

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Rezoning Pathways Mailbox](#)
Subject: Webform submission from: Tolland Estate, Wagga Wagga
Date: Thursday, 1 February 2024 1:34:22 PM

Submitted on Thu, 01/02/2024 - 13:34

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Tolland

Please provide your view on the project

I object to it

Submission

As a resident of 4 years in Tolland, I strongly disapprove of this plan as it includes the removal of Emblen Park a place I which children play football and games within the safe watch of homes, The other park off Bruce Street next to the Hub is a highly unsafe area tucked away from the road and has too many places children can be taken and hurt by others. The park on the corner of Weedon and Bruce has alot of people playing there, mothers on a daily pull into weedon to go for a play with their children. And know they are in a visible park that's safe.

I also strongly suggest you take a hard look at the high density of Bruce and Anne Street flats and realise that this type of housing is very unstable for Tolland. NO BUILDING ON EMBLEN PARK !!!

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Rezoning Pathways Mailbox](#)
Subject: Webform submission from: Tolland Estate, Wagga Wagga
Date: Thursday, 1 February 2024 5:29:02 PM

Submitted on Thu, 01/02/2024 - 17:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

ian

Last name

warren

I would like my name and personal contact details to remain confidential

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

wagga wagga

Please provide your view on the project

I object to it

Submission

NYRANG STREET (in particular No.5)

Nyrang Street is now becoming an access thoroughfare from Maher to Bruce and vice versa.

This culdesac is made up of 6 houses 2 facing north onto Maher street and 4 within, 2 facing east and 2 facing west. These are all private dwellings. They were purchased in accordance of having privacy and house No. 5 also due to no through roads and greenspace for its "serenity".

We at Nyrang Street and myself at 5 Nyrang street object to the through road. We have grand children playing in front yards and this will now become a race track as Maher street is currently and a dangerous street.

In the plan that I have viewed, there has been no mention of the culdesac's that have been subjected to the above plan of through roads in written form just drawings.

This plan shall be detrimental to the value of the "private" residential housing in this above mentioned culdesac.

If this is to be continued we as residential rate payers shall be seeking compensation from WWCC and the State Government.

Myself personally shall be seeking compensation and if the WWCC or State Government would like, can purchase my dwelling at an agreed value.

If not we shall see you in court!!

I agree to the above statement

Yes



Your ref: Tolland Estate Renewal
Our ref: DOC23/840683

Alicia Hall
Senior Planning Officer
Department of Planning, Housing and Infrastructure
Via email: [REDACTED]

Dear Alicia

Subject: Preliminary Advice - Tolland Estate Renewal, Wagga Wagga

Thank you for your email dated 6 February 2024 seeking advice from the Biodiversity, Conservation and Science Group (BCS) of the NSW Department of Climate Change, Energy, the Environment and Water about this matter.

BCS has statutory responsibilities relating to biodiversity and flood risk. We have reviewed the documents supplied and provide the following advice.

We broadly support the methods and findings of the *Preliminary Biodiversity Assessment Report* and the *Draft Flood Assessment Report*. We reiterate our submission made to the City of Wagga Wagga on 20 October 2023 (Attachment A). We note that both the biodiversity and flood reports are preliminary and must be updated to determine the impact of the design once it is finalised.

Biodiversity

The biodiversity assessment should be used to better align the proposal (and the design) with principles of Council's Biodiversity Strategy and Arboreal Mammal Habitat Plan, and with Part 7 of the *Biodiversity Conservation Act 2016*.

Flood Risk

The intent to rezone land defined in the *Wagga Wagga Major Overland Flow Floodplain Risk Management Study and Plan* (2021) is not consistent with Ministerial Direction S9.1 – 4.1 Flooding. The inconsistency must be addressed.

The Preliminary Flood Assessment is a high-level hydraulic concept design flood assessment that applies to small section of the redevelopment only. The flood assessment should cover the entire precinct.

Our advice to the City of Wagga Wagga was that the *Glenfield Drain and Flowerdale Storage Flood Mitigation Works Feasibility Study* currently in progress be considered in the assessment to ensure consistency across the subject catchment.

