
- TURF

## DESIGN NOTES

- 1 CHAMBERS PARK SPORTS FIELD TO BE RECONFIGURED WITH BERM AND TREE PLANTING TO THE OUTSIDE EDGE TO PROVIDE DETENTION IN STORMWATER EVENTS. TREES PROVIDE A NATURAL BORDER TO THE SPACE.
- 2 2.5m WIDE PATHWAYS CREATING CONNECTIONS AND LOOP TRACKS FOR PEDESTRIAN USE.
- 3 ACTIVITY HUB TO CENTRAL GREEN SPACE PROVIDING SHELTERS, SEATING, BBQ'S AND PLAY AREA. OPPORTUNITY IN THIS SPACE TO PROVIDE AN OUTDOOR LIBRARY.
- 4 EXISTING PUMP TRACK TO BE RETAINED AND INTEGRATED INTO PEDESTRIAN PATHWAYS AND SHELTER AREA.
- 5 OUTDOOR LEARNING SPACE LOCATED A SHORT DISTANCE FROM THE PUBLIC SCHOOL.
- 6 COMMUNITY GARDEN PROVIDING RAISED BEDS, FRUIT TREES, SHED AND SEATING LOCATED IN CLOSE PROXIMITY TO AGED CARE SERVICES TO PROMOTE A SENSE OF OWNERSHIP AND PRIDE OF SPACE.
- 7 PASSIVE PEDESTRIAN WALK THROUGH TREES WITH A NUMBER OF SEATING OPPORTUNITIES OFFERED ALONG THE PATHWAY.
- 8 EXERCISE EQUIPMENT PROVIDED WITH SEATING AREAS AND OPEN TURF SPACE TO CARRY OUT FITNESS CIRCUIT.
- 9 ACTIVITY HUB PROVIDING SHELTERS, BBQ, STRUCTURED AND NATURAL PLAY ELEMENTS AND TREE PLANTING.
- 10 PROPOSED STREET TREES PROVIDED TO NEW STREETS AND TO HIGHLIGHT KEY STREET LOCATIONS. ALL EXISTING STREET TREES ARE TO BE RETAINED WHERE POSSIBLE.
- 11 FEATURE TREE PLANTING TO VEHICULAR ENTRANCES INTO THE SITE CREATING A GATEWAY INTO THE SITE.
- 12 NORTH FACING SITES PROPOSED FOR SENIORS HOUSING

0 20 40 60 80 100 200m

SCALE 1:2500 @ A1

# LANDSCAPE MASTERPLAN



landscape architecture  
urban design  
environmental management

NSW GOVERNMENT DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT TOLLAND RENEWAL PROJECT

DATE	DRAWING NO	ISSUE
11.08.23	MP01	3

## 2 Demographic Context

This section describes and analyses the current population of the Wagga Wagga Local Government Area (LGA). The data sourced is from Census data from the Australian Bureau of Statistics (ABS) compiled by Profile ID.

### 2.1 Wagga Wagga LGA

The development site is located within the Wagga Wagga LGA, which is situated within the Riverina Region. The 2022 population of the LGA was 68,227 which grew 8.4% compared to 2016 data. The usual residents within the city of Wagga Wagga, the major population centre of the LGA was 67,609, who live in 28,250 dwellings with an average household size of 2.48 people.

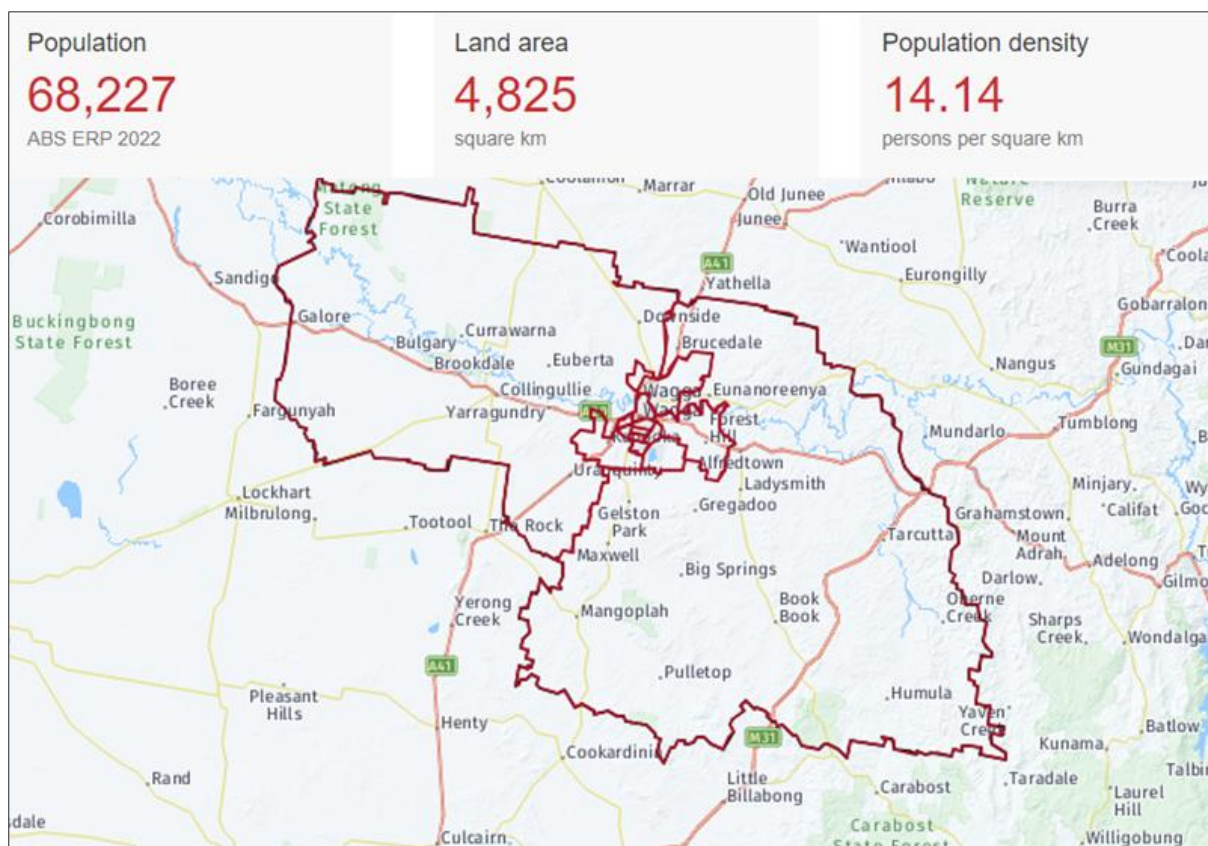


Figure 4 - Wagga Wagga Local Government Area (Profile ID)

Wagga Wagga City - Total persons	2021			2016			Change
Population	Number	%	Regional NSW %	Number	%	Regional NSW %	2016 to 2021
Estimated Resident Population	67,860	--	--	63,906	--	--	+3,954
Enumerated Population	68,655	--	--	63,276	--	--	+5,379
Usual Resident Population	67,609	--	--	62,385	--	--	+5,224

Figure 5 - Wagga Wagga Population Data (Profile ID)



## 2.2 Wagga Wagga LGA Population Characteristics

By comparison to NSW data, the Wagga Wagga population is younger with a higher percentage of people under the age of 18 and a lower percentage of people over the age of 60. In fact, 34.9% of the population is under the age of 24, which is higher than the state and regional averages of 30.1% and 29.1% respectively.

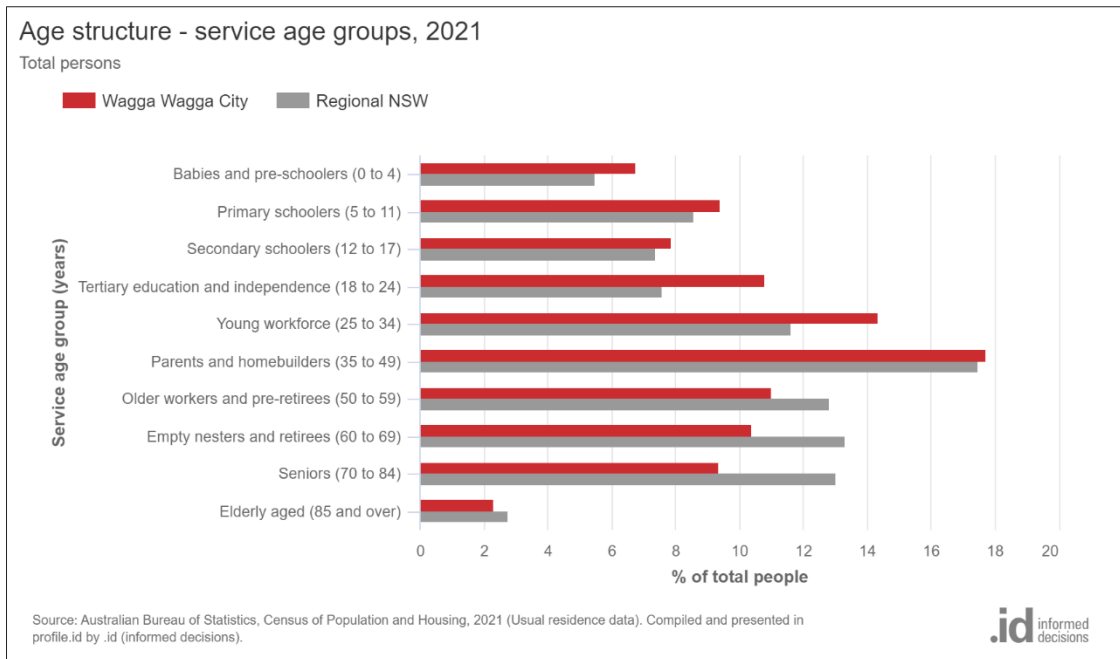


Figure 6 - Wagga Wagga Age Structure (Profile ID)

Generally, employment and engagement with the workforce in the Wagga LGA is high, with only 8.4% of 15- to 24-year-olds disengaged with employment or education, compared to 9.5% across NSW. This trend is reflected across all age groups under 65 years.

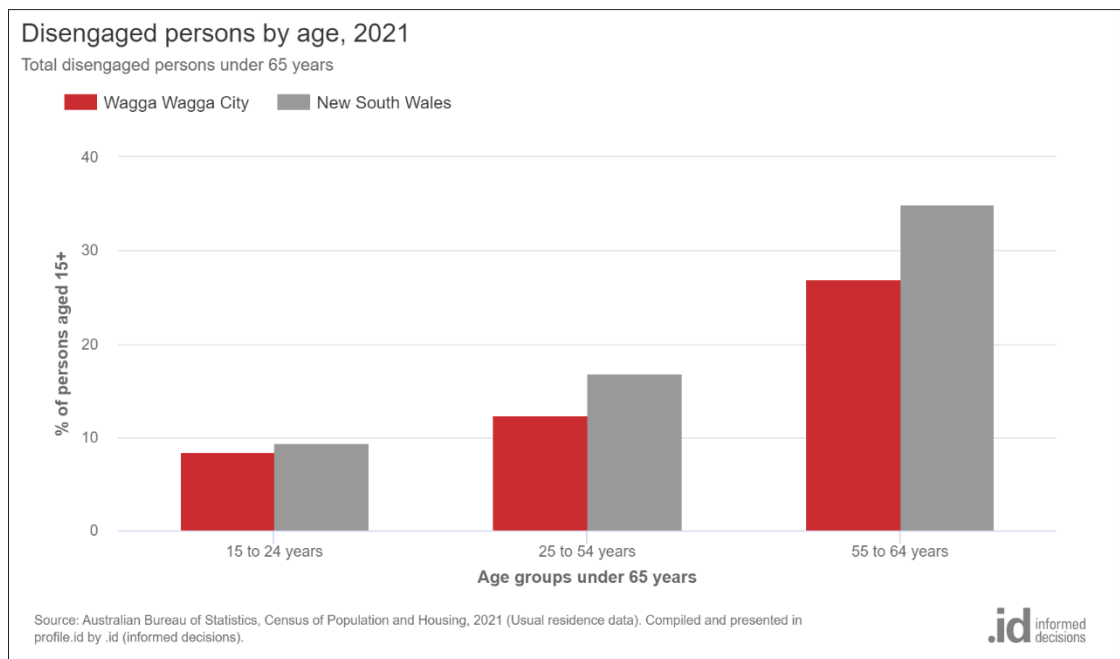


Figure 7 - Wagga Wagga disengaged persons by age (Profile ID)



## Social and Community Assessment 2 Demographic Context

The total population Aboriginal and Torres Strait Islander residents was 6.6% which is significantly higher than the NSW average of 3.4%.

Selected subpopulation categories							export	reset
Wagga Wagga City - Total people (Usual residence)	2021			2016			Change	
Population group	Number	%	New South Wales %	Number	%	New South Wales %	2016 to 2021	
Males	32,883	48.6	49.4	30,504	48.9	49.3	+2,379	
Females	34,728	51.4	50.6	31,880	51.1	50.7	+2,848	
Aboriginal and Torres Strait Islander population	4,469	6.6	3.4	3,509	5.6	2.9	+960	
Australian citizens	59,791	88.4	83.7	55,678	89.3	82.7	+4,113	
Eligible voters (citizens aged 18+)	45,186	66.8	64.3	41,764	66.9	63.0	+3,422	
Population over 15	53,866	79.7	81.8	49,692	79.7	81.5	+4,174	
Employed Population	33,282	96.0	95.1	29,838	94.5	93.7	+3,444	
Overseas visitors (enumerated)	120	--	--	239	--	--	-119	

Figure 8 - Wagga Wagga subpopulation categories. (Profile ID)

The Index of Relative Socio-economic Disadvantage (IRSD) is a measure of disadvantage indicators including:

- unemployment,
- low incomes or education levels,
- single parent families,
- low skilled occupations,
- poor English proficiency

Of the 130 NSW LGAs analyses in the 2021 census, Wagga Wagga ranked 49<sup>th</sup> overall with an IRSD score of 989 (range = 1,110-814).

