



# Preliminary community and social needs analysis

205, 207 – 209 Wallarah Road and 755 – 757  
Pacific Highway, Kanwal NSW 2259

14 September 2023

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# 1 Introduction

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## 1.1 Purpose and scope of this report

This report provides a preliminary community and social needs analysis to inform the planning for the Proposed amendment to Central Coast Local Environmental Plan 2022

- 205 Wallarah Road, Kanwal NSW 2259 (LOT: 1 DP518378)
- 207 – 209 Wallarah Road, Kanwal NSW 2259 (LOT: 1223 DP1004170)
- 755 – 757 Pacific Highway, Kanwal NSW 2259 (LOT: 14 & 15 DP23235)

It provides a preliminary analysis of community needs for social infrastructure and has been prepared with reference to Attachment C: Supporting Technical Information, Local Environmental Plan Making Guidelines (DPE, September 2022).

Specifically, it addresses:

- Demographic context of proposed development
- Existing social infrastructure, open space and recreation facilities within and surrounding the locality
- Housing and population projections and consideration of demand for social and community facilities
- Housing diversity and affordability and consideration of the displacement of existing residents.

It is intended to provide an updated Community and Social Needs Assessment prior to community exhibition, following the Gateway determination engagement, to incorporate relevant engagement outcomes and any relevant updates to the social infrastructure and open spaces supply and demand analysis.

## 1.2 Overview of proposed development

The objective of the Planning Proposal is to enable intensified urban and commercial development, including high-density residential development (approximately 800 residential units), supporting retail / commercial uses including a supermarket, cafes, shops and medical centre on the lower levels of the building(s) central to the site, and provision of new publicly accessible open space. The intended outcomes of the Planning Proposal are:

- To meet local demand for residential and commercial land located around the establishing areas of Kanwal and immediate adjoining suburbs. Decreasing the pressure on prime environmental, agricultural, or otherwise constrained land located further away from local centres for rezoning and subdivision.
- To provide development which is in a central location proximate to services, centres, and employment zones, which enables creation of a 15-minute neighbourhood as envisioned by the Central Coast Regional Plan 2041 (CCRP).

- To provide development where services are well located in proximity to the site, including water, sewer, stormwater, electrical, telecommunications and road infrastructure.
- To enable better integration with and expansion of the Kanwal Village commercial area, Wyong Leagues Club and surrounding residential and mixed-use area. Supporting density within an established area which is a directive provided by the CCRP.

### 1.3 Methodology

To understand the community and social needs and to inform the proposed community benefits for the Planning Proposal, AAP Consulting has undertaken the following:

- Review of previous plans and studies undertaken or relating to the Planning Proposal
- Review of the local social context, including demographic profile of the study area based on 2021 ABS Census data, analysis of character of the area, social issues and trends and existing social infrastructure provision
- Strategic policy review, including relevant state and local government policies that identify social, cultural and economic drivers for the site
- Analysis of community needs based on the strategic policy review and local social context review of current and planned social infrastructure supply, and community-driven demand.

## 2 Site and geographic context

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### 2.1 Site location and context

Proposed development is located approximately 24km north of Gosford close to Tuggerah Lake and Budgewoi Lake in the suburb of Kanwal. The site fronts onto Wallarah Road and is near the junction of the Pacific Highway and Wallarah Road, two key roads that provide connection and circulation in the Central Coast.

The site has been used as a caravan park since the 1960's and was acquired by Vivacity Property in 2020. The Oasis Caratel Caravan Park (caravan park) is a mixed-use park, meaning there is a mix of short-term and long-term home sites. The park is not used for tourism and has evolved over time to provide short-term, low-cost rental housing to people in the locality. The park is not a manufactured home estate and limited shared facilities are provided to residents.

It is surrounded by mixed used development comprising some industrial, commercial, community and residential properties. There are several retail, commercial and community offerings to the south across Wallarah Road including the Kanwal Village Shopping Centre, a public playground and the Lakefield Community Centre. The Wyong Rugby League Club and sporting fields is located to the west and directly fronting the site to the south is a service station. Both pedestrian and vehicular access to the site is off Wallarah Road.

Section 2.2 describes the community profile without proposed development. It provides an overview of the characteristics of the community within the proposed development's social locality, including any vulnerable groups.

### 2.2 Community profile

Defining the appropriate area of influence or study area in relation to geographic and demographic characteristics is an important stage of this preliminary analysis as is commonly referred to as the social baseline. The social baseline provides a point of comparison – it can be used as a reference against which to measure proposed development's impacts as it develops and/or to determine the adequacy of existing facilities (Vanclay, 2015).

In determining the relevant study area, several considerations have been considered including:

- Nature and scale of proposed development and its associated activities
- The characteristics of surrounding communities and how positive and negative impacts may be reasonably perceived or experienced by different people, including those vulnerable or marginalised
- The potentially affected built or natural features near proposed development that have social value or importance.

Based on the above, this assessment has considered the following social locality:

- **Primary Study Area (PSA):** For this analysis a PSA has been defined using ABS Statistical Area Two (SA2) boundaries that best reflect Kanwal and surrounds (SA2 Gorokan - Kanwal – Charmhaven)
- **Secondary Study Area (SSA):** The 'area of social influence' for the purpose of this analysis is extended to reflect the broader community. In this case, the Central Coast LGA.

To this assessment, a summary of the social baseline is provided as an overview of the existing environment in the following sections. More detailed data is presented in Appendix 1.

### 2.2.1 Population projections

This assessment references the NSW Department of Planning and Environment population projections website for the SA2 (Gorokan-Kanwal-Charmhaven). Population growth in the SA2 is forecast to increase from 22,945 people in 2021 to 26,496 people by 2041, an increase of .072% per year, or 3,551 people in total. While there is some greenfield land for new residential lots, most of this growth is expected to come from infill developments, such as that proposed for the subject site.

The NSW Department of Planning and Environment population projections show that between now and 2041, this will see an increase in both the younger and older age groups, with the driver of population change people moving into the area, with only a small percentage attributed to natural change (births less deaths).

As earlier noted, the proposed development is a mixed-use project that is planned to deliver 804 residential apartments onsite, including a mix of one, two and three bedroom apartments, supporting an estimated 1,600 people. For this Preliminary Community and Social Needs Assessment we assumed the following:

- The estimated 1600 people have not been included in the predicted population forecast noted above
- The population change is to increase by 1600 at any one-time during operations of proposed development
- 100% of new tenants are from outside the PTA

Table 2.1 Population change





Area of population	2021	2041	Population change	2041 projection inclusive of proposal	Population change (with proposal)
PSA	22,945	26,496	3,551 or 15% (increase)	28096	5151 or 22%

### 2.2.2 Community snapshot

The following table provides a summary of the key characteristics of the PSA and SSA with comparisons to NSW where applicable.



