

**RP-4 TOLLAND RENEWAL PROJECT PACKAGE****Author:** Chloe Boyd**Executive:** John Sidgwick**Summary:** | Tolland Renewal Project – draft Concept Masterplan for public exhibition.**Recommendation**

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That Council:

- a place the draft Tolland Concept Masterplan on public exhibition for a period of 42 days from 11 September to 24 October 2023 and invite public submissions during that period
- b receive a further report following the public exhibition period:
  - i addressing any submissions made in respect of the draft Concept Masterplan
  - ii proposing adoption of the draft Tolland Concept Masterplan unless there are any recommended amendments deemed to be substantial and requiring a further public exhibition period

**Report**

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**Background**

The original Tolland Estate was developed and built between the 1970s and 1990s. It currently comprises a large number of properties owned by the NSW Land and Housing Corporation (LAHC) and Aboriginal Housing Office (AHO), as well as private dwellings, parcels of vacant land, a community centre, Red Hill Public School, OneSchool Global NSW – Wagga Wagga, and Wagga Wagga Brethren Church.

Over time, there have been growing concerns regarding the social housing stock located in Tolland – it is out-of-date, no longer fit-for-purpose and has significant maintenance issues for LAHC. Additionally, several significant social housing issues have been identified in Tolland Estate, such as poor public realm, local character and sense of place; high concentration of vulnerable people and social distress; dwelling types that do not meet the household requirements and condition of housing; and hot spots for multiple major crime types (among other issues).

To respond to these issues, Argyle Housing, Council and other stakeholders prepared a high-level masterplan for the renewal of Tolland Estate. This masterplan incorporated private housing, improved social and affordable housing, and tailored housing models. These were to be delivered over a ten-year period.

The aim of the Masterplan is to renew social, affordable and private homes, and deliver enhanced open spaces and community infrastructure. The long-term vision is to deliver a progressive housing community, connected with jobs, transport and essential services. This approach is designed to provide better opportunities for accessing tenant support services while creating housing independence.

Since August 2018, Argyle Housing and Council have engaged in discussions and meetings with the NSW State Government, including the relevant ministers at the time.

The NSW State Government then progressed with the project through an open tender for a Community Housing Provider (CHP) to partner with LAHC. On 17 December 2020, the Argyle Consortium was announced as the successful applicant. Argyle Housing has partnered with BlueCHP and has been working with the NSW State Government, through an appointed LAHC and AHO project management group, to co-design a masterplan and prepare a detailed business case that outlines the revitalisation of Tolland.

### **Current Project Status**

Since late 2022, Council, LAHC and Stantec (LAHC's consultants) have been collaborating to deliver the project. An approach for the delivery of the renewal project was established, as outlined below:

- 1) Preparation of a draft Concept Masterplan, to be placed on public exhibition to seek community feedback on the proposed vision for the renewal area.
- 2) Preparation of a Planning Proposal to rezone relevant parts of the renewal area to deliver the vision – reclassification of Council land and draft site-specific Development Control Plan included as part of the Planning Proposal.
- 3) Post-rezoning, lodgement of DAs to deliver subdivision and housing in the renewal area (including LAHC-led DAs and privately-led DAs).

### **Draft Concept Masterplan**

Council has been progressing Step 1 with LAHC over the past six months. An initial draft Concept Masterplan was provided to Council staff for comment in April 2023, and Council staff formed a cross-directorate working group to ensure a holistic perspective for the Concept Masterplan was provided. LAHC subsequently provided an updated Concept Masterplan in June 2023. Council's working group reviewed these plans, and a final draft Concept Masterplan was issued to Council in August 2023 (see Attachment 1).

The draft Concept Masterplan identifies the following key features:

- introduction of a new public open space spine, from south-west to north-east, connecting to the existing Chambers Park and drainage corridor above Bruce Street.
- encouragement of medium-density development adjacent to the existing and proposed open space, as well as in key interfaces.
- creation of enhanced road connections, through the removal of several existing cul-de-sacs and delivery of through-streets.

The draft Concept Masterplan will be placed on public exhibition to seek community feedback before being finalised and adopted by Council as the vision for the renewal area moving forward.

### **Housing Delivery**

The Tolland Renewal Project will see the creation of:

- 180 social housing dwellings in Tolland.
- 20 affordable housing dwellings in Tolland.
- 292 additional private lots in Tolland.

Tolland currently comprises an existing 219 social housing dwellings. The Tolland Renewal Project will see 200 social and affordable housing dwellings delivered in the Tolland renewal area, with an additional 74 social housing dwellings around Duke of Kent Oval, delivered alongside the Tolland Renewal Project. This forms part of LAHC's approach of reducing the concentration of social and affordable housing and dispersing it more broadly across Wagga Wagga. Therefore, there is a net increase of 55 social and affordable housing dwellings in Wagga Wagga.

### **Council Land**

As part of delivering the overall project, LAHC are proposing some land swaps with Council, where existing Council land for public space would convert to housing, while some LAHC land would convert from housing to open space. Council and LAHC are currently investigating and negotiating the details of this. This is anticipated to be finalised around the finalisation of the Planning Proposal.