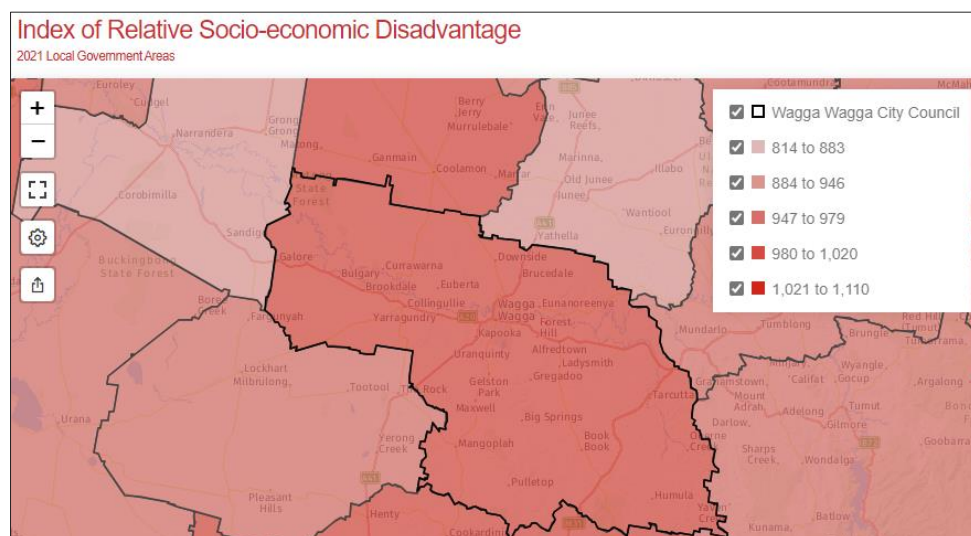


Figure 8 - Wagga Wagga IRSD score. (Profile ID)



### 2.3 Tolland Population Characteristics

The following provides a demographic comparison of Tolland to the above assessment of the Broader Wagga LGA. It can be seen from the analysis below that the demographics of Tolland in isolation represent a significantly different story from the broader context.

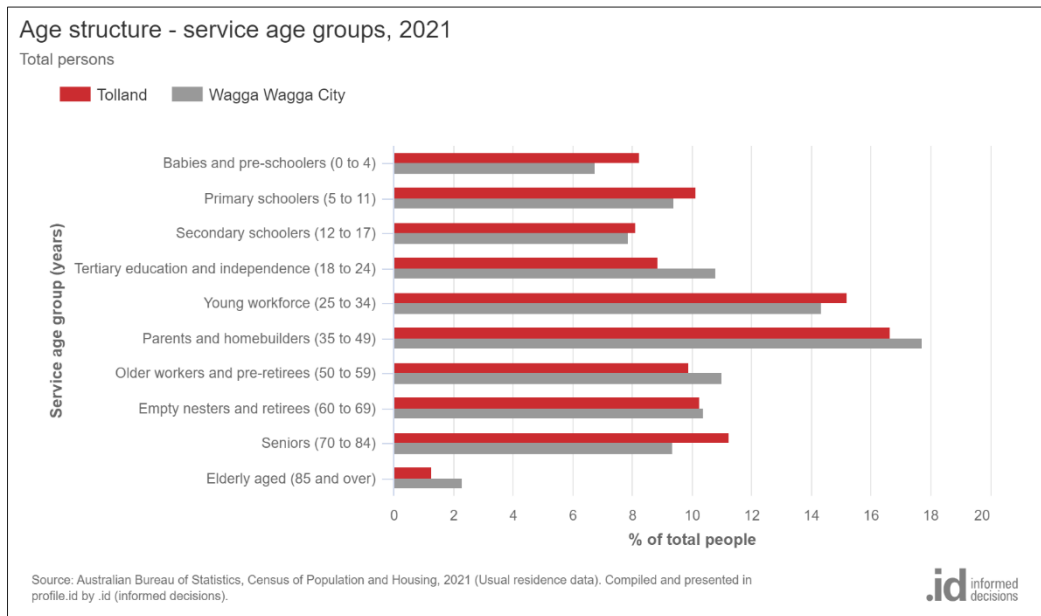


Figure 9 – Tolland Age Structure (Profile ID)

Tolland is a young place with 35.5% of residents being under 25 years old. What’s more, 8.3% of the population are babies, toddlers and preschool-aged kids, comparing to 6.8% and 5.5% of the population being that age in Wagga Wagga and regional NSW respectively.

Additionally, the rate of disengagement is significantly higher in Tolland (18.8%) than the broader Wagga Wagga LGA (8.4%), particularly for younger cohorts which is where disengagement in Tolland is 3 times the LGA rate.

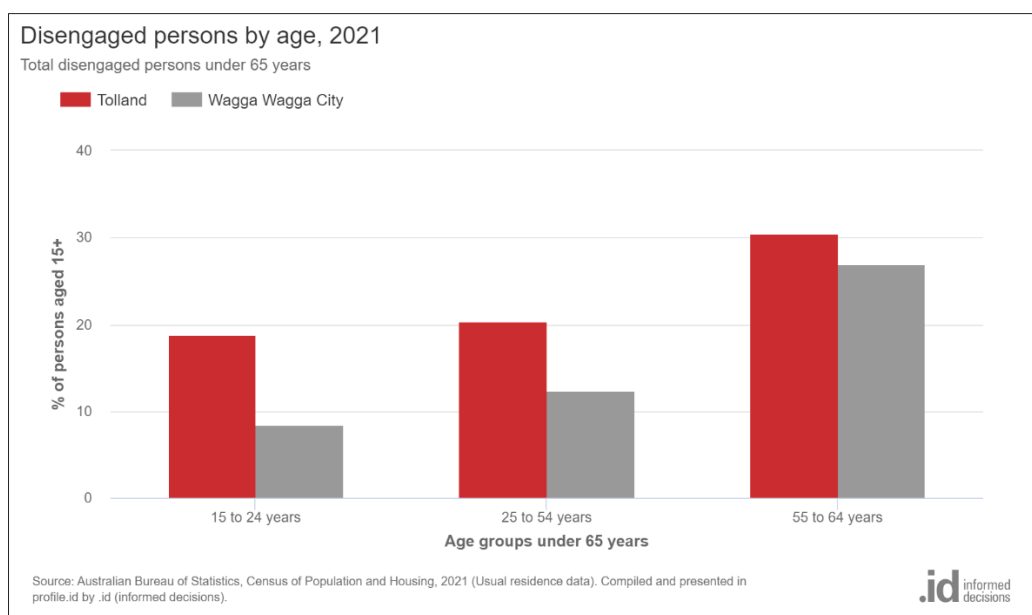


Figure 10 - Tolland disengaged persons by age (Profile ID)





## Social and Community Assessment 2 Demographic Context

The total population of Aboriginal and Torres Strait Islander residents in Tolland is higher again with 12.6% against 6.6% in Wagga Wagga and 3.4% across NSW.



Selected subpopulation categories <span style="float: right;">export  reset </span>							
Tolland - Total people (Usual residence)	2021			2016			Change
Population group	Number	%	Wagga Wagga City %	Number	%	Wagga Wagga City %	2016 to 2021
Males	1,673	48.3	48.6	1,619	48.2	48.9	+54
Females	1,790	51.7	51.4	1,737	51.8	51.1	+53
Aboriginal and Torres Strait Islander population	438	12.6	6.6	369	11.0	5.6	+69
Australian citizens	2,776	80.2	88.4	2,888	86.1	89.3	-112
Eligible voters (citizens aged 18+)	2,055	59.3	66.8	2,139	63.7	66.9	-84
Population over 15	2,670	77.1	79.7	2,640	78.7	79.7	+30
Employed Population	1,340	92.7	96.0	1,279	89.6	94.5	+61
Overseas visitors (enumerated)	21	—	—	0	—	—	+21

Figure 11 - Tolland subpopulation categories. (Profile ID)

The Index of Relative Socio-economic Disadvantage (IRSD) for Tolland, particularly the south western corner of the development site is very low with score in two Statistical Area Level 1 (SA1) zones measuring 518 and 499, reflecting high rates of social disadvantage.

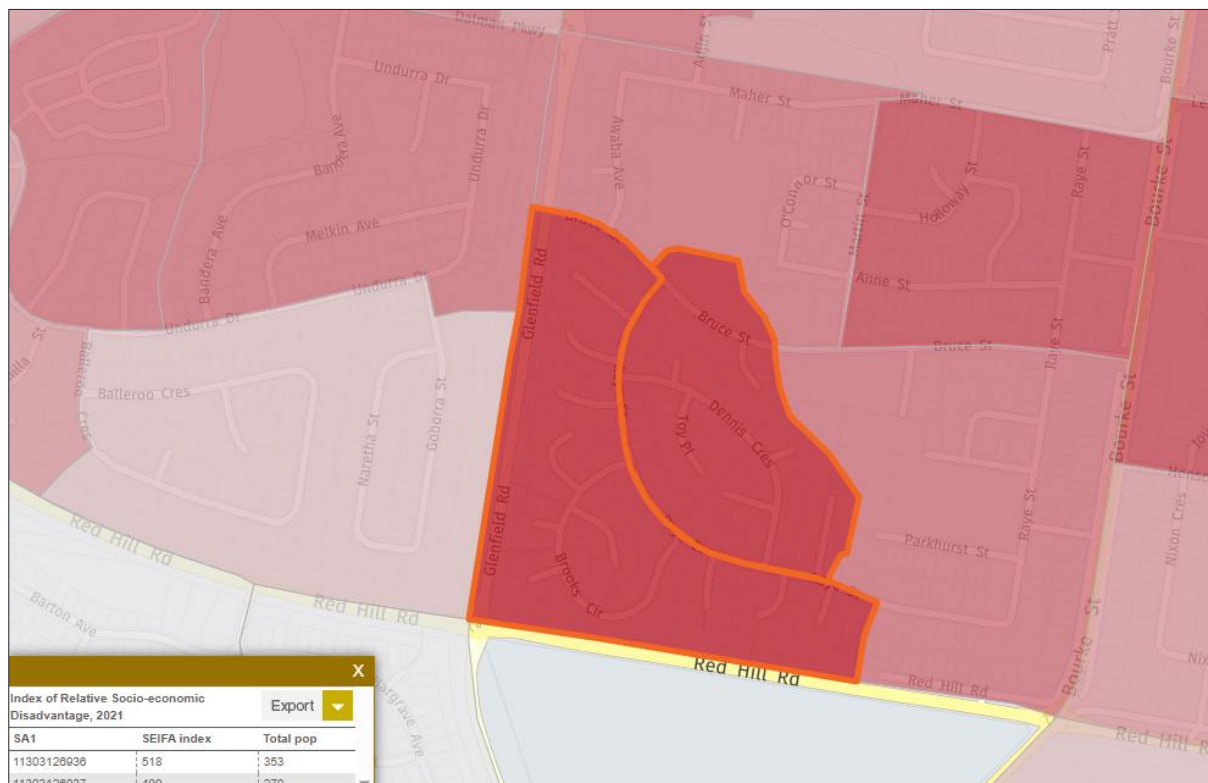


Figure 12 - Tolland IRSD score. (Profile ID)



## Social and Community Assessment

### 2 Demographic Context

Additional insights below have been summarised from the Intergenerational Strategy prospectus.

Tolland contains four SA1 statistical areas, allowing good description of our community and its approximately 1200 people. While caution must always be used in drawing conclusions from smaller sized data sets, the data provides insights which immediately point to opportunities for change.

Some notable large or very large variances between Tolland and other parts of Wagga Wagga and regional NSW respectively are in the number of people requiring assistance due to disability (8.3% in Tolland compared to 4.9 and 6.3%), of Aboriginal and Torres Strait Islander background (12.6%, compared to 6.6% and 5.5%), and living on an income of less than \$650 a week (33%, compared to 18% and 22%).

Fewer households own a car or have the internet. Fewer people have a university or trade qualification work in managerial or professional roles. Conversely, while unemployment is higher in our area, there are many more people than elsewhere working as unpaid carers, particularly unpaid child carers. More families are also led by single parents in larger proportions than in other parts of Wagga Wagga and regional NSW. Around 12.6% of households are comprised of a single parent with children under 15 years, compared to 5% and 4.4% respectively.

The following table summarises the key insights and implications within Tolland.

Insight	Implication
<ul style="list-style-type: none"> <li>There are significantly more <b>single parent households</b> raising children</li> </ul>	<ul style="list-style-type: none"> <li>There is a significant social development opportunity to provide better support to parents, particularly young mums</li> </ul>
<ul style="list-style-type: none"> <li>There are more <b>very young children</b> (0-4)</li> </ul>	<ul style="list-style-type: none"> <li>A strategy to support very young children should be a core part of the renewal effort</li> </ul>
<ul style="list-style-type: none"> <li>There is a significant <b>Aboriginal community</b></li> </ul>	<ul style="list-style-type: none"> <li>Shared leadership with the First Nations community will be essential to delivering a culturally safe and impactful change strategy</li> </ul>
<ul style="list-style-type: none"> <li>Our <b>SEIFA score very significantly lower</b> is amongst the lowest scores for an urban area in Australia.</li> </ul>	<ul style="list-style-type: none"> <li>A comprehensive social and economic development strategy is required – such as that proposed by the Tolland Renewal Project</li> </ul>
<ul style="list-style-type: none"> <li><b>Household incomes</b> are low</li> </ul>	<ul style="list-style-type: none"> <li>Creating better education, training and employment pathways must be part of the renewal strategy</li> </ul>
<ul style="list-style-type: none"> <li>There was no internet in half our homes, and no car in one in five households in 2016.</li> </ul>	<ul style="list-style-type: none"> <li>Social isolation and digital divide issues are barriers that must be taken into account when co-designing solutions</li> </ul>
<ul style="list-style-type: none"> <li><b>Unemployment</b> is higher and people are in <b>lower skilled and lower paid jobs.</b></li> </ul>	<ul style="list-style-type: none"> <li>A cradle-to-career strategy is the kind of comprehensive response required to shift these realities.</li> </ul>



### 3 Existing Social Infrastructure

The subject site is located approximately 3km from the centre of Wagga and is moderately well serviced by road, public transport (bus) and active travel infrastructure. A site locality plan and surrounding context has been provided on the following page. The following sections summarise the key elements of existing social infrastructure which surround the site.

#### 3.1.1.1 Health Facilities

The subject site is well situated in relation to existing health facilities, with the Wagga Wagga Health and Knowledge precinct located 2.5km north of the site via Bourke (Docker) Street. Key existing services provided within the Health and Knowledge precinct have been summarised below:

- Wagga Base Hospital
- Calvary Riverina hospital
- Various medical specialists and Allied health services
- Riverina medical and dental Aboriginal corporation.