**Table 2.2 Community snapshot**

Category	Characteristics
<b>General population characteristics</b>	
	<ul style="list-style-type: none"> <li>• 97.2% of people spoke only English at home, compared to 67.6% for NSW</li> <li>• A higher number of people had a 'core activity need for assistance (9.5%) when compared to both the Central Coast LGA (7%) and NSW (5.8%).</li> <li>• 9.1% of people had a bachelor's degree or higher, significantly lower than both Central Coast LGA (17.9%) and NSW (27.8%).</li> <li>• 17.6% noted highest level of education attainment was year 10, compared to 10.6% in NSW.</li> <li>• The Socio-Economic Indexes for Areas (SEIFA) Index of Relative Socio-economic Disadvantage (IRSD) score for the PSA in 2021 was 917, the SEIFA scores for the Central Coast LGA was 994. SEIFA is a suite of indexes by the ABS from social and economic census information. The IRSD index is a general socio-economic index summarising a range of issues arising from the economic and social conditions of people and households within an area. Across NSW's local government areas, SEIFA scores range from 814 (most disadvantaged) to 1110 (least disadvantaged).</li> </ul>
<b>Households and families</b>	
	<ul style="list-style-type: none"> <li>• a high proportion of single-parent families (26.5% of families in the SA2 comprised one parent families, compared to 15.8% for NSW).</li> <li>• 33.9% were couple family with children, compared to 40% in Central Coast LGA and 44.7% in NSW.</li> <li>• 82.4% of occupied private dwellings in the SA2 and 78.4% of private dwellings in the LGA were detached houses, significantly higher than NSW (65.6%). Of these, over 75% in the SA2 and LGA provided 3 or 4 bedrooms, despite the average number of people per household being 2.4 and 2.5 respectively in the SA2 and Central Coast LGA.</li> <li>• In the local area, 30.1% of households were single person households, compared to 25% of households for NSW.</li> </ul>
<b>Employment and income</b>	
	<ul style="list-style-type: none"> <li>• a growing population with a high average income, noting that the local area has a much lower average income when compared to NSW (23% of households had a weekly household income of less than \$650 compared to 19.6% for Central Coast LGA and 16.3% for NSW).</li> <li>• a high proportion of low-income households experiencing mortgage and rental stress.</li> <li>• Unemployment was high when compared to both Central Coast LGA and NSW (6.8% compared to 4.7% and 4.9% respectively).</li> <li>• Other Social Assistance Providers, Hospitals (except psychiatric hospitals), Supermarkets and Grocery Stores and Aged Care Residential Services were the PSA's highest employment industry accounting for almost 20% of all employed persons.</li> </ul>
<b>Transport to work</b>	
	<ul style="list-style-type: none"> <li>• Considering the 2021 census was taken during a COVID pandemic, 15.9% of employed people worked at home (compared to 25.5% in Central Coast and 31% in NSW). The lower number likely accounts for the number of 'essential' workers in the area as noted by the dominant industries of employment.</li> </ul>

Category	Characteristics
	<ul style="list-style-type: none"> <li>• 7.3% of households had no vehicle noted at the dwelling on census night, compared to 9.0% in NSW.</li> <li>• 1.9% of employed people used public transport to get to work, compared to 2.2% of Central Coast LGA. Only 1% walked to work (compared to 0.8% of Central Coast LGA and 2.5% of NSW).</li> </ul>

*Data source: ABS 2021 Quickstats and community profiles*

## 3 Social infrastructure

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### 3.1 Existing social infrastructure

The following section provides an overview of social infrastructure in the within walking distance of proposed development. Walking distance has been set at 400m-800m from the site. An overview of the local social infrastructure context is provided to assess the accessibility and availability of social infrastructure in proximity to future housing in proposed development. The following social infrastructure types have been reviewed:

- Community facilities
- Libraries
- Education facilities
- Public open space
- Emergency services
- Sport and recreation facilities
- Aquatic and leisure facilities
- Childcare centres
- Aged care facilities
- Cultural and creative facilities
- Health facilities

It is noted that the Economic Impact Assessment for the Planning Proposal (Think Economics, September 2023) provides an assessment of the retail impacts including supply, demand and related social, community and employment impacts. As such, these have not been addressed in this report.

As shown in Figure 3.1 and Appendix 2, the proposed development site is surrounded by social infrastructure within walking distance of the site. Within 400m walking distance of the site, is one GP, two childcare centres and three community facilities inclusive of the Kanwal Village Shopping Centre, Lakelands Community Centre and the Wyong District Youth and Community Centre.

Two places of worship are also within 400m and three sport and recreation facilities including the Wyong Rugby League Grounds, Morrie Breen Oval and Wyong Rugby League Club.

In terms of education, there are three public primary schools within 2km including Woongarra Public School, Kanwal Public School and Gorokan Public School, Gorokan High School is the nearest secondary facility, also within 2km.

In terms of public transport, the site is serviced by public buses however, the nearest railway station is 4kms away at Warnervale.

### 3.2 Proposed additions to existing social infrastructure

The Local Strategic Planning Statement 2020 (LSPS) is a document framed to guide how the Central Coast will respond to future population growth challenges in a manner that benefits existing residents. It responds to the goals and directions of the NSW State Government's Central Coast Regional Plan 2041, and the Central Coast Council Community Strategic Plan. As noted in the Planning Proposal (Perception Planning, September 2023), the development is consistent with Part C

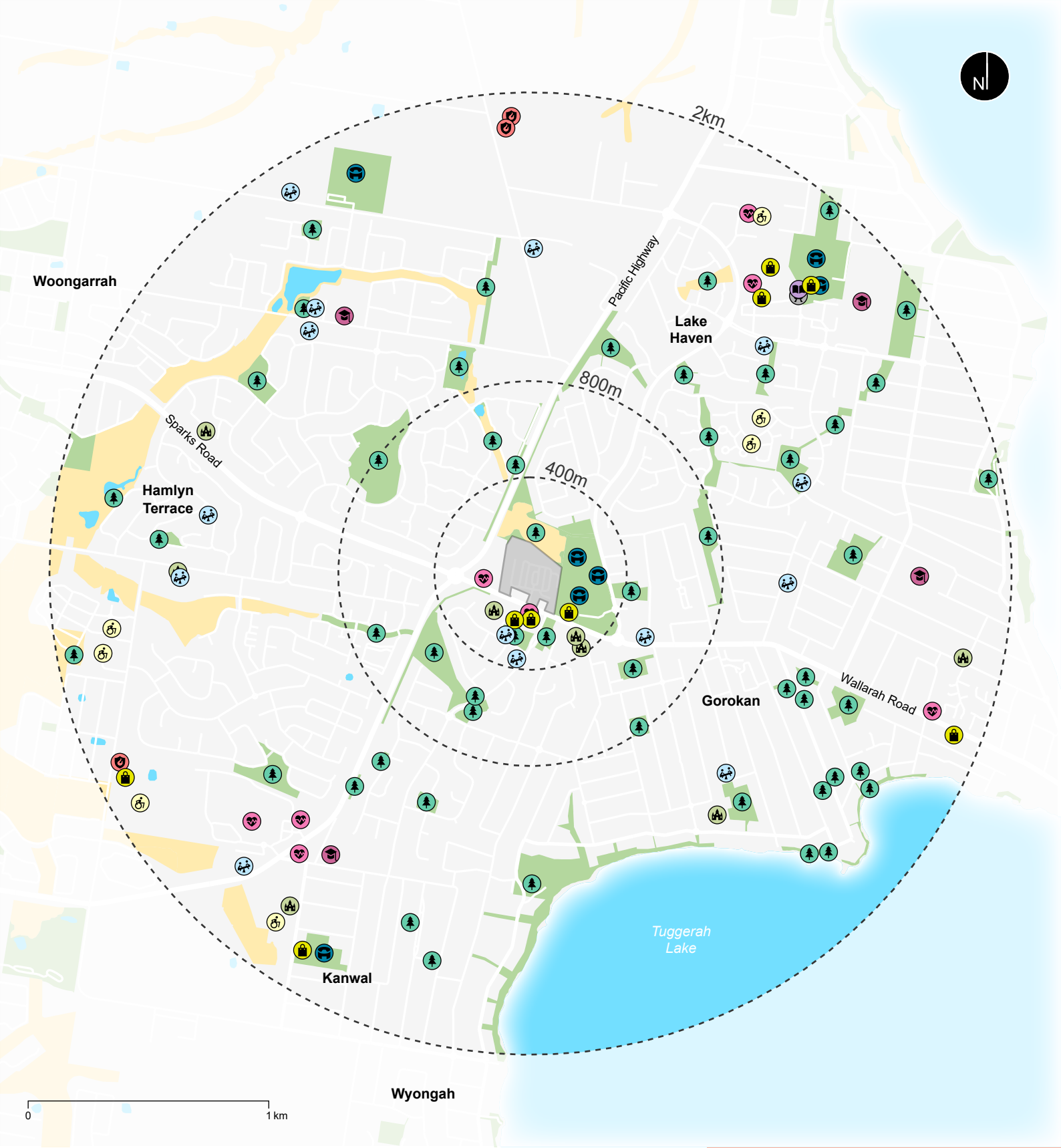
(Strategic Framework) of the LSPS Direction for Urban Management Strategies through its compliance with 01 Revitalise our Centres Seeks to bring activity and life into our existing centres.