If you have any questions about this advice, please contact Marcus Wright, Senior Conservation Planning Officer, via planning.southwest@environment.nsw.gov.au or 02 6983 4917.

Yours sincerely



Andrew Fisher

5 March 2024

**Senior Team Leader – Planning, South West
Biodiversity, Conservation and Science Group
NSW Department of Climate Change, Energy, the Environment and Water**

Attachment A: BCS Response to City of Wagga Wagga on Tolland Renewal Masterplan

Chloe Boyd
Strategic Town Planner
City of Wagga Wagga

Via email: council@wagga.nsw.gov.au

Dear Chloe

Subject: Tolland Renewal Masterplan

Thank you for your email dated 20 September 2023 about the Tolland Renewal Masterplan (masterplan) seeking comments from the Biodiversity and Conservation Division (BCD) of the Department of Planning and Environment.

BCD has statutory responsibilities relating to biodiversity (including threatened species, populations, ecological communities, or their habitats) and flooding.

We have reviewed the exhibition documents and provide the following comments.

Biodiversity

BCD supports the proposed increased housing density in the precinct. Increased density within the existing township helps to limit pressure for development in greenfield sites, where higher biodiversity values often exist.

While the masterplan precinct is an existing developed urban area it is likely to include habitat for highly mobile species such as birds, reptiles and mammals, including threatened species. There are records for Grey-Headed Flying Fox (vulnerable) and Brown Treecreeper (eastern subspecies - vulnerable) within the precinct. Threatened parrots are also likely to forage in the area.

BCD supports the proposed increase in connected parkland and inclusion of Water Sensitive Urban Design (WSUD) principles. This presents an opportunity to improve climate resilience for both biodiversity and the community by consolidating and improving existing habitat, consistent with the objectives and actions of the Wagga Wagga Biodiversity Strategy: Maldhangilanha 2020-2030.

Existing open spaces to the immediate north and south of the precinct provide opportunities for biodiversity connectivity to larger areas of habitat in the broader landscape.

The current masterplan could be improved by additional consideration of biodiversity values and opportunities. BCD recommends a simple assessment that identifies:

- the ecological features and biodiversity value of the precinct including threatened species habitat and linkages to corridors beyond the site
- the potential impacts of future development on biodiversity values
- options for avoiding or minimising impacts to biodiversity values
- options for enhancing biodiversity values, including through WSUD and incorporating native vegetation and habitat enhancement into the proposed design, for example habitat wetlands and dense native plantings around hollow bearing trees
- a list of suitable climate resilient native species to be incorporated into street tree, open space and wetland plantings.

The masterplan, including the landscape masterplan, could be amended to reflect the findings of the biodiversity assessment. Should this occur, we recommend consideration be given to:

- increasing the potential connectivity through the north of the precinct, between Chalmers Park Sports Field and the existing parkland corridor that runs east-west outside the precinct
- providing further detail on how WSUD principles will be applied within the precinct, such as concept plans and cross sections.

A biodiversity assessment and revised landscape masterplan could be used to support future planning proposals to rezone land and inform preparation of the proposed site-specific Development Control Plan. It would also assist in better alignment with principles of Council's Arboreal Mammal Habitat Plan (draft) and actions of the biodiversity strategy, specifically:

- PB01 Incorporate the avoid, minimise, mitigate, offset hierarchy into existing and new strategies, policies and procedures
- PB02 Ensure natural features are considered and protected at the planning stages of development
- PB14 Incorporate water sensitive urban design into developments and projects
- SB10 Conduct urban canopy mapping and establish a tree cover target for urban areas with infrastructure friendly species
- EC09 Promote the importance of stormwater quality and water protection.

Flooding

The Wagga Wagga Major Overland Flow Floodplain Risk Management Study and Plan (2021) recently completed by Council identified flooding issues in and around this masterplan precinct. A set of flood mitigation options were recommended to be investigated, primarily to alleviate flooding in downstream areas in the lower Glenfield Drain catchment.