In addition to the existing services offered within the precinct, the NSW Department of Planning and Environment, in collaboration with Wagga Wagga City Council has developed a masterplan to support and enable further development of the precinct. The plan envisaged a precinct which services a catchment of over 185,000 people and supports the delivery of additional specialist medical and support services along with short-term accommodation, commercial provisions and training and education services.



Figure 12 – Concept masterplan for the Wagga Wagga Health and Knowledge Precinct. (Wagga Wagga City Council)

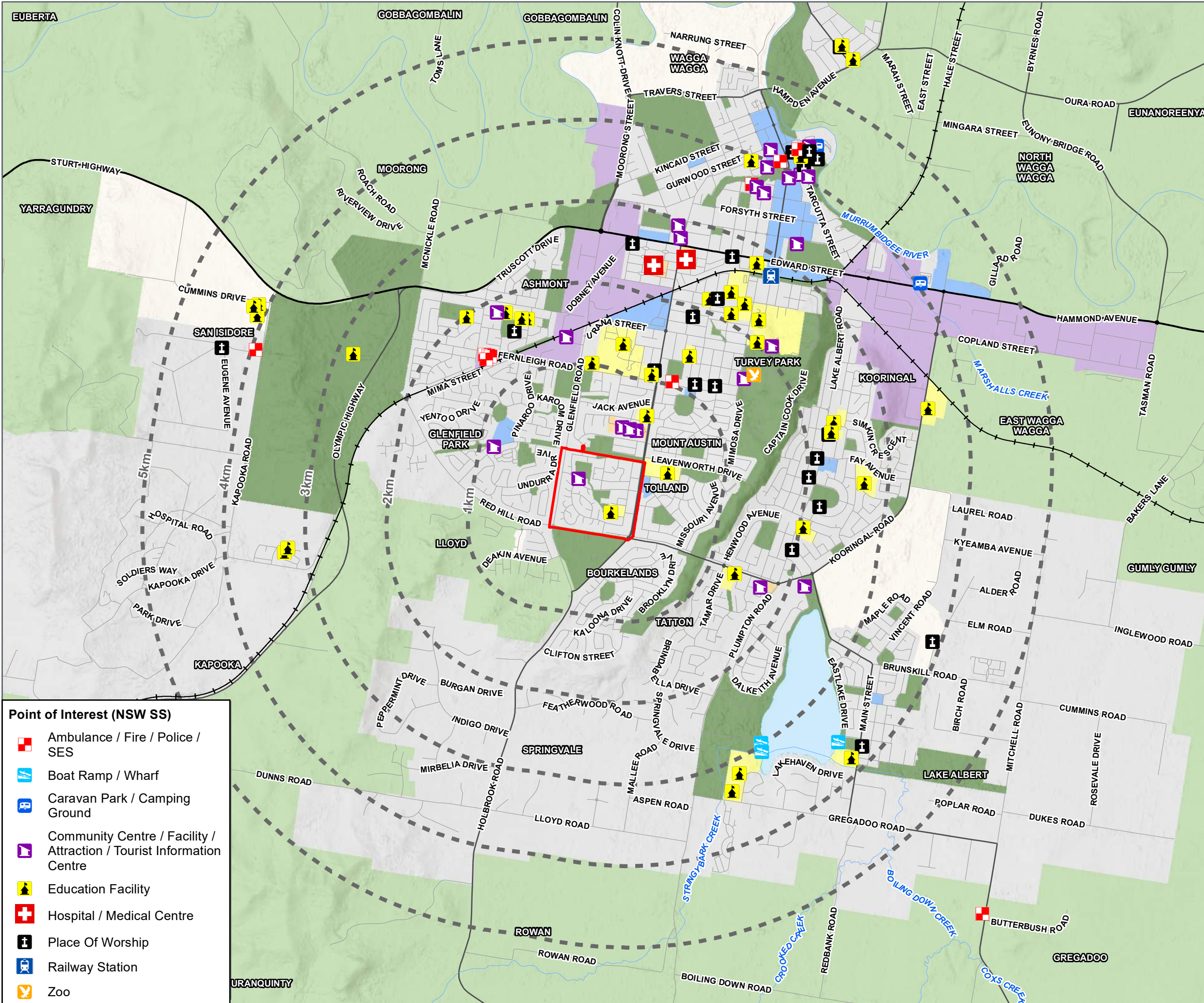
# Site Locality

TOLLAND, NSW

## Legend

- Site Boundary
- Railway (NSW SS)
- Major Watercourses (LPI)
- 1km Distance Buffer
- Roads (NSW SS)**
  - Major Road
  - Arterial Road
  - Local Road
- Land Use (ABS 2016)**
  - Other
  - Commercial
  - Education
  - Hospital/Medical
  - Industrial
  - Parkland
  - Primary Production
  - Residential
  - Water

- ### Point of Interest (NSW SS)
- Ambulance / Fire / Police / SES
  - Boat Ramp / Wharf
  - Caravan Park / Camping Ground
  - Community Centre / Facility / Attraction / Tourist Information Centre
  - Education Facility
  - Hospital / Medical Centre
  - Place Of Worship
  - Railway Station
  - Zoo



1:45,000 Scale at A3



## **Social and Community Assessment**

### **3 Existing Social Infrastructure**

#### **3.1.1.2 Schools and Childcare**

The following provides an overview of the childcare and schools which surround the site. It is noted that during the design development, the NSW Department of Education provided input into the proposed masterplan. It was anticipated that any new students within the precinct would be within the Red Hill Public School and Mount Austin High school catchment, and both would have sufficient capacity to service additional growth generated by the redevelopment.

##### **Childcare and Preschool**

- The closest childcare centre is the Goodstart Early Learning Centre in Glenfield Park, 500m from the subject site.
- The site is also services by the Riverina Kids Early Learning centre in Lloyd (2km) and the KU Kingfisher preschool on Bourke Street (2km)

##### **Public Primary School**

The development is within the catchment of the Red Hill Public School, which is located on the eastern side of the precinct, fronting Raye Street.

##### **Public High School**

The development is within the catchment of the Mount Austin School, which is located 500m east of the site on the corner of Bourke Street and Leavenworth Drive.

##### **Private School**

OneSchool Global Campus is located on Bruce Street, within the subject site and is a private school for students from Year 3 to Year 12. Student catchment includes the Wagga Wagga locality and the broader region. The school is connected to and supported by the Plymouth Brethren Christian Church.

#### **3.1.1.3 Aged Care**

The closest aged care facility to the subject site is the Wagga Wagga Community Aged Care facility in Turvey Park. There is also a retirement village located on Dalman Parkway, 500m to the west of the subject site. It is noted that seniors housing and independent seniors living developments are proposed to be developed in the Tolland Renewal Precinct.

#### **3.1.1.4 Shopping**

The subject site is well positioned in proximity to existing shops with the Bourke Street Shops and Southside shopping centre both located within walking distance (500m) of the site. Local and national grocers are present as well as an array of local bakers, butchers, takeaway and specialty stores which are well utilised by the surrounding population.



## **Social and Community Assessment**

### **3 Existing Social Infrastructure**

#### **3.1.1.5 Justice and Emergency Services**

##### **Ambulance**

The subject site is serviced by the NSW Ambulance Fernleigh Road depot, located 1km north of the site. The facility was constructed in 2017 and services the southern side of the city.

##### **Fire**

The subject site is serviced by the Fire and Rescue NSW Turvey Park Station, also located on Fernleigh Road, located 1km north of the site.

##### **Police**

The subject site is serviced by the NSW Police Station, located on Tarcutta Street in central Wagga Wagga, 4km from the site.

#### **3.1.1.6 Community Facilities**

The Tolland community centre is the heart of the existing suburb. It is a multifunctional space which provides a range of services to the local community. The existing facility is proposed to be retained through the redevelopment and it is anticipated that proposed wrap around services to be delivered as part of the social and affordable housing commitments will support and enhance the current operation of the centre.

#### **3.1.1.7 Recreational Facilities**

The subject site has excellent access to local and surrounding recreational facilities:

- Chambers Park – The existing Chambers Park is proposed to be retained and enhanced through this development. The existing park provides public open space and sporting facilities including football and cricket and also provide play equipment adjacent to the existing community centre.
- Jubilee Park – The Jubilee Park sporting complex is a multisport facility which serves multiple purposes through the year. It provides facilities for touch football, baseball and softball, field hockey, athletics, touch and tag football and is the home ground of the Wagga City Rugby Club.
- Wiradjuri Walking Track – The Wiradjuri Trail is a 42km walking trail which loops around Wagga Wagga and is accessible via the Lloyd Parklands to the southwest of the subject site.
- Active Travel – The Wagga Wagga cycleway network is accessible from the southern extent of the subject site. There are also significant active travel upgrades proposed as part of the development with over 2.3km of new and improved walking and cycling trails, including active travel loops to be provided within the proposed open space.



## 4 Housing and Population Projections

This section describes and analyses the future population of the Wagga Wagga Local Government Area (LGA) and the housing strategy which supports this growth. The data sourced is from Census data from the Australian Bureau of Statistics (ABS) compiled by Profile ID.

### 4.1 Wagga Wagga LGA Population Projections

The 15-year forecast for population growth within the Wagga LGA show a positive trend. The City of Wagga Wagga is expect to grow to 77,540 by 2036 at an annualised rate of 0.92%.

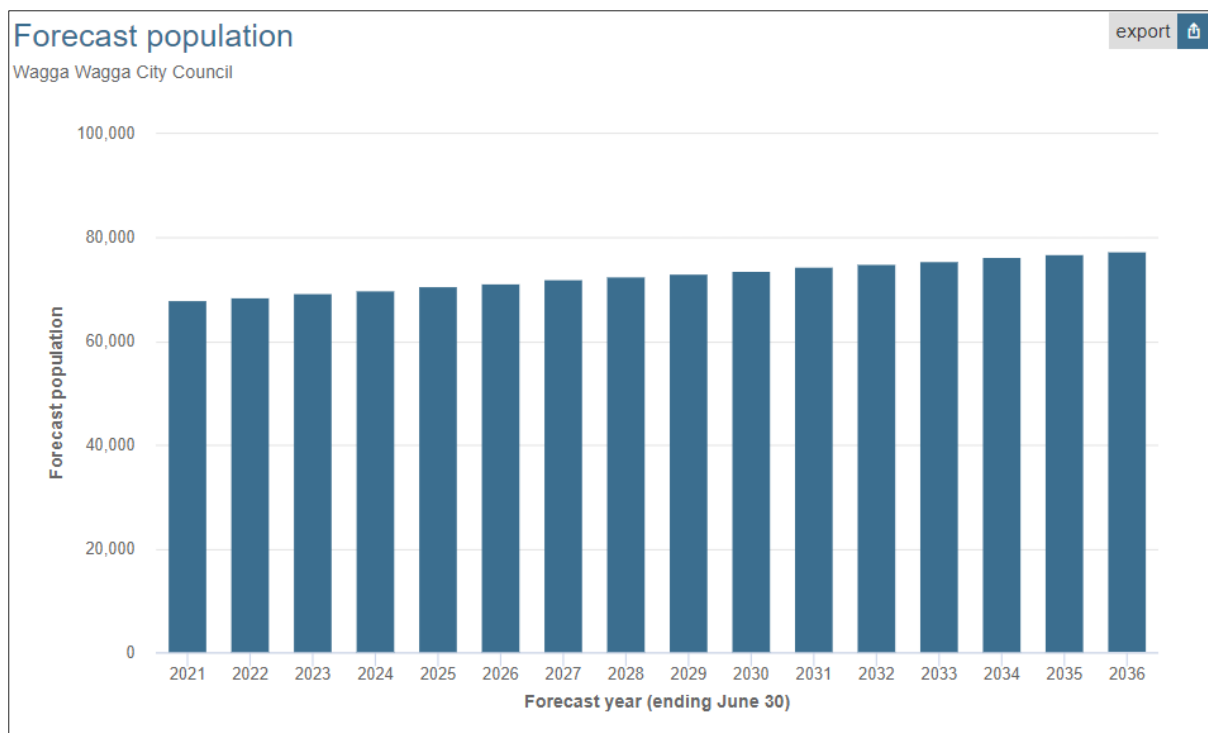


Figure 13 – Wagga population projections. (Profile ID)

It should be noted that the projections are far lower than the aspirational goals identified within documents like the 20-Year Economic Vision for Regional NSW which envisages a Wagga population of 100,000 people by 2040.

Regional Development Australia, in collaboration with the Wagga Wagga Housing Industry Association publishes an annual Land Monitor Report which tracks, among other things, the total volume of residential lots developed and consumed in a given year. The ten-year average for lots produced within the LGA is 332 lots per year with an average consumption rate of 339 lots per year, suggesting the demand and supply for single residential lots is in approximate equilibrium.

Based on current land supply and the rate at which new homes are built within the LGA, this target remains aspirational.



## 4.2 Population Growth by Suburb

The following table provides a breakdown of where expected population growth is expected to be housed over the forecast period. It is worth noting that this forecast doesn't include any growth within Tolland and that the suburbs of Estella and Lloyd are categorised broadly as the northern and southern growth corridors.

Population summary <span style="float: right;">export  reset </span>							
Wagga Wagga City Council	Forecast year					Change between 2021 and 2036	
Area	2021 ↕	2026 ↕	2031 ↕	2036 ↕	2041 ↕	Total change ↕	Avg. annual % change ↕
Wagga Wagga City Council	67,877	71,321	74,377	77,540	--	+9,663	+0.67
Ashmont	3,761	3,705	3,663	3,655	--	-106	-0.14
Bourkelands - Tatton	5,696	5,442	5,263	5,188	--	-508	-0.47
Estella - University	4,877	6,151	7,408	8,591	--	+3,715	+2.87
Forest Hill - East Wagga Wagga	3,752	4,020	4,255	4,508	--	+755	+0.92
Glenfield Park	5,125	5,042	4,960	4,914	--	-211	-0.21
Koorringal	7,353	7,759	8,099	8,361	--	+1,008	+0.64
Lake Albert	6,344	6,436	6,470	6,518	--	+174	+0.14
Mount Austin	4,067	4,058	4,026	4,013	--	-54	-0.07
North Wagga Wagga - Bomen	2,680	2,959	2,916	2,890	--	+210	+0.38
Rural East	3,113	3,097	3,205	3,318	--	+205	+0.32
Rural West	2,661	2,752	2,868	2,984	--	+322	+0.57
Springvale - Lloyd	4,139	5,128	6,114	7,090	--	+2,952	+2.73
Tolland	3,490	3,488	3,482	3,471	--	-19	-0.03
Turvey Park	3,594	3,535	3,506	3,502	--	-92	-0.13
Wagga Wagga (Central)	7,226	7,748	8,141	8,537	--	+1,311	+0.84

Figure 14 – Wagga population distribution. (Profile ID)

The two maps below, prepared by Regional Development Australia in consultation with active land developers and local industry professionals. The maps show the land which is readily available for development (within the next 3 years) and land which is anticipated to be available for development beyond that. Based on the population projections on the previous page, and an average dwelling size of 2.4 which was previously established in this report, 3,380 dwellings will need to be constructed within the next 15 years to meet this demand. Of the 10,351 lots identified as future potential, 8100 are the subject of current or future planning proposals and are contingent on approvals and just 1,430 lots are located within 10 minutes' drive of the Wagga CBD.