The existing caravan park has reached the end of its operational life, and the proposed development seeks to bring activity and life into the existing centre. The proposed development incorporates a supermarket, medical facilities, commercial offices and retail spaces, an additional total ground floor area of approximately 5,956m<sup>2</sup>.

It also aligns with relevant objectives and planning priorities from the Central Coast Regional Plan including objective 3: Create 15-minute neighbourhoods to support mixed, multi-modal, inclusive and vibrant communities. As noted in the Planning Proposal (Perception Planning), the proposed development provides integrated development with dwellings above commercial development comprising services and jobs, whilst also being within walking distance of established commercial village. The site is also within walking distance of the Leagues Club located adjoining the site to the east and to parks and open space (noting additional open space is proposed as part of this development).

The site provides an opportunity to create an integrated development, positioned within walking distance to the existing Kanwal Village and less than 15 minutes from several major local centres (Wyong, Lake Haven, Warnervale, Wyong Hospital). The travel time to major locations, centres and facilities include:

- Directly opposite and within walking distance to the existing council community centre and childcare
- 5 min drive to Wyong Hospital
- 5 min drive to Budgewoi and Tuggerah Lake
- 10 min drive to Toukley
- 4 min drive to Lake Haven Centre
- 5 min drive to Wadalba Growth Centre
- 7 min drive to future Warnervale Employment Area and Northern Growth Corridor
- 9 min drive to Warnervale Airport.



**Figure 3.1 | Social Infrastructure**

- |  |                                  |  |                                 |  |   |
|--|----------------------------------|--|---------------------------------|--|---|
|  | Aged care facilities             |  | Health facilities               |  | Open Space, Parks, Reserves, Recreation |
|  | Aquatic and leisure facilities   |  | Libraries                       |  | Environmental Conservation / Management |
|  | Childcare centres                |  | Place Of Worship                |  |   |
|  | Community facilities             |  | Public open space               |  |   |
|  | Cultural and creative facilities |  | Public transport facilities     |  |   |
|  | Education facilities             |  | Sport and recreation facilities |  |   |
|  | Emergency services               |  |                                 |  |   |

## 4 Open spaces

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### 4.1 Existing open spaces

Central Coast Council's Draft Playspace Strategy 2020 sets the direction for future planning and delivery of playspaces within the region. It is understood that the strategy has not been adopted by council however it has been considered for the purposes of this report. It establishes principles for the provision of quality facilities for the Central Coast and defines a hierarchy of playspace categories which serve the different residential catchments. The hierarchy includes:

- Local playspace: within 400-800m walk
- District playspace: 1-2km radius of residential catchment of 1/Social Plan District
- Regional playspace: 5-10km radius

A desktop review of all local, district and regional open space within 400-800m, 2 km and 5km of the of proposed development site has been undertaken to inform this assessment. As demonstrated in Figure 3.2 and Appendix 2, there is a large amount of publicly accessible open space within proximity to proposed development. Specifically:

- There are over 36 'local' playspaces within 5km of proposed development site, of which 13 are within 800m.
- The nearest 'district' park is Wallarah Point Peace Park, approximately 2.2km from proposed development site and an approximate 6 minute drive and easily accessible via a key transit route (Walarah Road) directly accessible from the frontage of the proposed development. Edgewater Park and John Pete Howard Reserve are also within a 5km radius.
- There are two 'regional' parks with 10km of the site, including Canton Beach Foreshore and Terilbah Reserve.

### 4.2 Proposed additions to existing open space

The Local Strategic Planning Statement 2020 (LSPS) is a document framed to guide how the Central Coast will respond to future population growth challenges in a manner that benefits existing residents. It responds to the goals and directions of the NSW State Government's Central Coast Regional Plan 2041, and the Central Coast Council Community Strategic Plan. As noted in the Planning Proposal (Perception Planning, September 2023), the development is consistent with Part D of the LSPS Direction for Sustainable Growth through its compliance with Open Space strategy 03 'Support neighbourhood parks accessible to local communities within walking distance and larger recreational multi-use open space destinations'.

The development incorporates public open spaces at ground level. The site has a hierarchy of open space, private open space to individual dwellings, communal open spaces on the podium with high quality facilities, and public open space for use of both future and existing residents of the locality. The project fosters a sense of connection and enhances the overall quality of life for residents.

The public open spaces serve as gathering points, promoting social interaction and recreational activities and provide opportunities for relaxation, exercise, and community events. Moreover, the proximity of these spaces to the residential units encourages residents to lead active and healthy lifestyles, promoting wellbeing and a sense of belonging. In reference to the Central Coast Council's Draft Playspace Strategy 2020, the following is noted:

- There are no local parks or playgrounds within 200m of the site. A new high quality playspace with shade and a mix of traditional and nature play, as well as open community spaces, will be provided as part of the development to respond to this, given the high-density nature of the development (refer Figure 4.1 and Figure 4.2).
- The project site is directly adjacent to the Wyong Rugby League Oval and Morrie Breen Oval which provide passive recreation and kickabout space (refer Figure 4.3).



Figure 4.1 artist impression of the north façade (zoomed) (original image source: Iovle Studios)



Figure 4.2 Landscape masterplan (source: Site Image Landscape Architects)





Figure 4.3 artist impression of aerial view (source: Iovle Studios)

### 4.3 Demand

The benchmark for open space provisions have been adopted from the Central Coast Council's Draft Playspace Strategy 2020 and section 7.3 of the Central Coast Council Open Space Strategy (November 2022). In order to assess the benchmarks, the existing population demand within 800m of the site has been estimated at 5056<sup>1</sup>. To forecast future population within 800m, the growth percentage as noted in Table 2.1 and the increase of people due to proposed development (1600 people) have been applied, resulting in a future population forecast of approximately 7,414 within 800m. In terms of the district and regional hierarchy, the PSA population has been applied.

