

Have your say about the future of the Tolland estate

December 2022



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) and Wagga Wagga City Council 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. Around 180 of these are set to be new social housing that fits seamlessly into the local streetscape.

We are in the early phases of the project and want to hear what is important to you about the long-term plans to renew the estate. We will be hosting community events over the coming weeks and in February next year. Your feedback will help shape the plans, which will be shared with the community next year. See inside for information on how you can learn more and also have your say.

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

It is important to note that **residents are not being asked to relocate from their house at this time.**

The Tolland estate renewal is a long-term project that will be delivered in stages over the next 10 years. There are a number of steps to go through first, including community consultation and the planning approval process, before any relocations would need to occur.

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.

If or when the renewal of Tolland estate proceeds, 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.

What happens to my land if I'm a private owner?

Should there be any changes to the planning controls for privately owned land in future, owners will have the opportunity to develop their land if they if they choose to.

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.

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.

Where are we up to in the process?

In June 2020, LAHC called an Expression of Interest (EOI) from the Community Housing sector to partner in the potential redevelopment of the Tolland estate.

The Argyle Consortium was named as the successful EOI respondent in December 2020 and has since been working with LAHC and the AHO (as the two majority landowners) in preparing a concept plan and viable delivery strategy for the precinct which includes a mix of social, affordable and private housing as well as revitalised open spaces and community facilities.

We are now inviting you to have your say on the Tolland renewal so we can understand what you think is important for us to consider and help inform our final plans which will be shared with the community next year.

How can you have your say?

Representatives from LAHC, AHO and the Argyle Consortium will be attending the Department of Communities and Justice Community BBQs to answer any questions about the project on **Thursday 15 December 2022** and **Thursday 2 February 2023** between 11am and 1pm at the Tolland Community Centre.

We are also hosting community drop-in events where you can come along to find out more information, talk to the project team, and provide your feedback and ideas on what you think is important for the renewal of the estate.

	Community drop-in 1	Community drop-in 2	Community drop-in 3
Dates:	Thursday 15 December, 2022	Saturday 17 December, 2022	Thursday 2 February, 2023
Times:	From 4pm to 6pm	From 11am to 1pm	From 4pm to 6pm
Place:	Tolland Community Centre 41 Bruce Street, Tolland	Tolland Community Centre 41 Bruce Street, Tolland	Tolland Community Centre 41 Bruce Street, Tolland

If we don't get the chance to meet with you, you can also visit dpie.nsw.gov.au/lahc-tolland to learn more about the proposed renewal, **complete our project survey** and have your say until **5pm on Sunday 19 February 2023**.

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@facs.nsw.gov.au**.

What will happen next?

After we have listened to and considered what you have said, we will work with Wagga Wagga City Council and key stakeholders to finalise our plans which we will share with you in 2023.

We are committed to keeping the community and residents of the estate updated throughout the life of the project.

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@facs.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.

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