

# 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.



## 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.

### 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.



# 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)