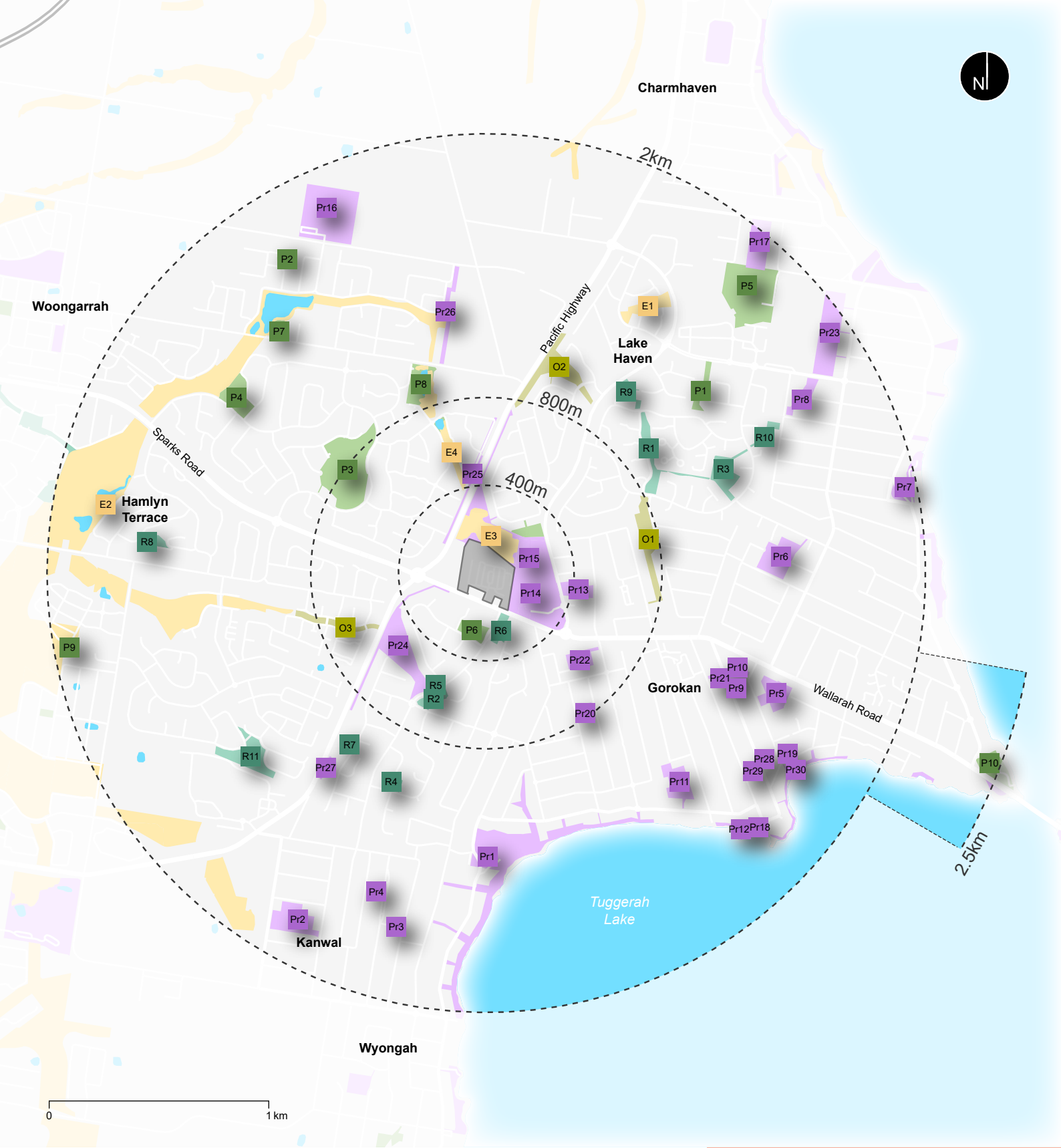
Responses of the proposed development to the attributes and characteristics contained in Table 10 of the Central Coast Council Open Space Strategy is provided in Appendix 3.

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<sup>1</sup> Source: Scopomaps, accessed 12 September 2023 via <https://app.scopomap.com.au/615>. GIS mapping using population data sourced from ABS.

**Table 4.1 Benchmarking open space**

Benchmark	Discussion
<p><b>Local:</b> Local Neighbourhood/ suburban area; one park for every 1,500 persons</p>	<ul style="list-style-type: none"> <li>• There are currently 13 ‘local’ facilities within 800m of proposed development site, catering for approximately 5056 people.</li> <li>• Inclusive of proposed development, there would be a minimum of 14 facilities within 800m of proposed development site which would exceed the requirement for the forecasted population of approximately 7,414 people.</li> <li>• In both current and future state, existing local facilities exceed requirements.</li> </ul>
<p><b>Regional:</b> Serves a number of suburbs or planning catchment; one park for every 5,000-10,000 persons. District parks also serves local catchment.</p> <p>The draft provision framework for open space and recreation parks notes the requirement for 80% of all residents to have access within 25 minutes’ walk/ 2km or 10 min drive. 100% of dwellings to have access within 5 km.</p>	<ul style="list-style-type: none"> <li>• The nearest ‘district’ park is Wallarah Point Peace Park, approximately 2.2km from proposed development site. Edgewater Park and John Pete Howard Reserve are also within a 5km radius.</li> <li>• The existing facilities will cater for the proposed development, considering the current draft framework and benchmarking.</li> <li>• In both current and future state, considering the population of the SA2, the existing three facilities within the 5km radius will not change the status of existing facilities, given the forecast population of the SA2 to be 28,096 (less than 30,000).</li> </ul>
<p><b>District:</b> Serves whole council area and some regional (beyond Central Coast Council) demand. Major destination parks also serve local and district catchment.</p> <p>All dwellings to have access to a major regional or large Central Coast wide “destination” park within 10-20 km, or up to 30 minutes travel time on public transport or by vehicle.</p>	<ul style="list-style-type: none"> <li>• There are two Regional Recreation facilities within 10km of proposed development site included Canton Beach Foreshore and Terilbah Reserve.</li> <li>• Proposed development will not change the availability of ‘regional facilities nor will the forecasted population change impact on existing capacity.</li> </ul>



**Figure 4.4 | Open Space**

- |   |  |  |
|---|--|--|
| <p><b>Park</b></p> <ul style="list-style-type: none"> <li>P1 Unnamed Park</li> <li>P2 Unnamed Park</li> <li>P3 Mataram Ridge Park</li> <li>P4 Peppercorn Park</li> <li>P5 Lake Haven Oval</li> <li>P6 Walker Park</li> <li>P7 Woongarra Neighbourhood Park</li> <li>P8 Applegum Park</li> <li>P9 Xavier Park</li> <li>P10 Wallarah Peace Park</li> </ul> <p><b>Environmental Conservation</b></p> <ul style="list-style-type: none"> <li>E1 Unnamed Reserve</li> <li>E2 Sterling Way Reserve</li> <li>E3 Unnamed Reserve</li> <li>E4 Unnamed Reserve</li> </ul> | <p><b>Reserve</b></p> <ul style="list-style-type: none"> <li>R1 Renee Close Tristram Close Reserve</li> <li>R2 Kaye Ave Reserve</li> <li>R3 Elise Close Reserve</li> <li>R4 Dean Avenue Reserve</li> <li>R5 Heritage Drive Reserve</li> <li>R6 Phyllis Avenue Reserve</li> <li>R7 Avondale Drive Reserve</li> <li>R8 Highland Crescent Reserve</li> <li>R9 Cottage Corner Reserve</li> <li>R10 Westbrook Parade Reserve</li> <li>R11 Skyhawk Reserve</li> </ul> <p><b>Open Space</b></p> <ul style="list-style-type: none"> <li>O1 Unnamed Open Space</li> <li>O2 Unnamed Open Space</li> <li>O3 Unnamed Open Space</li> </ul> | <p><b>Public Recreation</b></p> <ul style="list-style-type: none"> <li>Pr1 Craigie Park</li> <li>Pr2 Kanwal Oval</li> <li>Pr3 Dorset Street Reserve</li> <li>Pr4 Swan Street Reserve</li> <li>Pr5 Helen Reserve</li> <li>Pr6 Gorokan Park</li> <li>Pr7 Rowan Park</li> <li>Pr8 Unnamed Park</li> <li>Pr9 Unnamed Park</li> <li>Pr10 Unnamed Park</li> <li>Pr11 Unnamed Open Space</li> <li>Pr12 Pipeclay Point Reserve</li> <li>Pr13 Alfred Greentree Reserve</li> <li>Pr14 Wyong Rugby League Grounds</li> <li>Pr15 Morrie Breen Oval</li> <li>Pr16 Woongarra Sports Complex</li> <li>Pr17 Hunter Park</li> <li>Pr18 Dalnott Reserve</li> <li>Pr19 Goscoigne Road And Lett Street Reserve</li> <li>Pr20 Gorokan Mini Park</li> <li>Pr21 Brennon Road Reserve</li> <li>Pr22 Arlington Street Park</li> <li>Pr23 Unnamed Reserve</li> <li>Pr24 Walker Park</li> <li>Pr25 Unnamed Open Space</li> <li>Pr26 Unnamed Open Space</li> <li>Pr27 Unnamed Open Space</li> <li>Pr28 Unnamed Open Space</li> <li>Pr29 Unnamed Open Space</li> <li>Pr30 Unnamed Open Space</li> </ul> |
|---|--|--|

source: CartoFocus

## 5 Housing diversity and affordability

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### 5.1 Housing stock and diversity

The NSW Regional Housing Need Report 2021 released by Shelter NSW ranks the Central Coast LGA as having the highest housing need in regional NSW. As indicated in the community snapshot, the LGA is characterised by:

- a growing population with a high average income, noting that the local area has a much lower average income when compared to NSW (23% of households had a weekly household income of less than \$650 compared to 19.6% for Central Coast LGA and 16.3% for NSW)
- a high proportion of single-parent families (26.5% of families in the SA2 comprised one parent families, compared to 15.8% for NSW)
- a high proportion of low-income households experiencing mortgage and rental stress.
- In the local area, 30.1% of households were single person households, compared to 25% of households for NSW.