A subsequent study investigating these proposed mitigation options is currently in progress by Council (Glenfield drain and Flowerdale storage flood mitigation works feasibility study). It is important that the masterplan renewal proposal informs this feasibility study, to ensure consistency with flood mitigation objectives.

The incorporation of WSUD elements into the parkland overland flow paths have the potential to serve a dual flood mitigation function which BCD supports.

If you have any questions regarding this advice, please contact Claire Coulson, Senior Conservation Planning Officer, via rog.southwest@environment.nsw.gov.au or 02 6022 0636.

Yours sincerely



Andrew Fisher
20 October 2023

Senior Team Leader Planning South West, Biodiversity and Conservation Division
Environment and Heritage Group
Department of Planning and Environment

Attention: Alicia Hall
Email: rezoningpathways@dpie.nsw.gov.au

Tolland Renewal Planning Proposal

Dear Alicia,

Tolland Renewal Planning Proposal

I refer to the planning proposal process that Homes NSW (Housing Portfolio), Wagga Wagga City Council (Council) and the Department of Planning, Housing and Infrastructure (DPHI) have been collaborating together on for the Tolland Renewal Project.

Following recent discussions, Homes NSW requests that the following amendments be made to the current planning proposal to ensure that the project can be delivered efficiently, and the planning outcomes sought are transparent for all parties, including the community.

1. Reclassification of Council owned land

To facilitate the orderly implementation of the Tolland Renewal Project, Homes NSW is seeking to acquire Council owned lands using the provisions of Section 30 of the Land Acquisition (Just Terms Compensation) Act 1991. The land that Homes NSW is seeking to acquire is currently zoned Open Space RE1 and classified as Community Land under the provisions of the Local Government Act.

While the land is proposed to be rezoned to General Residential R1, Council has expressed concern that they may be unable to enter into a voluntary planning agreement with Homes NSW to acquire the land whilst it is still classified as Community Land. To remove any ambiguity, it is therefore requested that the current planning proposal be amended to include the reclassification of relevant Council owned lands in Schedule 4 of the Wagga Wagga LEP within the Tolland Renewal Project to Operational Land, as would normally occur in a planning proposal process.

As noted in our current planning proposal, a greater area of open space land, together with significant embellishment and reconstruction works, will be returned to Council at the completion of the project (or in relevant stages). Reclassifying the Council owned lands to Operational also enables the construction activities to proceed, as part of reconfiguring the lands into delivery stages of the project, before then be dedicated back to Council in their completed state as part of the final subdivision certificate process.

This same arrangement has been successfully deployed by Homes NSW (formerly Land and Housing Corporation) on its other large scale estate renewal projects at Airds Bradbury (with Campbelltown City Council), Claymore (with Campbelltown City Council) and Villawood (with Fairfield City Council).

2. Rezoning of the identified open space in the masterplan to RE1

To address any Council and community concerns about the certainty and clarity of future provision of open space within the project, Homes NSW requests that the entirety of the land shown as open space in the Tolland Masterplan be zoned RE1 - Public Open Space as a part of the current planning proposal.

Whilst initially wanting to retain the flexibility provided by a broad R1 - Residential zoning, Homes NSW accepts on balance that this approach does not provide comfort to Council or the community about where the project's open space will be delivered and is therefore supportive of this amendment.

Homes NSW suggests that this change is not a material change, as the public exhibition processes for both the Council masterplan and DPHI planning proposal have clearly and consistently showed where the public open space network is proposed to go.

3. Homes NSW (Housing Portfolio) to be nominated as the acquisition authority

Homes NSW recognises that the designated upfront rezoning of land to RE1 – Public Open Space would ordinarily create acquisition obligations for Council. To ensure that Council is not unfairly burdened in this regard, Homes NSW (Housing Portfolio) requests that it be nominated as the acquisition authority for the 7 remaining privately owned properties that would be impacted by the proposed change of zoning from R1- Residential to RE1 -Public Open Space.