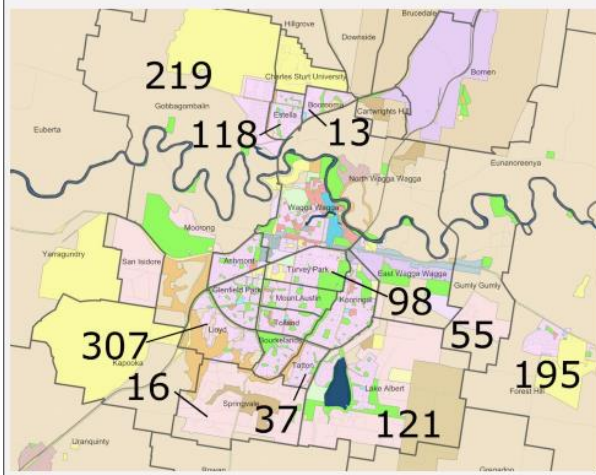
This presents a unique opportunity for the Tolland Redevelopment to provide a diverse range of housing options in relatively close proximity to the city centre and key services.





## Social and Community Assessment 4 Housing and Population Projections

**Figure 9: Map of Potential Future Developments with a Release Date Before December 2025**



**Figure 10: Map of Potential Future Developments at Least three Years Away and Medium Density Developments**

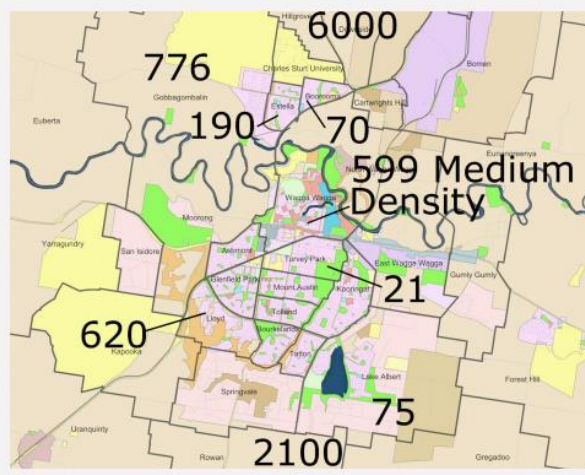


Figure 14 – Wagga land development potential. (Regional Development Australia, 2021)

### 4.3 Social Housing Demand

Data from the NSW Land and Housing Corporation has identified a large and growing need for appropriate, fit for purpose social housing to be built within the Wagga Wagga LGA. As can be seen in Tolland household type data below, couples without children and lone person households represent 50% of all households in the suburb. The table on the following page shows the number of bedrooms per dwelling for the same cohort, where 3, 4 and 5 bedroom dwellings represent 75% of all dwellings, reflecting a substantial underoccupancy rate for the suburb.

Household type <span style="float: right;">export  reset </span>							
Tolland - Total households (Enumerated)	2021			2016			Change
Households by type	Number	%	Wagga Wagga City %	Number	%	Wagga Wagga City %	2016 to 2021
<b>a</b> Couples with children	313	22.5	27.9	297	21.6	28.1	+16
<b>a</b> Couples without children	313	22.5	24.8	314	22.8	25.4	-1
<b>a</b> One parent families	201	14.4	11.2	201	14.6	11.6	0
Other families	21	1.5	0.9	27	2.0	1.1	-6
<b>a</b> Group household	51	3.7	3.6	55	4.0	4.0	-4
<b>a</b> Lone person	380	27.3	26.2	389	28.3	24.9	-9
Other not classifiable household	103	7.4	3.9	86	6.3	4.0	+17
Visitor only households	12	0.9	1.4	7	0.5	1.0	+5
<b>Total households</b>	<b>1,394</b>	<b>100.0</b>	<b>100.0</b>	<b>1,376</b>	<b>100.0</b>	<b>100.0</b>	<b>+18</b>

Figure 15 - Tolland household type. (Profile ID)



## Social and Community Assessment 4 Housing and Population Projections

Number of bedrooms per dwelling							
Tolland - Households (Enumerated)	2021			2016			Change
Number of bedrooms	Number	%	Wagga Wagga City %	Number	%	Wagga Wagga City %	2016 to 2021
0 or 1 bedrooms	23	1.6	2.7	36	2.6	2.3	-13
<b>a</b> 2 bedrooms	202	14.4	15.4	198	14.5	15.9	+4
3 bedrooms	610	43.6	37.1	609	44.5	38.9	+1
<b>a</b> 4 bedrooms	358	25.6	32.3	335	24.5	29.9	+23
5 bedrooms or more	83	5.9	7.0	71	5.2	6.4	+12
Not stated	122	8.7	5.5	120	8.8	6.5	+2
<b>Total households</b>	<b>1,398</b>	<b>100.0</b>	<b>100.0</b>	<b>1,369</b>	<b>100.0</b>	<b>100.0</b>	<b>+29</b>

Figure 16 - Tolland bedrooms per dwelling (Profile ID)

These trends are also reflected within the social housing cohort, with 2021 data suggesting similar levels of underoccupancy.

NSW Land and Housing Corporation documents have identified a mismatch in the type and quality of public housing stock provided in Tolland compared to the typologies in highest demand. 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.

1. 63% of all public housing in Wagga Wagga is in the form of a three 3 bedroom or greater cottage configuration.
2. More than 50% of the existing public housing in Tolland itself is between 40 and 59 years old.
3. 37% of all public households in the Wagga Wagga LGA are single person households
4. Of the people on the public housing waitlist, over 84% are seeking a one or two bedroom dwelling.
5. 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.

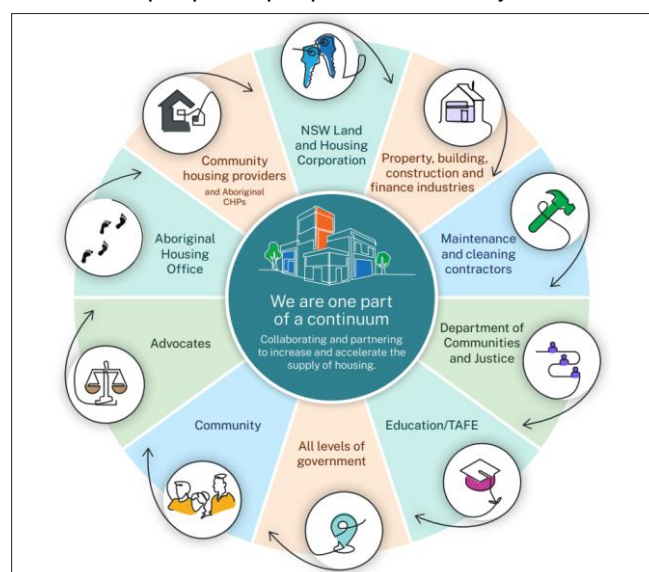


Figure 16 – NSW LAHC continuum of collaboration (NSW LAHC)



## Social and Community Assessment

### 4 Housing and Population Projections

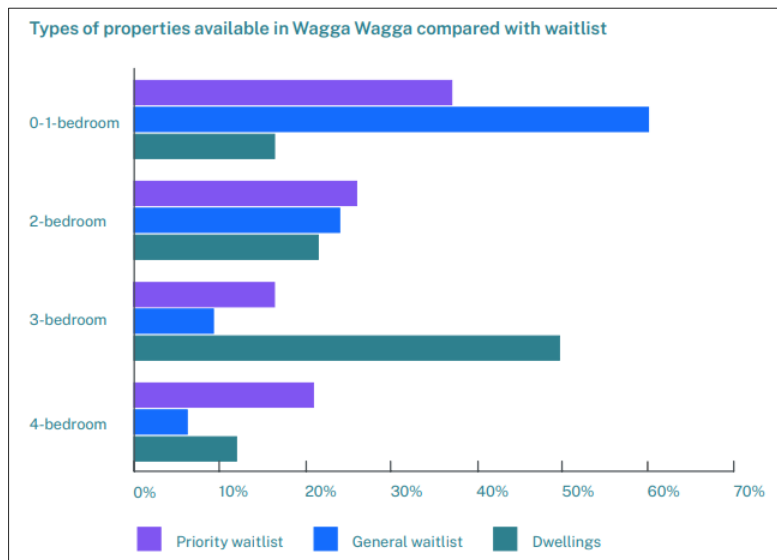


Figure 17 – Wagga properties available vs waitlist demand (NSW LAHC)

This data reflects that the existing provision of public housing in Wagga Wagga does not match the demand. It also identifies that opportunities exist to redevelop the existing stock into a product type which is more appropriate for the cohort and matches the demands of the waitlist more accurately.

The NSW Land and Housing Corporation’s purpose is to actively grow and manage the largest social housing portfolio in Australia. Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we live.

LAHCs vision is to be an industry leader in providing well-designed social housing that is affordable, safe, well-located and adequately maintained – facilitating better quality of life outcomes for residents and neighbourhoods. There are many views about how to best deliver social housing for the people of NSW.

LAHC has a proven record for improving social housing outcomes in the region. They develop high quality, fit for purpose housing which meets the needs of the community. The images below provide a before and after for housing recently renewed in Central Wagga Wagga.

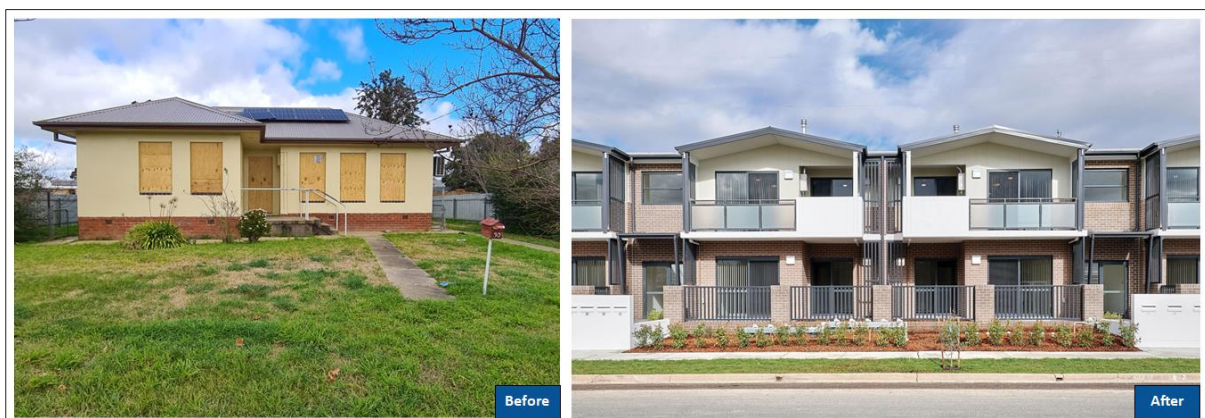


Figure 18 – Wagga properties before and after renewal (NSW LAHC)



## 5 Open Space and Recreation

The proposed masterplan provides information on the open space strategy for the redevelopment. As has previously been mentioned, high quality, safe and accessible public open space is a key objective of the redevelopment and will underpin the desired social change within the suburb.

### 5.1 Proposed Open Space Embellishments

The following information summarises the proposed scope of works to be delivered through the redevelopment program. It is expected that the new open space works will be constructed in the first two stages of the development, with redevelopment and embellishment of the existing chambers park proposed to be undertaken in Stage 3.

Works include the dedication and embellishment of the proposed parklands to service the surrounding suburbs and link to the parklands within Lloyd and the Wiradjuri Walking Track. The following table summarises the existing and proposed open space provisions within the precinct.

Open Space Location	Existing Public Open Space	Proposed Public Open Space
Chambers Park	38,695m <sup>2</sup>	38,695m <sup>2</sup>
Emblen Park	13,371m <sup>2</sup>	Included below
Central Park	0m <sup>2</sup> (existing is LAHC owned)	28,850m <sup>2</sup>
<b>Total</b>	<b>52,066m<sup>2</sup></b>	<b>67,545m<sup>2</sup></b>

The Wagga Wagga Recreation, Open Space and Community (ROSC) Strategy 2040 provides the following criteria for the design and implementation of open space within developments. The table below identifies the requirements of the strategy and how the proposed redevelopment seeks to address the criteria.

ROSC Criteria	Proposal Response
The proposed open space and recreation areas will be located in order to maximise connections to adjoining land uses and local roads	As can be seen in the concept landscape masterplan included below this table, the proposed open space extension and embellishments seek to connect logically to external links and provide a high degree of connectivity to and through the site. This is in contrast to the existing Chambers Park and Emblen Park formations which are highly enclaved and dominated by rear fences and little opportunity for passive surveillance.