The NSW Regional Housing Need Reports notes that this indicates that while average incomes are relatively high, so too is the cost of housing and that this is creating housing pressures for lower-income households and that these households will be more vulnerable to changes, such as increases in interest rates and increased rental demand.

In terms of existing housing stock,

- 82.4% of housing in the local area comprised of detached houses compared to 65.6% for NSW
- 9.9% of housing stock was a flat, unit or apartment in the local area, compared to 8.7% for the Central Coast LGA and 21.7% for NSW.

The Economic Impact Assessment notes that there was a total of 842 apartments in the local area in 2021, which means the proposed 804 apartments onsite would increase provision in the local area by 95.5% and significantly increase housing choice, competition, and affordability. In addition up to 120 of the apartments will be provided as affordable rental housing within the proposed development (refer section 5.2).

This Proposal will provide higher-density housing options required to meet the needs of this growing group of residents. It will help support the projected increase by providing additional housing supply suited towards a diverse range of people ranging from lone person households to families.

### 5.2 Affordable housing

The proposed development and the provision of affordable housing is consistent with the following strategies:

- NSW Housing Strategy 2041: Four Pillars – Supply, diversity, affordability, resilience.

- Central Coast Regional Plan 2041: Objective 5 ‘Plan for nimble neighbourhoods, diverse housing and sequenced development’. Performance Outcome 7(a) ‘A diversity of housing provides for choice, independence, and affordability to match the specific needs of different communities.
- Central Coast Local Strategic Planning Statement: Urban Management Strategy 01 Revitalise our Centres – Ensure the protection of affordable housing and investigate opportunities to provide additional affordable housing options in our Centres.
- Central Coast Affordable and Alternative Housing Strategy: Target to provide 7,600 affordable homes between 2016-2036.

The mixed-use project is planned to deliver 804 residential apartments onsite, including a mix of one, two and three bedroom apartments, supporting an estimated 1600 residents onsite. It is proposed that 15% of these will be ‘affordable housing’.

The residential apartments will create a significant increase in accommodation capacity onsite, replacing the existing caravan park and contributing to residential dwelling growth in the local area

The proposed development will provide a significant number of affordable units to be made available to low- and moderate-income households and those with special needs, noting that these groups make up at least 60% of people in the Central Coast community.

Following initial discussions between Vivacity with local employers and community housing providers, there is a significant demand for essential worker housing, in particular health workers, given the proximity to Wyong Hospital and expansion of staff and facilities, and workers within local employment zones and the planned employment zones in Warnervale. Within the current rental market employers are reporting difficulties in hiring and retaining staff due to high rents and lack of supply in rental housing, which forces workers to make long commutes from Sydney and Newcastle. The proposed development will make an important contribution to increasing the general supply of housing and affordable housing for key workers to support the surrounding locality.

Vivacity has issued a statement of intent regarding affordable housing provisions to the Department of Planning and Environment (refer to Appendix 4). This notice intent captures Vivacity’s commitment to the provision of affordable housing inclusive of:

- 15% of the future units within the proposed community will be provided as affordable housing (est. 120 units based on an overall yield of 800 units).
- The affordable units will be designed and constructed by Vivacity. This will likely include a mix of standard and adaptable units. The final unit mix will be determined according to the local market demand.
- The affordable units will be spread throughout the community and mixed in with regular housing. The affordable units will be indistinguishable from the privately owned apartments within the community.
- The affordable apartments will be managed under a private agency or registered CHP appointed by Vivacity through a tender process.

- The affordable units will remain in Vivacity's ownership and will be used for affordable housing for a minimum of 15 years from the date of the issue of an occupation certificate. Vivacity (at its discretion) may also consider alternative proposals from community housing providers to divest a portion of the affordable units.
- Given the number of units in the community, several community housing providers may be appointed.

### 5.3 Existing tenants of Oasis Caratel Caravan Park

The Oasis Caratel Caravan Park (caravan park) is a mixed-use park, meaning there is a mix of short-term and long-term home sites. The park is not used for tourism and has evolved over time to provide short-term, low-cost rental housing to people in the locality. The park is not a manufactured home estate and limited shared facilities are provided to residents.

As already noted, the caravan park has been established since the 1960's. The park infrastructure is dated and there are costs associated with the continued upkeep of ageing infrastructure and services, which are privately operated by the park owner.

Since acquiring the park in 2020, Vivacity has carried out improvements and maintenance work including removing illegal dumping, including contaminated material such as asbestos, maintenance of roads, utilities and stormwater management. Vivacity have also worked with NSW Police to address illegal activities at the park and have demolished several homes that were abandoned or not in a liveable condition.

The park currently has 145 approved home sites (100 long terms and 45 short terms). Not all sites are currently occupied or have homes. The breakdown of the types of tenancies are summarised below:

- Total of 93 occupied home sites (combination of moveable dwellings, caravans, and cabins)
- 33 sites are occupied by permanent residents (37 people)
- 60 sites are occupied by short term tenants on 3-month leases (72 people)
- There are no annual sites (tourism)

33 home sites (37 people) have a permanent 'residency right' under the Residential (Land Lease) Communities Act 2013 (RLLC Act). Refer to below for a summary of the RLLC Act.

The homes occupying the 33 permanent sites are privately owned by the residents. Vivacity owns all the homes that are being used for short term rentals.

#### The Residential (Land Lease) Communities Act 2023

The RLLC Act (the Act) provides the overarching legal framework for caravan parks, manufactured home estates and other types of communities under the land lease model. The Act sets out the rights and responsibilities of tenants and operators. The operator may terminate a site agreement under very specific circumstances, one of which is a change of use to the community, which requires the approval of a development application. The following requirements of the Act apply:

- A DA for change of use must first be approved
- The Tribunal grants authorisation to the operator to grant a termination notice
- The termination notice has a minimum notification period of 12 months
- The homeowner has a right to apply to the Tribunal to postpone the termination date
- The operator must use reasonable endeavours to obtain or assist the homeowner in finding alternative accommodation that:
  - Is of the same standard and requires no greater financial outlay than the current residential site
  - Is acceptable or reasonably ought to be acceptable to the homeowner.
- In determining a termination order, the Tribunal will consider the operators' efforts to seek alternative accommodation.
- The operator provides compensation to the residents for relocation costs.

As noted above, 37 residents have a permanent 'residency right' and the provisions of the Act above will apply. The residents on short term leases do not have the same rights under the RLLC Act and are treated according to their lease terms.

While the operator has no legal obligation to find alternative housing for short-term tenants, Vivacity considers that they 'have a moral obligation to support all residents within the community' and has submitted a statement of intent to the Department of Planning and Environment (refer Appendix 4) in relation to the transitioning of the existing residents out of the Oasis Caratel Caravan Park in Kanwal. This outlines their commitments including:

- The park will continue to operate as normal until construction commences and existing site agreements will be maintained
- As required by the Act, existing residents will receive a minimum of 12-months' notice before relocation. We will make every effort to provide residents with as much advance notice as possible as timeframes become more certain
- Timely and transparent information will be shared with residents concerning the redevelopment. This communication will include information relating to the redevelopment, the relocation process, available support services and the expected timeframes.
- We will establish a point of contact to assist residents with contacting Vivacity to ask questions, seek information, and provide feedback about the redevelopment and relocation. This will serve as a direct and accessible means of communication to keep residents informed and engaged throughout the redevelopment process.
- We will collaborate with community housing providers, the NSW Government, and other support organisations to ensure residents receive support services throughout the relocation process.

