

# Tolland estate information

November 2023



*Tolland housing estate area, Wagga Wagga*

The NSW Land and Housing Corporation (LAHC) is working with the Aboriginal Housing Office (AHO), the Argyle Consortium (including Argyle Housing, BlueCHP and Birribee Housing), Wagga Wagga City Council and Department of Planning and Environment to transform the existing Tolland housing estate in Wagga Wagga to provide a new mix of modern housing.

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

Approximately 500 new mixed-tenure homes will be delivered across the renewed Tolland Estate area, with 200 homes set to be new social and affordable housing that fits seamlessly into the local streetscape.

When renewing existing concentrated areas of social housing like within the existing Tolland estate, LAHC looks to create socially diverse communities, a variety of housing types, more useable open green space, improved community facilities, better road networks and transport links. Transforming the environment helps to increase wider housing, education and employment outcomes in the community, and reduce social housing stigmas, crime and anti-social behaviour.



Recently completed social housing development at Spring Street, Wagga Wagga

## What's happening in Wagga Wagga?

There are almost 1,200 social housing dwellings located within the Wagga Wagga local government area (LGA). Around 800 of our dwellings are concentrated in 4 suburbs or estates such as Tolland, with the remaining 400 dwellings scattered across the LGA, mainly in older established areas of Wagga Wagga as opposed to newer housing release areas.

In the Wagga Wagga LGA, there is a large supply of 3-bedroom social housing cottages. A lot of these cottages are underused and difficult to maintain, especially for our older residents. There is currently a high demand for smaller dwellings up to 2-bedrooms for existing tenants and households on the waitlist.

More than half of our current tenants in the LGA would benefit from seniors living developments, which is housing built to better meet the access needs of older people or people with a disability.

Renewing the Tolland estate as well as replacing older houses with more and better social housing across the LGA is a long-term objective for LAHC. We've already delivered the first 20 new dwellings in Wagga Wagga, and in addition to the Tolland estate renewal, we have 64 new dwellings in planning or construction.

## Important information for social housing residents

The Tolland estate renewal is a long-term project that will be delivered in stages over the next 10 years.

LAHC, the AHO and the Argyle Consortium are committed to working together with residents in the Tolland estate respectfully and sensitively to keep them informed, understand their individual housing needs and to minimise impacts on the community.

All social housing residents have been advised about relocating from their house. Relocations for social housing residents will be staged over a number of years to minimise impacts on residents and the community. We are committed to keeping you informed.

Longer term, residents that need to be relocated will be matched with an alternative property that specifically meets their housing needs. Relocation could be into properties in the surrounding area, or at the Tolland estate as new social homes are delivered. Residents **will be offered the opportunity to return to new housing within the Tolland project**, should they continue to satisfy social housing eligibility requirements and suitable housing is available.

## Working with the Aboriginal Community

We understand that the Aboriginal community has a strong connection to the Tolland precinct, with some families living there over several generations. LAHC, the AHO and the Argyle Consortium will be guided by the NSW Government's Connecting with Country framework across the project, to acknowledge, respect and connect with the Aboriginal culture of the area.

We will work with Aboriginal community controlled organisations to ensure that the needs of Aboriginal residents are understood and addressed, including through any relocation processes. We will also work to ensure that Aboriginal people have access to the economic opportunities opened up by the redevelopment project.

## Why renew Tolland estate?

### The social housing in Tolland estate was built in a different time for a different need.

Most of the existing social housing in Tolland estate was built in the 1970s. These homes are nearing the end of their intended lifespan and are increasingly difficult to maintain and unsuitable for many social housing tenants. Renewing Tolland estate will bring a mix of new housing types that will better meet the needs of current social housing residents as well as providing new housing opportunities for private owners.

### The demand for social housing is changing.

Most of the existing housing within the Tolland estate is 3 to 4 bedroom homes that are under-occupied and unsuitable for older residents. Current demand is highest for housing that is suitable for older people and smaller households. Renewing the estate will provide more accessible homes to suit different lifestyles as well as more environmentally sustainable homes.

### To provide better facilities and homes for the broader community.

Renewing the Tolland estate will create a vibrant and connected mixed-tenure community with modern, accessible housing and improved access to transport and open spaces. Providing more open space, better community facilities in the estate can make it easier to do everyday things, like meeting up with family and friends.



Sample image of proposed social housing

Renewing Tolland estate will provide:

- a new mix of social and private housing that is completely indistinguishable from each other
- better social and economic outcomes for current and future social housing residents
- a range of modern, quality housing to suit different lifestyles and households
- new community infrastructure like parks, roads and facilities
- new, well-designed homes that meet accessibility standards.

## Local businesses opportunities

Are you a local business in Wagga Wagga who may be interested in helping us plan and deliver more and better social housing in the region? Interested businesses should provide their Capability Statements\* (including experience and references) to: **LAHCProcurement@fac.nsw.gov.au**

Suitable businesses will then be added to LAHC's database and contacted for a quote when opportunities are available.

\*Capability Statements should be a maximum of 5 pages and include a detailed description of your organisation's experience in providing the full range of services to undertake the proposed works, the total contract value of the project, the number of people the organisation employees (including full time, part time, and apprentices). References must be from projects recently completed in the last five years or in progress and similar to the works proposed.

## Contact us

If you have any questions about the Tolland estate renewal project, or if you would like to register your details to receive future project updates via email, please call us on **1800 738 718** or email **communityengagement@dcj.nsw.gov.au**

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