**Social and Community Assessment**  
**5 Open Space and Recreation**

<p>A minimum provision of 4 ha/1,000 people will be maintained within the precinct, subject to assessment of characteristic and usage. This will be divided to allow 2.5 ha for outdoor recreation facilities, 1.5 ha for sporting facilities in the Wagga Wagga urban precincts, 1.0 ha for outdoor recreation and 3.0 ha for sporting facilities in rural areas</p>	<p>The existing population, based on 2021 data within the development precinct is 872. Based on the provision of 292 additional dwellings and a dwelling size of 2.4, the expected future population of the precinct will be 1,572. Based on the current masterplan, the project will deliver 6.75Ha of new and improved public open space. Based on these figures, the project will deliver 4.26Ha of public open space per 1,000 people in the development precinct.</p>
<p>All proposed residential lots will be within a 500 m radius of a passive open space area</p>	<p>All proposed dwellings within the development precinct will be located within 500m of passive open space.</p>
<p>One suburban (district) park open space area will be provided within identified precincts</p>	<p>The proposed development is situated within the Mount Austin/Tolland/Turvey Park Precinct in accordance with the ROSC. District park facilities within this precinct are believed to be provided within the Willans Hill Reserve and are outside of the scope of this redevelopment programme.</p>
<p>At least one sporting precinct will be provided per precinct</p>	<p>Various sporting precincts are present within the existing Mount Austin/Tolland/Turvey Park Precinct. The Chambers Park playing field is proposed to be improved through these works.</p>
<p>Active and passive open space areas will not be located under major power lines, or in detention basins or evidence will be provided that the identified location will not reduce the functionality or amenity of the open space</p>	<p>The existing formation of Chambers Park provides critical storm detention to ensure the safe operation of the Glenfield Drain. This is proposed to be retained through development. These assets will be designed in accordance with the guidance of the ROSC and the WWCC operations team.</p>
<p>Lineal Park development functionality and amenity will not be significantly impacted by major power lines or detention basins</p>	<p>Overhead powerlines do not encumber the proposed open space.</p>
<p>The proposed open space areas have been assessed for suitability for their intended use in consideration of: - Topography - Soil composition - Overland water flow - Location to other activity generating areas - Accessibility of the proposed areas.</p>	<p>Proposed open space has been designed to be sympathetic to the existing landform and constraints. Accessibility and public safety are core design principles which underpin the social change objectives of the entire redevelopment project.</p>
<p>All proposed dwellings adjoining open space will front that open space and be separated by a road</p>	<p>All proposed dwellings will address the parkland and, where possible will be separated by a road. There are some existing private properties which will require interface treatment, these specific blocks have been identified in discussions with council and strategies are in the process of being developed.</p>
<p>In order to lessen the visual impact, proposed electrical boxes and other infrastructure is to be strategically incorporated into open space areas</p>	<p>These assets will be sympathetically collocated in detailed design.</p>



## Social and Community Assessment 5 Open Space and Recreation

The image below provides an overview of the proposed open space plans. A copy of the full plan, as well as the proposed overall masterplan for the development have been included in Appendix A of this document.



Based on the assessments above, the provisions for public open space within this development comply with the requirements of the ROSC.



## **6 Affordable Housing Strategy**

It is understood that Wagga Wagga City Council is preparing a Housing Strategy which will identify specific opportunities and options to deliver on population targets, housing choice and affordability. This work will include consideration of social and affordable housing needs across the LGA. In addition to the Local Strategic Planning Statement and Spatial Plan findings it is likely amendments to local planning controls will follow. It is anticipated that the work of this strategy will support and reinforce the need for additional social and affordable housing within the Wagga Wagga LGA.

Affordable Housing provides Australians who are on low to moderate incomes with an opportunity to rent homes at a rate that is below market value rent. Thus, ensuring they can afford basic living costs such as food, clothing, medical care and education. Affordable Housing is developed to encourage low income earners into the rental property market. These properties are not Social Housing – they are affordable private rental homes.

A key focus of the Project is to provide new affordable housing for low and middle income earners. The Tolland Renewal Project seeks to deliver affordable housing via the Community Housing Providers (CHPs) within the project collaboration committee. The key providers who will be responsible for the delivery of affordable housing within the development are:

### **Argyle Housing**

Argyle's objective is to provide and manage secure, sustainable housing for people on low to moderate incomes. They are responsive to local needs and are committed to building sustainable communities. They have over 30 years' experience and currently serve over 4,500 tenants and 2,400+ properties across NSW and the ACT. Service and commitment at a community level is what sets us apart as a leading community housing provider. Argyle Housing:

- Actively links tenants to services and support to strengthen overall wellbeing;
- Operates a widespread tenant participation program, fostering individual and community level growth;
- Creates partnerships aimed at reducing disadvantage and achieving social inclusion; and
- Provides services to the homeless.

### **BlueCHP**

BlueCHP is a not-for-profit, tier 1 Community Housing Provider. Founded in 2008, BlueCHP has grown to deliver over 2000 social, affordable and disability homes to the CHP sector and is noted for its collaborative approach to partnering, development expertise, and ability to deliver pragmatic housing solutions.

Our chosen affordable housing providers have proven ability for the delivery and management of well designed and fit for purpose affordable homes. Through the proposed redevelopment, and as a requirement of the consortium agreement, 20 affordable homes will be delivered by our industry partners.



## 7 SAPP Program Requirements

The following table summarises the State Assessed Planning Proposal (SAPP) fast track program requirements and how the project seeks to address each requirement.

Assessment criteria 1: Provides significant meaningful public benefits through housing supply/diversity and alignment with State policies and land use strategies.	
How will the project deliver significant and meaningful public benefits?	The project will deliver significant public benefit through increased housing supply, including more social, affordable and diverse housing (including the potential for seniors housing) and improved public open space.
List the type and number of dwellings that will be delivered including timings in and alignment to other public benefit outcomes	<p>The proposal will provide approximately 500 dwellings in a mix of low and medium density housing types, including detached dwellings, manor homes, seniors housing and attached dwellings. Of the 500 dwellings to be delivered through the program, 180 social, 20 affordable and 292 private dwellings.</p> <p>It is anticipated that the project would be delivered over a 12-year timeframe, providing a significant increase in housing supply to meet Council's housing needs over the next 20 years.</p> <p>The majority of the open space and other public utilities are expected to be delivered within the first 2-3 years of the development.</p>
How will the project contribute to the delivery of diverse housing typologies (a) within the project itself and (b) across the wider geographic area?	<p>The project can deliver a range of housing types, including new and improved social housing and affordable housing, seniors housing and medium density housing options such as, dual occupancies and manor homes (along with detached dwellings). It is anticipated that typology and density will be controlled via a site specific Development Control Plan (DCP) which is currently under development in consultation with WWCC.</p>
<p>Describe how the project will meet the minimum dwelling threshold of at least an additional:</p> <p>(a) 1,000 residential dwellings in Metropolitan NSW; or</p> <p>(b) 300 residential dwellings in Regional NSW</p> <p>and how does it contribute to a substantial proportion of housing for the region or LGA against their housing targets of housing needs?</p>	<p>Preliminary concept planning demonstrates that the site is capable of supporting approximately 500 dwellings.</p> <p>The proposal will contribute a significant portion of housing for the LGA. The Wagga Wagga Local Strategic Planning Statement 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.</p>





**Social and Community Assessment  
7 SAPP Program Requirements**

	The project will support renewal and additional housing in area well serviced by existing infrastructure, amenity and transport.
Are these dwellings in a declared Growth Area?	No – the site is not within a declared Growth Area
Will the dwellings address an undersupply of housing?	Yes – the proposal can deliver a range of housing types, including social housing, affordable housing, medium density housing, and seniors housing to meet identified housing needs in the LGA.
Does the planning proposal align with, deliver or support a Strategy, Plan, Government Priority or Policy?	<p>The proposal is consistent with the Riverina- Murray Regional Plan and directly aligns with the following objectives:</p> <ul style="list-style-type: none"> <li>• Objective 5: Ensure housing supply. Diversity, affordability and resilience</li> <li>• Objective 18: Provide housing supply in the right locations</li> <li>• Objective 19: Deliver housing that is more diverse and affordable</li> </ul> <p>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.</p> <p>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.</p> <p>The proposal aligns with the Wagga Wagga Local Strategic Planning Statement – Wagga 2040 (LSPS) which identifies Tolland Estate as an opportunity for broad scale renewal. The LSPS recognises the role of Tolland Estate to contribute towards Wagga Wagga’s housing supply.</p> <p>Specifically, the proposal directly aligns with Action COM12 which is ‘to collaborate and advocate for urban renewal opportunities with State and Federal government in key locations, including Tolland’.</p> <p>The proposal directly aligns to the following principles in the LSPS:</p> <ul style="list-style-type: none"> <li>• <b>Principle 8: Our City promotes a healthy lifestyle</b> – 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</li> <li>• <b>Principle 9: High quality public spaces with an engaged urban character</b> - The design of public spaces will enhance social</li> </ul>



**Social and Community Assessment  
7 SAPP Program Requirements**

	<p>connections, accessibility, safety, wellbeing, feelings of inclusion and sense of community.</p> <ul style="list-style-type: none"> <li>• <b>Principle 10: Provide for a diversity of housing that meets our needs</b> – 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, Koorungal and Ashmont will take the housing supply beyond 25 years.</li> </ul>
<p><b>Assessment criteria 2: To what extent is the planning proposal providing social and affordable housing?</b></p>	
Describe how the project will deliver a commitment to increase or improve affordable or social housing	The project will deliver new and increased social housing and affordable housing on the site. The proposal could deliver a mix of housing with a likely split of 70:30 private and social /affordable housing.
Describe how the project will increase affordable housing (rental and purchase)	The proposal will deliver more diverse housing, including new and improved social housing, new affordable housing and seniors housing increasing the supply of affordable rental housing options in the Wagga Wagga LGA.
How many social housing or affordable housing dwellings are proposed?	The proposal could deliver up to 40% social and affordable housing (approximately 200 dwellings).
Is there a role for the Local Aboriginal Land Council (LALC) in the provision of more affordable housing options under the planning proposal?	Representatives of the Aboriginal Housing Office and NSW Aboriginal Land Council form part of the project delivery consortium and have been actively engaged in the development of the masterplan and the strategy which underpins the Tolland Renewal Program.
<p><b>Assessment criteria 3: Any impediments to delivery can be managed and/or have a clear pathway to resolution</b></p>	
What constraints are there to delivery?	The site is within an existing zoned urban area is well serviced by existing infrastructure, including transport, open space, education, and services. The site is not impacted by any significant constraints and all site-specific matters can be appropriately managed through the planning process.
Please provide details about each of the identified constraints	The site is not considered to be affected by any significant constraints that would impact delivery of residential housing on the site.
Are any of the identified constraints considered to be complex issues that are unlikely to be able to be resolved within the next 12 to 18 months?	No – all site-specific constraints could be appropriately addressed and managed through the planning and development process.
Detail how the project’s known issues and risks will be managed or resolved	This planning proposal is supported by an extensive suite of supporting documentation which have



**Social and Community Assessment  
7 SAPP Program Requirements**

	assessed and confirmed the sites suitability for the proposed redevelopment.
List all NSW Government agencies and resource requirements for the successful delivery of the project including any complexities, risks or misalignment	<ul style="list-style-type: none"> <li>• NSW Land and Housing Corporation</li> <li>• Wagga Wagga City Council</li> </ul>
Are there dependencies with other NSW Government agencies?	No – NSW LAHC would be the proponent for the proposal
What is the community sentiment about the project (consider council, residents and other local stakeholders)?	<p>Wagga Wagga City Council supports the proposal. Council has recently placed on public exhibition the proposed masterplan for the development and continues to work collaboratively with the development team to work through project specific matters.</p> <p>Council has signed 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.</p>
How resolved are the known issues and risks?	Preliminary concept planning has been undertaken which demonstrates that the site is suitable for development and capable of delivering increased housing supply, more diverse and affordable housing, in an accessible and well serviced location.
Is there funding/resourcing to resolve the impediments to the delivery of the rezoning?	NSW LAHC has the available funding and resourcing to deliver this project.
<b>Assessment criteria 4: Investment is committed or available to deliver the rezoning</b>	
How does the project generate significant State or third party investment (e.g. if known, is the Capital Investment Value >\$500 million)?	The project will generate significant investment for the Riverina-Murray Region and the State through over \$100 million in Capital Investment value and new construction jobs.
Does the project leverage existing or committed state infrastructure in, or in close proximity to, the project area? If so, how?	<p>Yes – the site is within an established urban area with excellent infrastructure including transport, open space, education, and services.</p> <p>The proposal also has the potential to leverage off the considerable work undertaken on the Wagga Wagga Special Activation Precinct and significant Government investment planned for Wagga Wagga including in new jobs, industry and growth around the inland rail</p>
Is there enabling infrastructure with sufficient capacity in place or planned over the next 12 months at the rezoning site?	Yes – the site is well serviced urban area with existing residential development. Any standard servicing upgrades would be managed through the development processes.
If enabling infrastructure is not yet funded or committed, does the applicant/proponent have capacity to fund utilities/critical infrastructure to support the amount of housing proposed? Or is there another funding source identified?	N/A