The statement of intent acknowledges that engagement with the existing residents is an important and crucial part of the transitioning and will undertake engagement to provide information on the proposed redevelopment and through initial engagement they will seek to inform and educate the residents and establish an understanding of the needs of residents, including the types of support services they would be seeking or benefit from.



## 6 Future engagement

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### 6.1 Engagement and data collection

This assessment documents the process and outcomes of the preliminary community and social needs assessment to inform the Planning Proposal for the proposed amendment to Central Coast Local Environmental Plan 2022, for assessment by DPE.

Following a Gateway determination, the exhibition of proposed development is currently expected to commence in November 2023. Between now and exhibition, Vivacity proposes to continue with several engagement activities to further inform the proposed development.

Following engagement, this assessment will be updated, prior to exhibition to incorporate engagement findings and update both the social infrastructure and open spaces supply and demand analysis.

The engagement will be inclusive of, but not limited to:

- Engagement with the existing residents of the caravan park to provide information on the proposed redevelopment, transitioning and timing. This engagement will also seek to establish an understanding of the needs of residents, including types of support services.
- Targeted engagement to ground proof the desktop data ascertained during reporting and understand existing capacity of existing social services such as schools and hospitals.
- Direct engagement will with local employers and community housing providers (CHP) to understand needs and demand for housing, including essential workers.
- Broader community engagement to provide information on the proposed redevelopment, gather insights relating to impacts, benefits, mitigation and enhancements from the perspectives of those people potentially impacted by the change.

### 6.2 Cultural considerations

As a requirement of the assessment process, an Aboriginal Cultural Heritage Assessments has been undertaken which included Aboriginal consultation in accordance with Heritage NSW's Aboriginal Cultural Heritage Consultation Requirements for Proponents. Darkinjung LALC has been provided the opportunity to review Aboriginal Cultural Heritage documentation, including the ACHA, and participate in completing a Due diligence report.

In addition, Aboriginal Engagement introduction has been completed with Blake Cansdale CEO of Darkinjung LALC and representatives from AAP Consulting. During this initial conversation, discussions were held pertaining to the role of the AAP Consulting Aboriginal Engagement consultant and confirming approval to commence Aboriginal engagement activities on Darkinjung land.

In terms of next steps through the planning process, ongoing engagement with Darkinjung LALC, local Elders and relevant stakeholder will be an important aspect of the project. Aboriginal consultation will be implemented prior to, and during construction activities. Any Aboriginal

consultation undertaken as part of these activities will be documented during the lifetime of the project.

Vivacity Property will engage with Darkinjung LALC to actively identify opportunities for local community engagement and participation that will provide beneficial outcomes for the project team, client and local community alike, with intent of leaving a legacy for the community at the completion of the project.

## 7 Summary

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This Preliminary Community and Social Needs Assessment has:

- Demonstrated an understanding of the existing social demographics and baseline of the area in which the proposed development is located and considered the characteristic of the communities
- Provided an overview of the existing open spaces and social infrastructure proximal to the proposed development, considering Council benchmarks and strategic planning documents.

Overall, it is considered that the proposed development is consistent with strategic social policy frameworks and is anticipated to have a positive impact for people looking for more diversified housing options, while providing enhanced social and economic opportunities for the PSA.

The assessment has identified the location of the proposed development provides an opportunity to create an integrated development, positioned within walking distance to the existing social infrastructure and open spaces and is less than 15 minutes from several major local centres (Wyong, Lake Haven, Warnervale, Wyong Hospital). The increase in population is not expected to detract from the capacity of existing local play spaces, given that the proposed development will service both the estimated 1,600 people that will live within the proposed community while also providing additional capacity for the surrounding community.

In terms of housing provisions, the proposed development will provide higher-density housing options required to meet the needs of this growing population. It will help support the projected increase by providing additional housing supply suited towards a diverse range of people ranging from lone person households to families. 15% of the proposed apartments will also be allocated to 'affordable housing', resulting in a significant number of affordable units being made available to low and moderate income households and those with special needs, noting that these groups make up at least 60% of people in the Central Coast community.

It is vital to the success of proposed development that Vivacity carefully and respectfully considers the transition of the existing tenants of the caravan park. It is acknowledged that Vivacity considers that they 'have a moral obligation to support all residents within the community' and has submitted a statement of intent to the Department of Planning and Environment in relation to the transitioning of the existing residents out of the Oasis Caratel Caravan Park in Kanwal.

Ongoing, respectful and transparent engagement with a number of stakeholders including existing residents, representatives from Darkinjung LALC, local Elders and relevant stakeholders, service providers and the broader community will be an important aspect of this proposed development.

## 8 References

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- Central Coast Council, Local Strategic Planning Statement 2020 accessed via [https://cdn.centralcoast.nsw.gov.au/sites/default/files/Council/Strategies/d14151449localstrategicplanningstatement2020-2020version-20augustlowres-forupload\\_0.pdf](https://cdn.centralcoast.nsw.gov.au/sites/default/files/Council/Strategies/d14151449localstrategicplanningstatement2020-2020version-20augustlowres-forupload_0.pdf)
- Central Coast Council, Playspace Strategy 2020, accessed via <https://www.centralcoast.nsw.gov.au/council/forms-and-publications/strategy/playspace-strategy>
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- NSW State Government, Central Coast Regional Plan 2041, accessed via <https://www.planning.nsw.gov.au/plans-for-your-area/regional-plans/central-coast/central-coast-regional-plan-2041>
- NSW Department of Planning and Environment (September 2022), Local Environmental Plan Making Guidelines Attachment C: Supporting Technical Information
- Regional Australia Institute (2021). Shelter NSW Regional Housing Need Report. <https://sheltersnsw.org.au/wp-content/uploads/2021/11/NSW-Regional-Housing-Need-Report.pdf> (Accessed August 2023).
- Central Coast Council, interactive map of playspaces, accessed via [google.com/maps/d/viewer?mid=1rWuewWjt9yVLC0LG6E67cimvpN3oF6k&femb=1&ll=-33.345270624181346%2C151.31213965000003&z=10](https://www.google.com/maps/d/viewer?mid=1rWuewWjt9yVLC0LG6E67cimvpN3oF6k&femb=1&ll=-33.345270624181346%2C151.31213965000003&z=10) on 13 September 2023
- Scopomap, accessed via <https://scopomap.com.au/> on 13 September 2023
- Vanclay, F. (2015). Social Impact Assessment: Guidance for Managing the Social Impacts of Projects. Fargo ND: International Association for Impact Assessment.

### Technical assessments:

- Perception Planning, (September 2023) Planning Proposal
- Think Economics (September 2023) Economic Impact Assessment for the Planning Proposal
- PTW, Site Image Landscape Architects, Oasis Caratel Kanwal, Landscape Planning Proposal Report (April 2023)