### **Letter of Offer to propose a Planning Agreement**

As part of the project, LAHC has proposed a planning agreement with Council. Council staff are in the early stages of considering the proposed planning agreement and have provided initial advice to LAHC.

Planning agreements require ongoing negotiation, and Council and LAHC will continue to discuss and negotiate the planning agreement. The planning agreement should be finalised prior to the determination of any future DA for subdivision in the renewal area.

### **Development Control Plan Updates**

To ensure the Tolland Concept Masterplan (once adopted) is enforceable, a clause will be included in the Wagga Wagga Development Control Plan (DCP). This clause will require future DAs in the renewal area to consider the Masterplan in their application.

The draft update to the DCP to enforce the Tolland Concept Masterplan will be reported to a Council meeting in October, where it will form part of a report seeking to implement updates to the DCP arising from a procedural review of the DCP paper. These updates will be policy-neutral amendments.

Separate to the above clause, a site-specific DCP will be prepared as part of the Planning Proposal for the renewal area. Council and LAHC have already commenced work on this to ensure the deliverability of the Concept Masterplan and will continue to collaborate on the creation of a site-specific DCP for the Tolland renewal area. This is anticipated to be finalised as the Planning Proposal is finalised. The draft site-specific DCP will be subject to future public exhibition.

### **Planning Proposal**

In December 2022, the Department of Planning and Environment (DPE) announced a pilot program for the State-Assessed Planning Pathway and invited nominations from industry for proposals meeting the criteria.

LAHC lodged an application for the State-Assessed Planning Pathway. This pathway sees DPE assess the planning proposal from lodgement, rather than Council. Council is consulted throughout the process.

In mid-July 2023, LAHC and Council were advised that the Tolland Renewal Project was one of five projects selected as part of the State-Assessed Planning Pathway. LAHC are now required to lodge the Planning Proposal for the Tolland Renewal Project by September 2023.

LAHC, Council and DPE are collaborating to deliver the Planning Proposal in this time. The progression of the draft Tolland Concept Masterplan to public exhibition and community consultation will continue, as this provides the overall vision for the renewal area and consults community as the project progresses.

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## **Financial Implications**

Council staff are currently working with the NSW Land and Housing Corporation to understand the financial implications of the project on Council. This includes in relation to land swaps, infrastructure upgrades and contributions/the proposed planning agreement.

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## **Policy and Legislation**

Wagga Wagga Local Strategic Planning Statement

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## **Link to Strategic Plan**

### **The Environment**

Objective: Future growth and development of Wagga Wagga is planned for in a sustainable manner

Provide for a diversity of housing that meets our needs

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## **Risk Management Issues for Council**

There are a number of risks for Council to manage throughout this process, alongside the opportunity presented in renewing a social housing estate. These include:

- ensuring adequate community engagement is undertaken throughout the various stages of the project and that the community has a clear understanding of the various elements of the project.
- managing the precinct during its transformation, including in relation to the various responsibilities of different groups, such as Council, the Department of Communities and Justice, DPE, LAHC, AHO and the Argyle Consortium.

Council will continue to collaborate with these groups to deliver positive outcomes for the community throughout the Tolland Renewal project.

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## **Internal / External Consultation**

Following the formal announcement of the Tolland Renewal Project in December 2022, LAHC and other key stakeholders provided community consultation opportunities. Refer to Figure 1 for a summary of these events.

The public exhibition of the Tolland Concept Masterplan will provide further opportunities for community consultation, with LAHC and Council working together to ensure an appropriate approach to consultation is undertaken.

The Planning Proposal will also be publicly exhibited through the State-Assessed Planning Pathway, providing further opportunity for community input.

### 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
<b>Dates:</b>	<b>Thursday 15 December, 2022</b>	<b>Saturday 17 December, 2022</b>	<b>Thursday 2 February, 2023</b>
<b>Times:</b>	From 4pm to 6pm	From 11am to 1pm	From 4pm to 6pm
<b>Place:</b>	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](https://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**.

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NSW Land and Housing Corporation | Have your say about the future of the Tolland estate 3

**Figure 1** – Snapshot from Tolland Estate Renewal newsletter (December 2022)

### Next Steps

Following the public exhibition of the draft Tolland Concept Masterplan, the Concept Masterplan will be updated (as relevant) and reported to Council for adoption. Subsequently, a Planning Proposal will be prepared by LAHC to rezone parts of the renewal area and reclassify some Council land to enable delivery of the concept masterplan – this will be lodged through the State-Assessed Planning Pathway. A site-specific Development Control Plan will be developed alongside the Planning Proposal and will be subject to public exhibition prior to adoption.

Once the Planning Proposal has been gazetted, DAs for the area can be determined, enabling delivery of the Concept Masterplan.

The intended consultation to be undertaken over the public exhibition period is identified in the table below:

	Mail			Traditional Media				Community Engagement				Digital				
	Rates notices insert	Direct mail	Letterbox drop	Council news	Media release	Media opportunity	TV/radio advertising	One-on-one meeting(s)	Community meeting(s)	Stakeholder workshop(s)	Drop-in session(s)	Survey/feedback form(s)	Connect.Wagga	Email newsletter	Social media	Website
Inform		✘		✘	✘	✘							✘			
Consult											✘		✘			

Involve																
Collaborate																

### Attachments

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1   Draft concept Masterplan