These amendments are requested to ensure the efficient and orderly delivery of this important state significant project. Homes NSW understands that these requests may require the re-exhibition of the planning proposal and is willing to accept the associated delays, should DPHI re-exhibit, as the changes are considered essential to the delivery of the project.

If any additional information is required, please do not hesitate to contact Carolyn Howell, Manager, Planning and Assessment on Carolyn.howell@homes.nsw.gov.au

Sincerely,



Peter Brackenreg
Executive Director, Delivery South
Homes NSW

From: Aran Beckett <[REDACTED]>
Sent: Tuesday, 27 February 2024 8:14 AM
To: Alicia Hall <[REDACTED]>
Subject: FW: State Assessed Planning Proposal - Tolland Estate Renewal, Wagga Wagga - Public Exhibition

Hi Alicia,

Riverina Water appreciates the opportunity to provide input and feedback on the Tolland Estate Renewal planning proposal.

Please find details below of the submission regarding this project on behalf of Riverina Water.

In principle, Riverina Water is supportive of the Tolland Estate Renewal project, however significant aspects of the project relating to potable water supply need further consideration and investigation.

- Riverina Water County Council would have liked direct communication and engagement with the proponent/s (and Wagga Wagga City Council) regarding the development of this Masterplan with respect to provision, impacts and assessment of its water supply infrastructure and service delivery requirements, especially since discussions and meetings between Argyle Housing, WWCC and NSW State Government were occurring since 2018.
 - Riverina Water requires additional consultation regarding this project to determine the supply requirements, and to ensure our ability to meet the scope and timeframe requirements.
- Riverina Water conducted stakeholder engagement workshops during the development of its Integrated Water Cycle Management (IWCM) Plan (finalised in February 2021). During these workshops, there was no mention of this project by Wagga Wagga City Council representatives.
- Documentation supplied indicates approximately 500 new homes 'would be delivered' as part of the project, but does not clearly identify additional water supply demand to be supplied from Riverina Water's infrastructure. It is understood that an additional 292 new dwellings are in addition to those being replaced. Is this correct? If so, where are they located in the Masterplan?... as this may require further hydraulic assessment? How does this relate to the total dwelling yield of 679 as tabulated in the Masterplan?
- Extensive modifications to Riverina Water's reticulation system is proposed without consultation with Riverina Water, that require further consultation and negotiations, for example:
 - Construction costs for new distribution mains and modifications to existing mains, residual value of any abandoned water mains
 - Headworks charges for additional water supply demand above existing demands (based on equivalent tenements)
 - Timeframes for construction programmes
 - Removal of proposed 'dead-end' pipelines serving cul-de-sacs
 - Riverina Water supports the removal of a number of existing cul-de-sacs which

allows greater connectivity of the development, in particular the water supply infrastructure which helps with servicing and minimising potential water quality issues.

- Requirement for removal of AC mains located in newly proposed lots (due to changing road and lot layout)
 - Riverina Waters standard practice is to leave abandoned AC mains in-situ. Removal and disposal of disused AC is the responsibility of the developer, after consultation/approval with Riverina Water.
- The documentation does not mention any advancements in water sensitive urban design (WSUD) to reduce water supply demands.
- Riverina Water would like to reduce the risk of WWCC's street tree roots affecting water supply pipelines.
 - Consideration should be given to the nature strip layout (kerb to property boundary), utility allocations and vegetation specification to minimise the potential negative impact of street trees on surrounding services.
- Are there any impacts or other considerations regarding Wagga Wagga urban salinity issue and how this development may affect this?

Please let me know if there's any issues regarding the information above, or if any further information is required at this stage.

Please also let me know if this submission needs to be lodged or directed to another person or department.

Kind regards



Aran Beckett
Manager Works and Service Delivery

[Redacted]
91 Hammond Ave (PO Box 456)
Wagga Wagga NSW 2650



www.rwcc.nsw.gov.au

This email remains the property of Riverina Water County Council. The message is intended for the addressee named and may contain privileged or confidential information. If you have received this email in error, you are requested to contact the sender and delete the email. Consider the environment before printing this email.