## Appendix 1. Community profile data sets

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Indicator	Source	SA2	Central Coast	NSW 2021
<b>People - Demographics and Education</b>				
Total population	Quick stats	22362	346596	
Male	Quick stats	48.3%	48.5%	49.4%
Female	Quick stats	51.7%	51.5%	50.6%
Aboriginal and/or Torres Strait Islander people	Quick stats	7.5%	4.9%	3.4%
<b>Age Structure</b>				
0-4 years	Quick stats	5.9%	5.6%	5.8%
5-9 years	Quick stats	5.5%	6.1%	6.2%
10-14 years	Quick stats	5.7%	6.3%	6.2%
15-19 years	Quick stats	6.0%	5.9%	5.7%
20-24 years	Quick stats	6.0%	5.3%	6.1%
25-29 years	Quick stats	6.6%	5.4%	6.9%
30-34 years	Quick stats	5.9%	5.6%	7.3%
35-39 years	Quick stats	5.4%	6.0%	7.2%
40-44 years	Quick stats	5.2%	5.9%	6.5%
45-49 years	Quick stats	5.7%	6.3%	6.4%
50-54 years	Quick stats	6.1%	6.4%	6.2%
55-59 years	Quick stats	6.4%	6.5%	6.1%
60-64 years	Quick stats	6.3%	6.5%	5.8%
65-69 years	Quick stats	6.1%	6.0%	5.2%
70-74 years	Quick stats	5.5%	5.8%	4.6%
75-79 years	Quick stats	4.4%	4.4%	3.3%
80-84 years	Quick stats	3.3%	3.0%	2.3%
85 years and over	Quick stats	3.8%	3.0%	2.3%
Median Age (years)	Quick stats	42	43	39
<b>Registered Marital status</b>				
Registered Married	Quick stats	36.6%	44.6%	47.3%
Separated	Quick stats	4.8%	4.0%	3.2%
Divorced		12.5%	11.2%	8.6%
Widowed		8.1%	6.6%	5.1%
Never married	Quick stats	38.0%	33.7%	35.7%
<b>Education</b>				
Pre-school	Quick stats	7.5%	8.2%	6.8%
Infants/Primary	Quick stats	25.3%	28.3%	26.5%
Secondary	Quick stats	20.7%	22.3%	20.9%
Tertiary	Quick stats	17.8%	20.0%	23.8%
Other type of educational institution	Quick stats	2.0%	1.9%	3.0%
Not stated	Quick stats	26.6%	19.1%	19.0%
<b>Level of highest education attainment</b>				
Bachelor Degree level and above	Quick stats	9.1%	17.9%	27.8%
Advanced Diploma and Diploma level	Quick stats	7.3%	9.8%	9.3%
Certificate level IV	Quick stats	5.1%	4.6%	3.3%
Certificate level III	Quick stats	18.4%	16.4%	11.7%
Year 12	Quick stats	12.3%	12.9%	14.5%
Year 11	Quick stats	4.1%	3.6%	3.2%
Year 10	Quick stats	17.6%	14.5%	10.6%
Certificate level II	Quick stats	0.1%	0.1%	0.1%
Certificate level I	Quick stats	0.0%	0.0%	0.0%
Year 9 or below	Quick stats	11.6%	8.4%	7.4%
No educational attainment	Quick stats	0.4%	0.3%	1.0%
Not stated	Quick stats	10.9%	8.4%	8.3%
<b>People - cultural and language diversity</b>				
<b>Ancestry (Top 3 to 5)</b>				
Austrian	Quick stats	41.6%	39.9%	28.6%
English	Quick stats	41.5%	42.6%	29.8%

Irish	Quick stats	10.4%	12.0%	9.1%
Scottish	Quick stats	9.7%	10.5%	7.7%
Austrian Aboriginal	Quick stats	7.1%	4.7%	3.2%
<b>Top 5 Country of Birth</b>		-		-
Australia	Quick stats	80.7%	79.0%	65.4%
<i>Other top responses</i>	Quick stats			
England	Quick stats	3.1%	4.6%	2.9%
New Zealand	Quick stats	1.7%	1.7%	1.5%
Philippines	Quick stats	0.8%	0.7%	1.3%
Scotlan	Quick stats	0.5%		0.3%
China (excludes SARs and Taiwan)	Quick stats	0.3%		3.1%
India	Quick stats		0.7%	2.6%
South Africa	Quick stats		0.6%	0.6%
<b>Languages (other than English) (top 5)</b>				
Mandarin	Quick stats	0.3%	0.6%	3.4%
Spanish	Quick stats	0.3%	0.5%	0.9%
Thai	Quick stats	0.3%		0.3%
Tagalog	Quick stats	0.3%	0.3%	0.6%
Arabic	Quick stats	0.2%		2.8%
Italian	Quick stats		0.3%	0.8%
Cantonese	Quick stats		0.3%	1.8%
English only spoken at home	Quick stats	97.2%	87.7%	67.6%
Households where a non English language is spoken at home	Quick stats	7.7%	9.6%	29.5%
<b>People - employment</b>				
<b>Labour Force</b>				
In labour force	Quick stats	49.9%	55.7%	58.7%
Not in labour force	Quick stats	41.9%	38.6%	35.5%
Not stated	Quick stats		5.7%	5.9%
<b>Employment status</b>				
Worked Full Time	Quick stats	48.5%	50.1%	55.2%
Worked part-time	Quick stats	31.2%	33.4%	29.7%
Away from work	Quick stats	13.6%	11.8%	10.2%
Unemployed	Quick stats	6.8%	4.7%	4.9%
<b>Occupation</b>				
Community and Personal Service Workers	Quick stats	16.2%	13.0%	10.6%
Technicians and Trades Workers	Quick stats	15.4%	14.6%	11.9%
Labourers	Quick stats	13.4%	9.7%	8.2%
Professionals	Quick stats	12.7%	20.4%	25.8%
Clerical and Administrative Workers	Quick stats	12.2%	13.1%	13.0%
Sales Workers	Quick stats	10.3%	9.2%	8.0%
Machinery Operators and Drivers	Quick stats	9.4%	6.0%	6.0%
Managers	Quick stats	8.6%	12.3%	14.6%
<b>Industry of employment</b>				
Other Social Assistance Providers	Quick stats	4.6%	3.4%	2.4%
Hospitals (except Psychiatric)	Quick stats	4.4%	5.0%	4.2%
Supermarket and Grocery Stores	Quick stats	4.4%	3.1%	2.5%
Aged Care Residential Services	Quick stats	4.4%	3.2%	2.2%
Takeaway Food Service	Quick stats	3.2%	2.8%	1.8%
<b>Income</b>		-		-
Personal	Quick stats	625	727	813
Family	Quick stats	1536	1954	2185
Households	Quick stats	1239	1507	1829
<b>Method of Travel to Work</b>				
Car, as driver	Quick stats	57.2%	49.3%	43.1%
Car as passenger	Quick stats	4.0%	3.3%	3.2%
Truck	Quick stats	1.0%	1.3%	0.7%

Walked only	Quick stats	1.0%	0.8%	2.5%
Bus	Quick stats	0.7%	0.7%	0.9%
Did not go to work	Quick stats	17.0%	15.9%	13.2%
Worked at home	Quick stats	15.9%	25.5%	31.0%
People who travelled by Public Transport		1.9%	2.2%	4.0%
People who travelled to work by car as driver or passenger	Quick stats	62.2%	53.5%	47.2%
<b>Unpaid work</b>				
did unpaid domestic work	Quick stats	61.8%	69.4%	66.5%
cared for childd/children	Quick stats	22.6%	25.7%	25.3%
provided unpain assistance to a person with a disability	Quick stats	12.8%	12.5%	11.5%
did voluntary work through an organisation or group	Quick stats	8.5%	12.1%	13.0%
<b>Health</b>				
<b>Count of long term health conditions</b>				
None of the selected	Quick stats	51.9%	58.2%	64.9%
One condition	Quick stats	22.8%	21.9%	18.3%
Two condition	Quick stats	9.2%	7.7%	5.7%
Three or more conditions	Quick stats	6.0%	4.4%	3.0%
Not stated	Quick stats	10.1%	7.9%	8.1%
<b>Families</b>				
<b>family composition</b>				
Couple family with no children	Quick stats	37.7%	39.6%	37.9%
Couple family with children	Quick stats	33.9%	40.0%	44.7%
One parent family	Quick stats	26.5%	19.2%	15.8%
other family	Quick stats	2.0%	1.3%	1.6%
Single or lone parents - Male	Quick stats	18.4%	19.3%	19.0%
Single or lone parents - female	Quick stats	81.8%	80.7%	81.0%
<b>employment status of couple families</b>				
Both employed, worked full-time	Quick stats	14.8%	16.7%	21.7%
Both employed, worked part-time	Quick stats	4.5%	5.3%	4.7%
One employed full-time, one part-time	Quick stats	15.9%	19.3%	18.2%
One employed full-time, other not working	Quick stats	12.6%	11.3%	12.3%
One employed part-time, other not working	Quick stats	6.5%	6.4%	6.3%
Both not working	Quick stats	28.9%	26.0%	22.9%
other (includes away from work)	Quick stats	12.4%	11.4%	10.3%
Labour force status not stated	Quick stats	4.4%	340.0%	3.7%
<b>Dwellings</b>				
<b>Dwelling Count</b>				
Occupied private dwellings	Quick stats	93.5%	90.1%	90.6%
Unoccupied private dwellings	Quick stats	6.5%	9.9%	9.4%
<b>Dwelling Structure (Occupied Private Dwellings)</b>				
Separate house	Quick stats	82.4%	78.4%	65.6%
Semi-detached, row or terrace house, townhouse etc.	Quick stats	7.2%	12.0%	11.7%
Flat, unit or apartment	Quick stats	9.8%	8.7%	21.7%
Other dwelling	Quick stats	0.5%	0.7%	0.7%
<b>Bedrooms</b>		--		-
none	Quick stats	0.3%	0.4%	0.7%
1	Quick stats	3.4%	3.6%	6.6%
2	Quick stats	19.3%	19.1%	22.7%
3	Quick stats	44.6%	38.7%	34.7%
4	Quick stats	29.8%	36.7%	33.9%
Not stated	Quick stats	2.6%	1.5%	1.4%
Average per dwelling	Quick stats	3.1	3.2	3.1
average number of people per household	Quick stats	2.4	2.5	2.6
<b>Tenure Type</b>		--		-
Owned outright	Quick stats	32.2%	34.5%	31.5%
Owned with a mortgage	Quick stats	31.5%	34.0%	32.5%
Rented	Quick stats	32.5%	27.5%	32.6%
tenure type not stated	Quick stats	2.5%	1.5%	1.5%
<b>Household composition</b>		-		-