## **Appendix A - Proposed Masterplan**



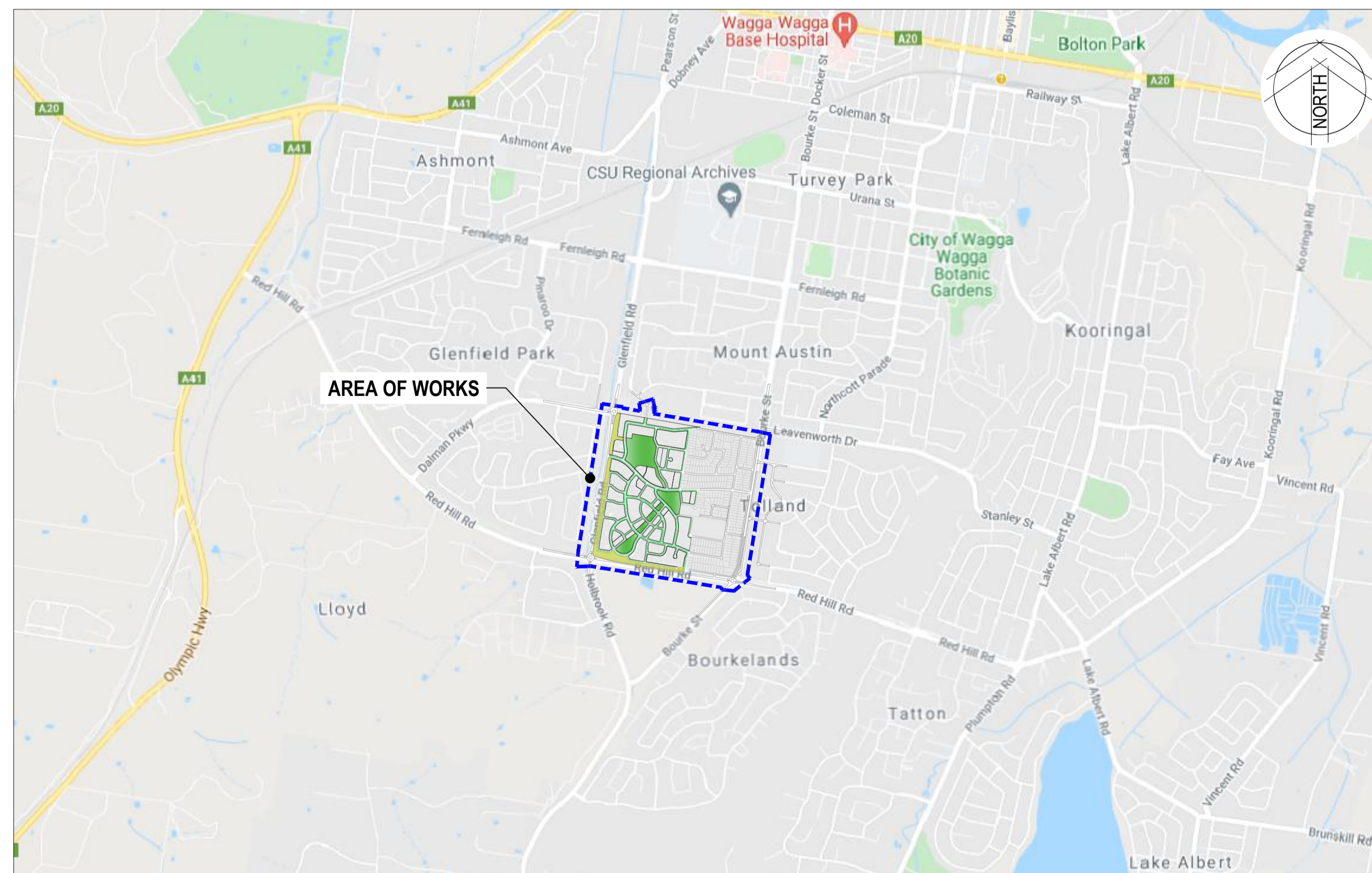
# NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

## TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA

MASTER PLANS - COVER SHEET AND LOCALITY PLAN

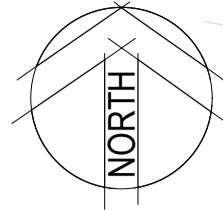
August 2023

**FOR EXTERNAL ISSUE**



LOCALITY PLAN  
 NOT TO SCALE

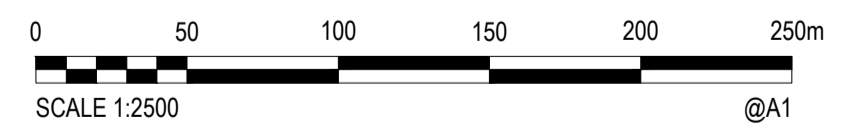
SCHEDULE OF DRAWINGS	
DRAWING No.	DESCRIPTION
50521067-C1001	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
50521067-C1010	NEIGHBOURHOOD MASTER PLAN
50521067-C1015	STAGING MASTER PLAN
50521067-C1020	STORMWATER MASTER PLAN
50521067-C1025	WATER MASTER PLAN
50521067-C1030	SEWER MASTER PLAN
50521067-C1035	ROAD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



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

**LEGEND**

- LIMIT OF WORKS
- PROPOSED LAND USE**
  - MAXIMUM AREA PER DWELLING = 1,200m<sup>2</sup>
  - MAXIMUM AREA PER DWELLING = 400m<sup>2</sup>
  - MAXIMUM AREA PER DWELLING = 200m<sup>2</sup>
  - PUBLIC OPEN SPACE PARKS / RECREATIONAL AREAS
  - PROPOSED ROAD VERGE
  - PRIMARY FRONTAGE
  - ROADS
  - ACTIVATED FRONTAGE WITH PERMEABLE FENCING OVERLOOKING PUBLIC OPEN SPACE
- EXISTING**
  - NEIGHBOURHOOD CENTRE
  - SCHOOL
  - EXISTING VEGETATION BUFFER / COMMUNITY LAND



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



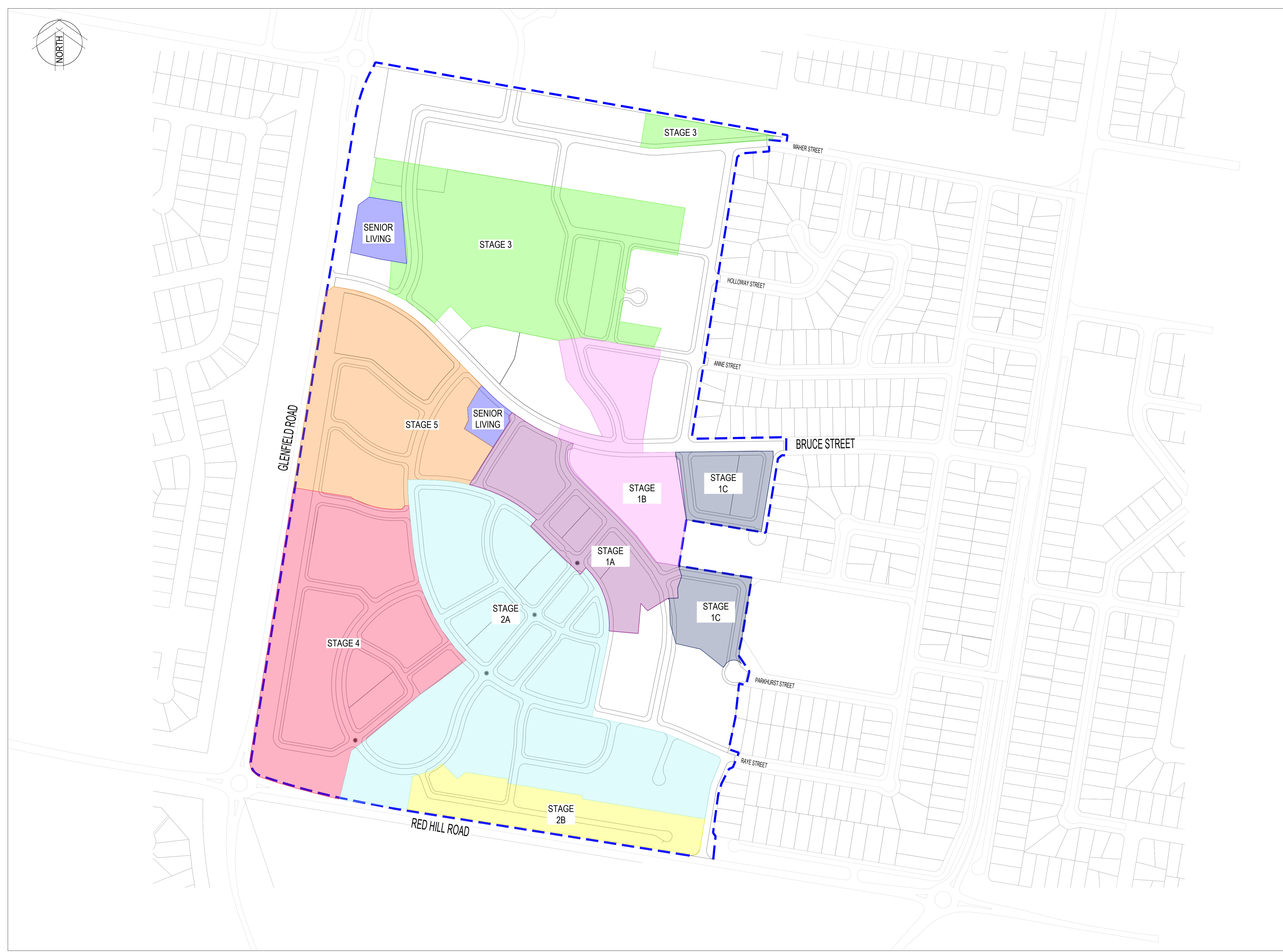
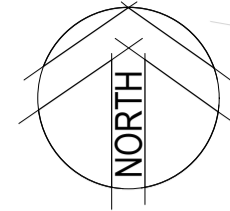
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Verified	JS	Date	16/03/2023
Approved	GZ		

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

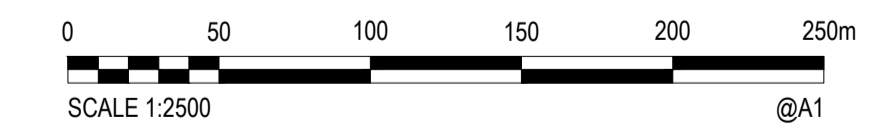
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Drawing Number			50521067-C1010	Revision	
				B	



**LEGEND**

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

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



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Verified	JS	Date	16/03/2023
Approved	GZ		

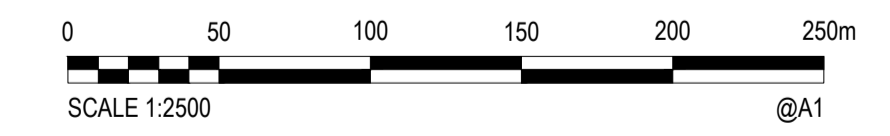
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Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	STAGING MASTER PLAN
	SHEET 1 OF 1

Status	<b>FOR EXTERNAL ISSUE</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES					
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Drawing Number			50521067-C1015		Revision	B

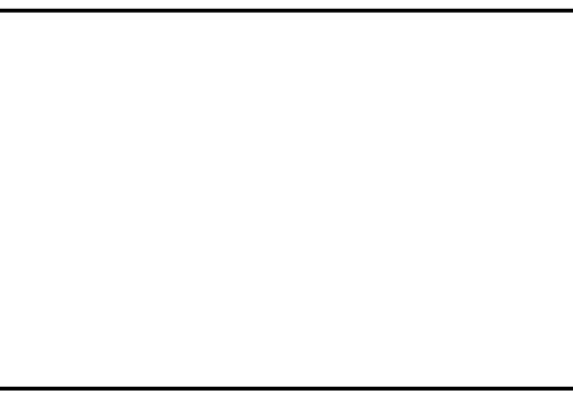


**LEGEND**

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



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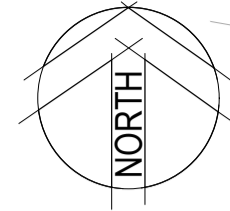
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Verified	JS	Date	16/03/2023
Approved	GZ		

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

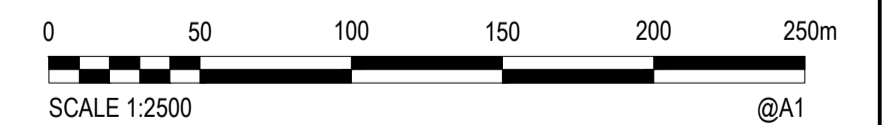
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Drawing Number				Revision	
50521067-C1025				B	





**LEGEND**

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



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Verified	JS	Date	16/03/2023
Approved	GZ		

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

Status	<b>FOR EXTERNAL ISSUE</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
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Drawing Number	50521067-C1030			Revision B

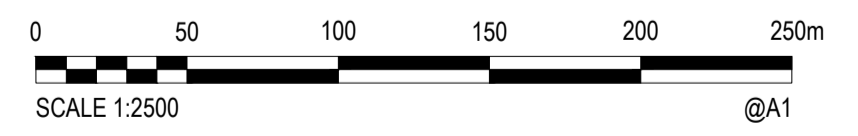
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**LEGEND**

- LIMIT OF WORKS
- PROPOSED SEWER
- EXISTING SEWER



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B	14/08/2023	FOR PUBLIC EXHIBITION	ML	JS	GZ
A	16/03/2023	PRELIMINARY	ML/AS	JS	GZ



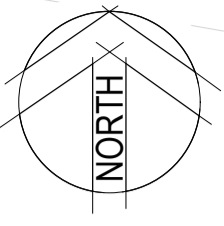
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Designed	TM/JS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

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

Status	<b>FOR EXTERNAL ISSUE</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
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Drawing Number	50521067-C1030			Revision B