From: Cam O'Kane

Sent: Monday, 26 February 2024 5:16 PM

Subject: RE: State Assessed Planning Proposal - Tolland Estate Renewal, Wagga Wagga

Hi Alicia,

Thank you for allowing us to comment on the Tolland Estate/Precinct Renewal, which included the Discussion Paper and Planning Proposal Report.

The objectives of this Planning Proposal (PP) is to amend Wagga Wagga Local Environmental Plan 2010 to rezone subject lots from existing RE1 and R3 zoning to R1 General Residential

TfNSW notes that approximately 500 new homes, including an additional 270 homes, will be delivered across the precinct, increasing the housing supply. The project will also will redevelop and improve approximately 67,500m² of community parklands, that includes 16,000m² of new community parklands.

The proposal is supported by a Planning Proposal report (PPR) prepared by Stantec dated November 2023 and a Transport Impact Assessment Report (TIAR) also prepared by Stantec dated September 2023.

The TIAR states that traffic generation rates to the proposed residential uplift of 292 dwellings equates to an additional traffic generation of 2,336 vehicle trips per day and 234 vehicle trip in the AM and PM peak hours.

The subject project boundary is remote from the classified road network. However, TfNSW recognises that some of the additional traffic generated will travel to surrounding suburbs and the Wagga CBD via Bourke Street, which is a regional classified road. Access to Bourke Street from the Tolland Estate will be mainly via Bruce Street or Maher Street. Based on the anticipated traffic distribution, the aforementioned existing intersections are unlikely to require upgrading as part of this proposal as the Degree of Saturation values remain within acceptable limits.

TfNSW however would like to see upgrades to the existing pedestrian /active travel network, especially formalisation of the pedestrian footpath network within close proximity to the intersection of Dalman Pkwy & Glenfield Rd. TfNSW welcomes the proposed shared as part of the Concept Masterplan, but would like to see connection of the shared paths to the existing pedestrian footpaths to ensure safety of users travelling via the active travel paths to the South City Shopping Centre.

Overall, TfNSW welcomes inclusion of the new active travel infrastructure which focuses on improving safety and connectivity by linking to the existing network.

Kind regards,

Cam O’Kane

Development Services Case Officer

Community and Place

Regional and Outer Metropolitan – South Region

Transport for NSW

transport.nsw.gov.au

Level 3, 193-195 Morgan Street

Wagga Wagga NSW 2650



**Transport
for NSW**

From: Angus McKenzie-Wills

Sent: Friday, 1 March 2024 1:36 PM

To: Alicia Hall

Subject: RE: [External] State Assessed Planning Proposal - Tolland Estate Renewal, Wagga Wagga
- Public Exhibition - closing 26 Feb 2024

Hi Alicia,

Once again, thank you for the opportunity to provide comment on the Tolland Estate Renewal planning proposal.

nbn Co can't comment on the merit of the planned proposal, however, should the redevelopment of Tolland Estate occur, **nbn** stands ready to support the development with broadband digital connectivity requirements.

The Telecommunications in New Developments (TIND) Policy and Statutory Infrastructure Provider (SIP) Framework ensures all Australian's can access fast broadband services regardless of where they reside. At **nbn** we are committed to providing world class digital connectivity across the country and are committed to providing value to property developers, prospective residents and business owners. When it comes to newly developed properties, it is critically important that broadband network infrastructure and services are arranged by the property developer as part of the property development process. When these arrangements are not made, people and businesses may move into newly developed properties and find themselves without access to applicable broadband services, in effect they may end up being "digitally stranded" for months while network deployment is arranged.

Subject to the support of government, developers and industry, **nbn** could support the growing connectivity needs of homes and businesses by:

- extending **nbn**'s existing fibre footprint around the proposed area and building [Fibre to the Premises](#) (FTTP) for the proposed new development at Tolland Estate; and
- supporting smart place capability via [nbn Smart Places](#) which brings the power of the **nbn** fibre network to outdoor locations, the places where people are spending more of their time and wanting to enjoy the benefits of smart devices, applications and solutions.

nbn Co has a strong track record when it comes to supporting connectivity needs of new developments in Australia. Our dedicated and experienced **nbn** New Developments team has delivered network access to more than 1.3 million new development premises nationwide.