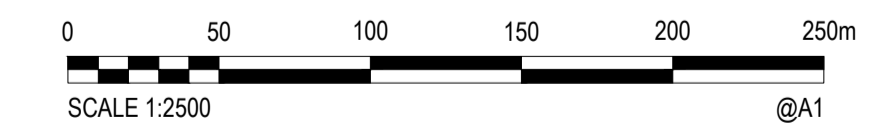


**LEGEND**

- LIMIT OF WORKS

**ROAD HIERARCHY**

- COLLECTOR
- LOCAL ACCESS
- ACCESS STREET
- LANE WAYS



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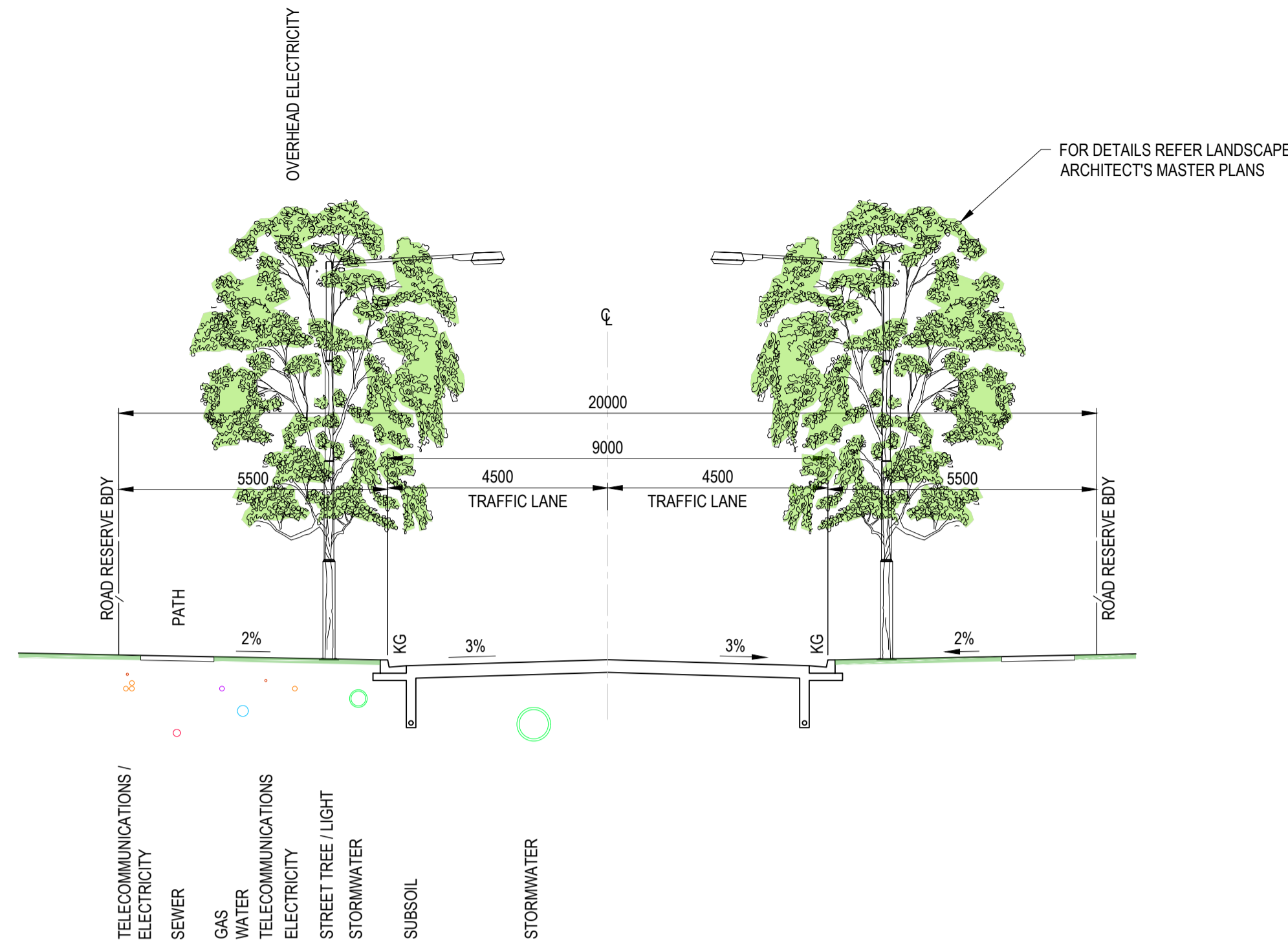
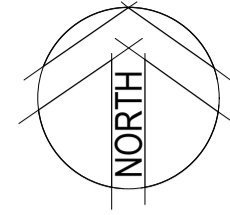
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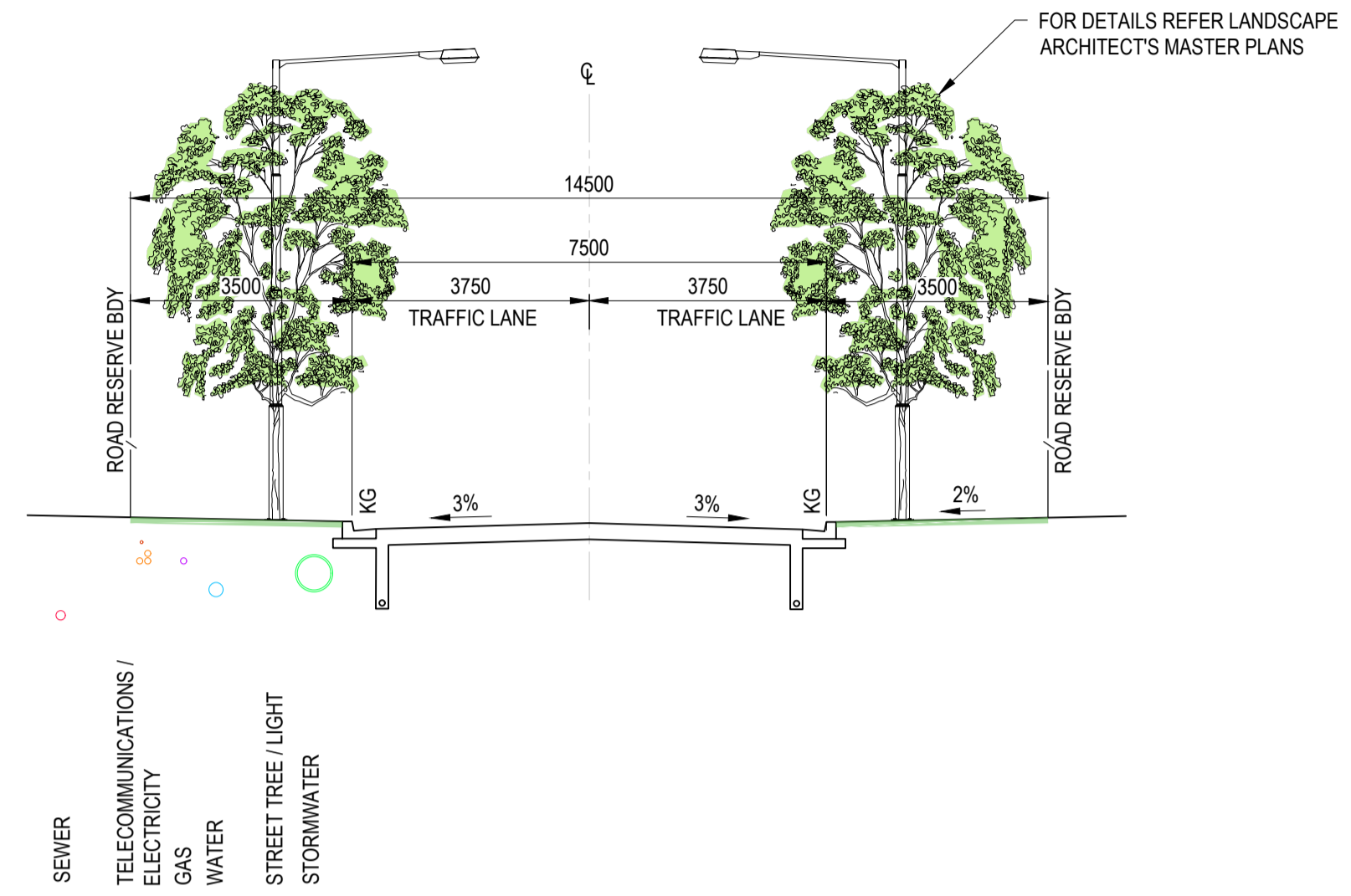
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Checked	AS	Date	16/03/2023
Designed	TM/JS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

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

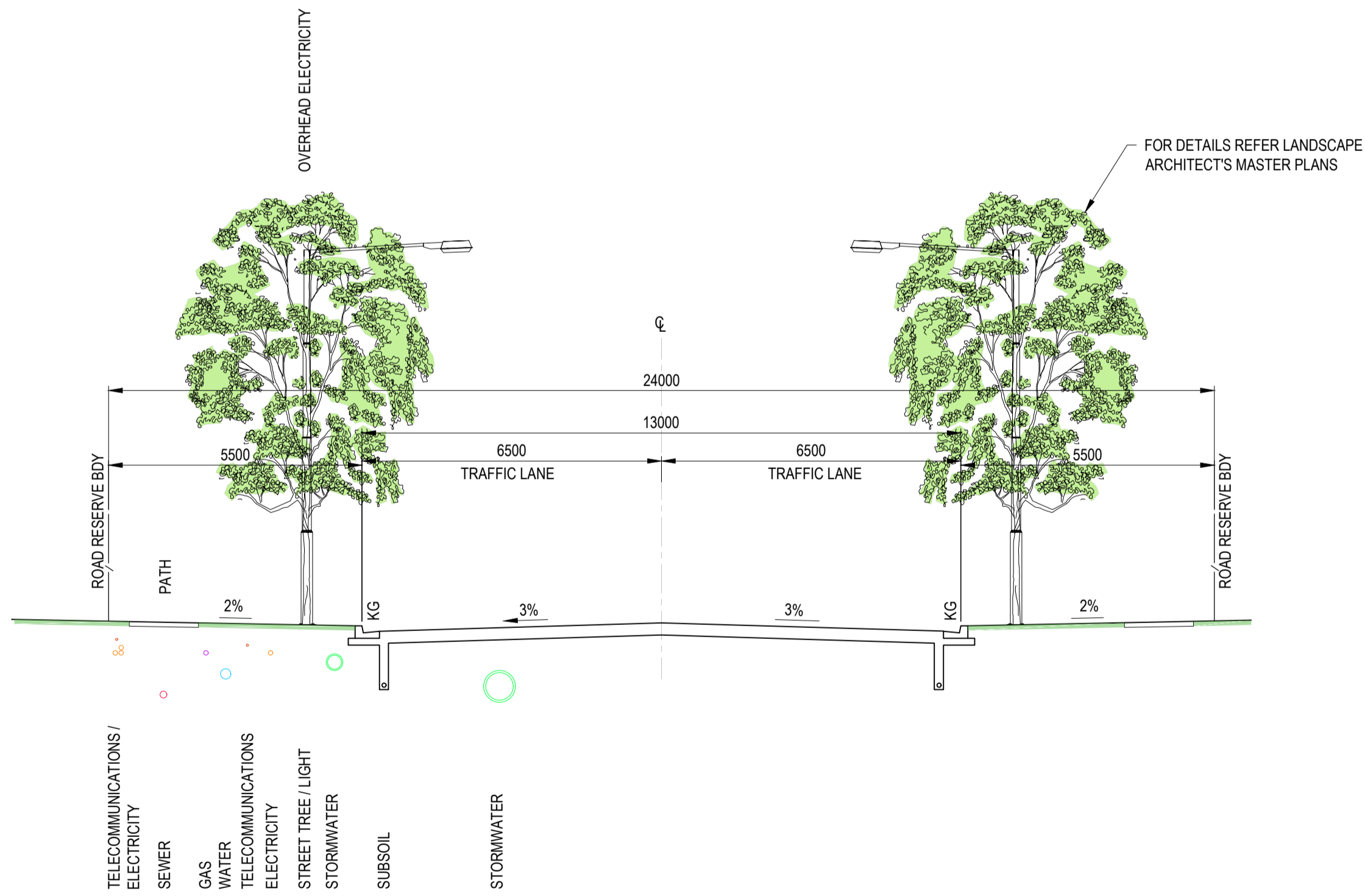
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Drawing Number	50521067-C1035			Revision B



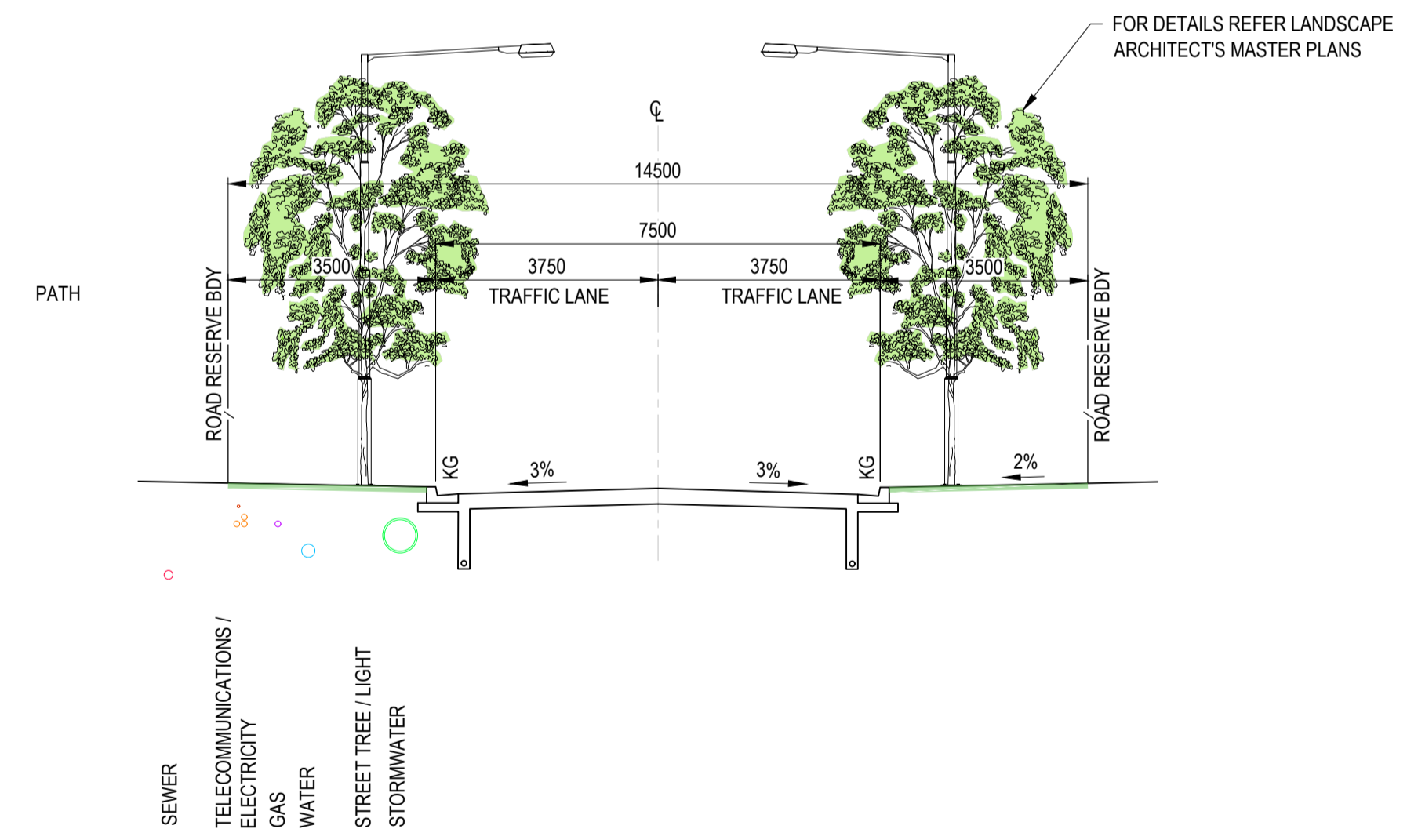
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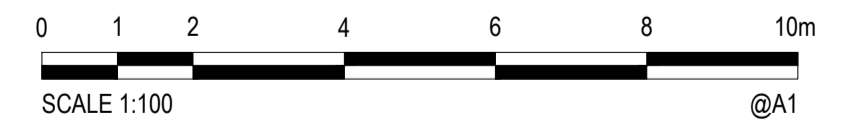
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SCALE 1:100



TYPICAL SECTION - COLLECTOR  
SCALE 1:100



TYPICAL SECTION - ACCESS STREET  
SCALE 1:100



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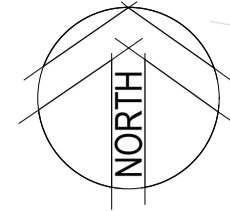
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Verified	JS	Date	16/03/2023
Approved	GZ		

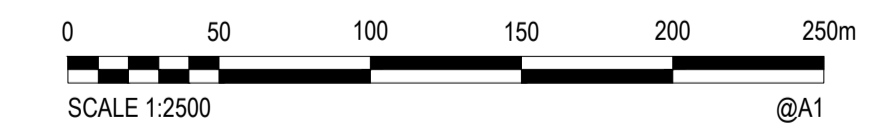
Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	TYPICAL ROAD SECTIONS
	SHEET 1 OF 1

Status	FOR EXTERNAL ISSUE NOT TO BE USED FOR CONSTRUCTION PURPOSES				
Mar-23	AHD	Scale	1:100	Size	A1
Drawing Number	50521067-C1040			Revision	B



**LEGEND**

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



XREFs: X:\PROP\_NBRH\_LAYT\_X\PROP\_ROAD\_LAYT\_Xef\BLK\_RD\_Z55\_Xef\Block B.dwg  
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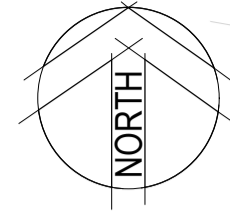
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Verified	JS	Date	16/03/2023
Approved	GZ		

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

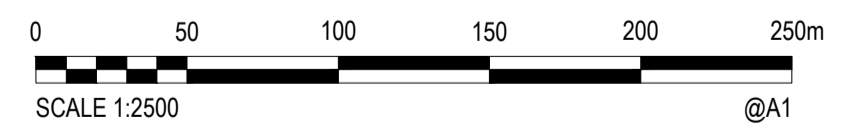
Status	<b>FOR EXTERNAL ISSUE</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
	Mar-23	AHD	Scale 1:2500	Size A1
Drawing Number	50521067-C1045			Revision B



**LEGEND**

--- LIMIT OF WORKS

■ BUS ROUTE



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B	14/08/2023	FOR PUBLIC EXHIBITION	ML	JS	GZ
A	16/03/2023	PRELIMINARY	ML/AS	JS	GZ



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Designed	TM/JS	Date	16/03/2023
Verified	JS	Date	16/03/2023
Approved	GZ		

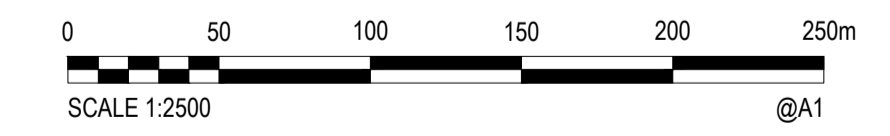
Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	BUS ROUTES MASTER PLAN
	SHEET 1 OF 1

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



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

**LEGEND**  
- - - - - LIMIT OF WORKS



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



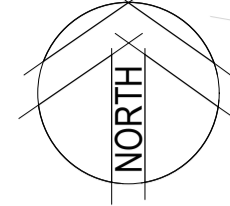
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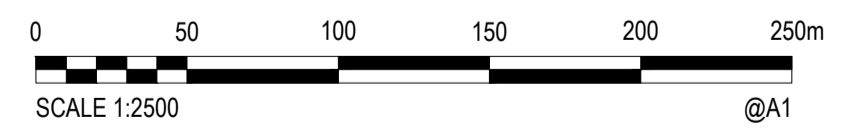
Client	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Project	TOLLAND RENEWAL PROJECT TOLLAND, WAGGA WAGGA
Title	BIODIVERSITY MASTER PLAN
	SHEET 1 OF 1

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



**LEGEND**

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



Rev.	Date	Description	Des.	Verif.	Appd.
B	14/08/2023	FOR PUBLIC EXHIBITION	ML	JS	GZ
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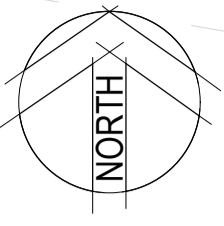
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Approved	GZ		








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

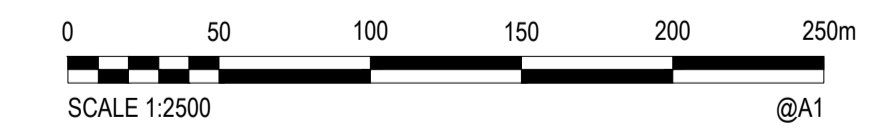
Status	<b>FOR EXTERNAL ISSUE</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
	Mar-23	AHD	Scale 1:2500	Size A1
Drawing Number	50521067-C1060			Revision B





**LEGEND**

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



Rev.	Date	Description	Des.	Verif.	Appd.
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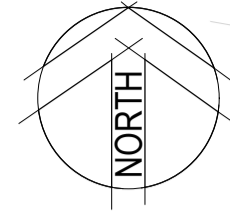


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Drawn	Date	Client
DP	16/03/2023	NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT
Checked	Date	Project
AS	16/03/2023	TOLLAND RENEWAL PROJECT
Designed	Date	Project
TM/JS	16/03/2023	TOLLAND, WAGGA WAGGA
Verified	Date	Title
JS	16/03/2023	LANDSCAPE MASTER PLAN
Approved		
GZ		

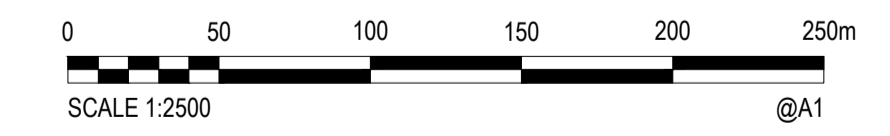
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50521067-C1065		B	

Status			
FOR CONCEPT APPROVAL			
NOT TO BE USED FOR CONSTRUCTION PURPOSES			
Mar-23	AHD	Scale	Size
		1:2500	A1



**LEGEND**

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



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

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

Status	<b>FOR EXTERNAL ISSUE</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES			
	Mar-23	AHD	Scale 1:2500	Size A1
Drawing Number	50521067-C1070			Revision B

## **Appendix B – Public Exhibition Brochure**



# Our plan for Tolland

## Tolland Masterplan exhibition brochure

We're transforming Tolland into a modern mix of housing, comprising 500 new homes and vital community infrastructure including landscaped open spaces and new streetscapes. Learn more about the draft Tolland Masterplan and share your feedback today.



**The Land and Housing Corporation is working with the Aboriginal Housing Office, the Argyle Consortium (consisting of Argyle Housing, Birribee Housing and BlueCHP) and Wagga Wagga City Council to transform the Tolland estate into a mix of new social, affordable, seniors and private housing, along with upgraded community facilities, roads and parks.**

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), as well as private homes owned by members of the community.

The draft Tolland Masterplan showcases a vision for renewal of the Tolland estate that would increase the housing supply during a time of significant need.

Approximately 500 new homes would be delivered in Tolland, which is ideally located just 4 kilometres from Wagga Wagga's CBD.

New homes will include lots for sale to the private market, which would enable people to purchase and build their dream home, as well as new, modern social and affordable housing that fits seamlessly into the local streetscape.



Aerial image, Tolland estate



Sample image of proposed social housing

# The Tolland Masterplan reflects feedback shared by the local community during community consultation sessions in late 2022 and early 2023

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

**In response:** The draft Tolland Masterplan will deliver a mix of new social, affordable, seniors and private 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:** Changes should be made to the existing parks and green spaces.

**In response:** The draft Tolland Masterplan will deliver approximately 16,000m<sup>2</sup> 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.

**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 will continue to seek feedback from Aboriginal people, Aboriginal groups and the wider community to help inform the design and detail of the renewal moving forward.

**Your feedback has helped shape the design of the draft Tolland Masterplan, and your continued participation is vital as we move into this next phase**



# The draft Tolland Masterplan

Located 4 kilometres south of the Wagga Wagga CBD, the draft Tolland Masterplan:

- Includes approximately 500 new residential homes
- Redevelops and improves approximately 67,500m<sup>2</sup> of community parklands, that includes 16,000m<sup>2</sup> of new community parklands
- Envisages future purpose built seniors housing fronting Bruce Street and Awaba Avenue
- Incorporates infrastructure to support the proposed development including roads, utilities, drainage basins, footpaths and landscaping.

The draft Tolland Masterplan aims to help ease housing shortages in Wagga Wagga and will incorporate a mix of new social, affordable, seniors and private homes.

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.


It is anticipated future residents will access services in Tolland by improved road, pedestrian and cycle routes that will provide better connections to the CBD.

## What is a masterplan?

A masterplan is a document that shows where new buildings, streets, parks, and community facilities could be located as part of a renewal project

**1**

Improved playing fields and better drainage for Chambers Sports Field.




**2**

New 2.5m wide pathways to create more walkable space and better connections to open space areas.



**3**

New community meeting space with seating, picnic shelters, BBQ facilities and a children's playground.





**4**

Existing pump track to be retained and integrated into pedestrian pathways and shelter area.

**6**

New outdoor exercise equipment and a walking circuit to encourage active lifestyles.




**8**

Improved tree canopy and a commitment to retaining existing street trees where possible.

**10**

Priority sites for north facing units and dedicated seniors housing




**5**

Outdoor learning space located a short distance from the public school.




**7**

New community open space with picnic shelters, seating and BBQ facilities.



**9**

Enhancements to the estate entry including new street trees and additional landscaping.



## Working together on the plan for Tolland

The draft Masterplan for Tolland has been designed following extensive community consultation and consideration of local feedback. A summary of key milestones to date is as follows:

### June 2020

Expression of Interest (EOI) opened for the community housing sector to partner with NSW government in the potential redevelopment of the Tolland estate.

### December 2020

The Argyle Consortium (including community housing providers Argyle Housing, Birribee Housing and BlueCHP) was named the successful EOI respondent.

### 2021 – 2022

Work continued between LAHC, the AHO and the Argyle Consortium to prepare a concept plan and viable delivery strategy for the precinct.

### December 2022

The local community shared their feedback on the future for Tolland. Survey results indicated that 85% of participants feel positive about the idea to renew Tolland.

### February – August 2023

Community feedback was considered and a draft Masterplan was developed in consultation with Wagga Wagga City Council staff.

### September 2023

Wagga Wagga City Council considers a report on the draft Tolland Masterplan and makes a decision to publicly exhibit the documents.

## Next steps

Subject to Wagga Wagga City Council endorsement, the draft Masterplan is publicly exhibited and the community is invited to submit further feedback. Council will consider the community feedback and formal submissions that have been received. If changes are required, Council will work with the project team to see what is possible before making any formal decisions. It may require LAHC to update the draft Masterplan to respond to any submissions received. Council will then decide whether to adopt the draft Tolland Masterplan.

To deliver the Tolland Masterplan, the land in the estate must be rezoned. LAHC is currently preparing technical studies to support a rezoning proposal which seeks to change the existing planning controls applying to the land. Rezoning the land is essential to ensuring necessary works and different building types can be delivered.

In recognition of the importance of this project for NSW, the Tolland Estate renewal is one of only 5 rezoning proposals approved by the NSW Government for fast-tracking through the State-Assessed Planning Pathway.

The proposal to have the land rezoned will be lodged with the Department of Planning and Environment (DPE) and the community will be invited to provide their feedback. This application is expected to occur before the end of this year.

If the draft Masterplan is approved by Council and the rezoning is adopted by DPE, LAHC will commence lodging the required Subdivision applications. After this stage LAHC and other property owners can start to plan for relevant approvals to deliver their new homes.



### Did you know that NSW social housing projects have won awards for their design and architecture?

In 2023, a LAHC social housing project at Bigge Street, Liverpool was celebrated at the Australian Institute of Architects NSW Architecture Awards for establishing a new benchmark in architectural excellence and innovation in Residential Architecture – Multiple Housing. Our social housing and mixed tenure projects have also won awards at the UDIA NSW & Coronation Property Awards.

## Is more social housing planned for Wagga Wagga?

Alongside a revitalised Tolland, LAHC is delivering 4 social housing projects that will provide an additional 60 new homes over the next 3 years in the Duke of Kent precinct. Two projects have been approved (Spring Street and North Parade) and two more are currently working through the design and planning process.



Artist's impression of a new social housing developments in Spring Street (top) and North Parade (bottom), Wagga Wagga.



Recently completed new social housing in the Wagga Wagga LGA.



# Share your feedback on the Tolland Masterplan

The proposed vision for the future of the Tolland estate is currently in draft form.

Before Council decides whether or not to adopt the Tolland Masterplan, community feedback is being sought about the proposed Masterplan outcomes.

The draft Tolland Masterplan is on public exhibition and community feedback is invited from Monday 11 September until Tuesday 24 October 2023.

You can view the draft plans at Council's 'Have Your Say' page at: <https://haveyoursay.wagga.nsw.gov.au>

You can have a say by making a written submission to Council by emailing [council@wagga.nsw.gov.au](mailto:council@wagga.nsw.gov.au) or sending a letter addressed to:

The General Manager, Wagga Wagga City Council, PO Box 20, Wagga Wagga, NSW 2650

## For more information

Join us at a community drop-in event to find out more information, talk to the project team, and provide your feedback on what you think is important for the Tolland renewal.

Community BBQ and drop-in sessions

**Thursday  
21 September 2023**

Session 1

**11am–1pm**

Session 2

**4pm–7pm**

**Tolland Community Centre  
41 Bruce Street, Tolland**

Community BBQ and drop-in sessions

**Tuesday  
10 October 2023**

Session 1

**11am–1pm**

Session 2

**4pm–7pm**

**Tolland Community Centre  
41 Bruce Street, Tolland**



We are committed to keeping the community informed throughout the life of the project via letterbox newsletters, our website [www.dpie.nsw.gov.au/land-and-housing-corporation/regional/wagga-wagga/tolland-estate](http://www.dpie.nsw.gov.au/land-and-housing-corporation/regional/wagga-wagga/tolland-estate) and email updates.

If you would like more information about the project or would like to contact us, please call 1800 738 718 or email [communityengagement@dcj.nsw.gov.au](mailto:communityengagement@dcj.nsw.gov.au)