As identified in the Utilities Assessment report, existing **nbn** assets located within and around the site may be impacted by the proposed changes to the road layout and alignment. **nbn** therefore recommends identifying assets via 'Before You Dig' and engaging **nbn**'s [relocation team](#) during the early design phase for asset relocation costs.

We would welcome the opportunity to discuss our products and new development process with the Department or with the chosen developer when appropriate.

Regards,

Angus McKenzie-Wills
Senior Manager, State Government Relations

Level 13, 100 Mount Street, North Sydney NSW 2060

Cammeraygal Country



nbn acknowledges and pays respects to the traditional custodians of all the lands upon which we work.

From: [REDACTED] [DPE Rezoning Pathways Mailbox](#)
To: [DPE Rezoning Pathways Mailbox](#)
Subject: RE: Submission from: Tolland Estate, Wagga Wagga
[REDACTED] [REDACTED]

Submitted on Thu, 02/02/2024

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Suburb/Town & Postcode

Tolland

Please provide your view on the project

I object to it

Submission

The removal of the cul de sacs for open streets will create thoroughfares for cars to race and is a waste of money.

Would compensation be available for the loss of gardens.

General lack of maintenance across the estate.

I agree to the above statement

Yes

From: [REDACTED] [DPE Rezoning Pathways Mailbox](#)
To: [DPE Rezoning Pathways Mailbox](#)
Subject: RE: Submission from: Tolland Estate, Wagga Wagga
[REDACTED]

Submitted on Thu, 22/02/2024

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Suburb/Town & Postcode

Tolland

Please provide your view on the project

I object to it

Submission

Objection to removal of emblem park for the development of housing, loss of amenity, loss of peaceful park environment. Ambience of the area is nice, people use the park for recreation and relaxation. Government should continue to maintain the park as a park.

Increased traffic impacts and green space with be further away for residents living on east of precinct.

I agree to the above statement

Yes

From: [REDACTED] [DPE Rezoning Pathways Mailbox](#)
To: [DPE Rezoning Pathways Mailbox](#)
Subject: Submission from: Tolland Estate, Wagga Wagga
[REDACTED] [REDACTED]

Submitted on Thu, 22/02/2024

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Maria

Last name

Haig

I would like my name and personal contact details to remain confidential

No

Info

Suburb/Town & Postcode

Tolland

Please provide your view on the project

I object to it

Submission

I am a long term resident (51 years) and am concerned that the development of the park across the road will increase the number of houses on the existing parkland, which will have negative traffic impacts. The Church already generates significant traffic increases throughout the week.

Also concerned about losing amenity, the visual amenity of having a park/green space across the road, we will lose our vista, watching the sunset over the hills and park. Also concerned that redeveloping the park for housing will reduce the street's properties value.

I agree to the above statement

Yes

From: [Department of Planning Housing and Infrastructure](#)
To: [DPE PS ePlanning Exhibitions Mailbox](#)
Cc: [DPE Rezoning Pathways Mailbox](#)
Subject: Webform submission from: Tolland Estate, Wagga Wagga
Date: Thursday, 1 February 2024 1:29:07 PM

Submitted on Thu, 01/02/2024 - 13:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

I would like my name and personal contact details to remain confidential

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

[REDACTED]

Please provide your view on the project

I object to it

Submission

I strongly disapprove of developing Emblen Park on the corner of Bruce and Weedon, As a resident of Weedon I see on a daily bases Children using the park and also the big field area to play and run around, learn to ride their bikes in our quiet small street.

There is no need to build on this particular part in Tolland.

I also have major concerns regarding safety, from new roads going alongside the pump track and the brethren church, to safety from people breaking into our homes and damaging our property which one look at the part of tolland you are trying to "improve" alot of people have no respect for their own property let alone others.

This is not a well planned out estate. And one look at Bruce street flats you can see that high density is not a solution for Tolland.

I agree to the above statement

Yes