Family	Quick stats	66.3%	69.9%	71.2%
Single (or lone)	Quick stats	30.1%	27.2%	25.0%
Group households	Quick stats	3.6%	2.9%	3.8%
<b>Household Income</b>		-		-
Less than \$650 gross weekly income	Quick stats	23.0%	19.6%	16.3%
More than \$3000 gross weekly income	Quick stats	11.0%	19.9%	26.9%
<b>Rent weekly payments</b>		-		-
Median rent	Quick stats	360.0	400.0	420.0
Households where rent payments are less than 30% of householder income	Quick stats	44.7%	49.7%	56.1%
Households with rent payments greater than or equal to 30% of household income	Quick stats	46.4%	42.0%	35.5%
<b>Mortgage monthly repayments</b>		-		-
Median mortgage repayments	Quick stats	1700.0	2000.0	2167.0
Households where mortgage payments are less than 30% of householder income	Quick stats	74.1%	74.5%	71.9%
Households with mortgage payments greater than or equal to 30% of household income	Quick stats	14.6%	14.7%	17.3%
<b>Car Ownership per Dwelling</b>				
None	Quick stats	7.3%	6.4%	9.0%
One	Quick stats	39.3%	37.5%	37.8%
Two	Quick stats	33.6%	35.9%	34.1%
Three of more	Quick stats	17.4%	18.8%	17.5%
Not stated	Quick stats	2.3%	1.4%	1.5%

## Appendix 2. Social infrastructure and open spaces GIS data

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OBJECTID *	Category *	Name	Distance	Source	C
613	Health facilities	Family Care GP	163.024414	Google	<Null>
601	Public open space	Unnamed Reserve	171.289118	Cartofocus	<Null>
404	Community facilities	Kanwal Village Shopping Centre	189.932145	NSW Government - Foundation Data	<Null>
482	Community facilities	Lakelands Community Centre	203.836158	NSW Government - Foundation Data	<Null>
412	Sport and recreation facilities	Morrie Breen Oval	205.993886	NSW Government - Foundation Data	<Null>
408	Place Of Worship	Lakes Anglican Church of the Holy Spirit	216.179352	NSW Government - Foundation Data	<Null>
411	Sport and recreation facilities	Wyong Rugby League Grounds	222.431964	NSW Government - Foundation Data	<Null>
476	Community facilities	Wyong District Youth And Community Centre	226.657603	NSW Government - Foundation Data	<Null>
449	Public open space	Walker Park	267.832607	NSW Government - Foundation Data	Local
451	Public open space	Phyllis Avenue Reserve	270.949769	NSW Government - Foundation Data	<Null>
466	Childcare centres	Little Coast Kids	274.959459	NSW Government - Foundation Data	<Null>
405	Sport and recreation facilities	Wyong Rugby League Club	280.456652	NSW Government - Foundation Data	<Null>
407	Place Of Worship	The Salvation Army Tuggerah Lakes	322.222066	NSW Government - Foundation Data	<Null>
467	Childcare centres	Possum Magic Cottage	359.066238	NSW Government - Foundation Data	<Null>
406	Place Of Worship	Tuggerah Lakes Corps	372.920734	NSW Government - Foundation Data	<Null>
410	Public open space	Alfred Greentree Reserve	425.393563	NSW Government - Foundation Data	<Null>
603	Public open space	Unnamed Open Space	455.198761	Cartofocus	<Null>
600	Public open space	Walker Park	518.113446	Cartofocus	<Null>
465	Childcare centres	Kindy Kollege	544.853605	NSW Government - Foundation Data	<Null>
450	Public open space	Heritage Drive Reserve	559.5965	NSW Government - Foundation Data	<Null>
602	Public open space	Unnamed Reserve	572.843975	Cartofocus	<Null>
452	Public open space	Arlington Street Park	580.967577	NSW Government - Foundation Data	Nature/Alternative
443	Public open space	Kaye Ave Reserve	621.354802	NSW Government - Foundation Data	<Null>
599	Public open space	Unnamed Open Space	687.599995	Cartofocus	<Null>
596	Public open space	Unnamed Open Space	754.510819	Cartofocus	<Null>
447	Public open space	Gorokan Mini Park	781.048495	NSW Government - Foundation Data	Local
416	Public open space	Mataram Ridge Park	788.129001	NSW Government - Foundation Data	Local
455	Public open space	Applegum Park	909.785893	NSW Government - Foundation Data	Local
441	Public open space	Renee Close Tristram Close Reserve	933.303837	NSW Government - Foundation Data	<Null>
598	Public open space	Unnamed Open Space	995.491435	Cartofocus	<Null>
453	Public open space	Avondale Drive Reserve	998.557884	NSW Government - Foundation Data	<Null>
593	Public open space	Cottage Corner Reserve	1042.235064	Cartofocus	<Null>
446	Public open space	Dean Avenue Reserve	1043.930472	NSW Government - Foundation Data	Local
401	Aged care facilities	Lake Haven Masonic Village	1064.893134	NSW Government - Foundation Data	<Null>
459	Childcare centres	Shining Star Preschool	1070.03762	NSW Government - Foundation Data	<Null>
605	Public open space	Unnamed Open Space	1147.702873	Cartofocus	<Null>
501	Aged care facilities	Rfbi Lake Haven Masonic Village	1156.156362	NSW Government - Foundation Data	<Null>
460	Childcare centres	Gorokan Preschool	1161.339646	NSW Government - Foundation Data	<Null>
448	Public open space	Brennon Road Reserve	1168.027802	NSW Government - Foundation Data	Local
445	Public open space	Elise Close Reserve	1178.547364	NSW Government - Foundation Data	<Null>
461	Childcare centres	Happy Haven Early Learning	1189.127666	NSW Government - Foundation Data	<Null>
604	Public open space	Unnamed Open Space	1204.594193	Cartofocus	<Null>
387	Public open space	Unnamed Park	1221.988923	NSW Government - Foundation Data	<Null>
386	Public open space	Unnamed Park	1252.112956	NSW Government - Foundation Data	<Null>
403	Place Of Worship	Lakes Baptist Church	1268.016489	NSW Government - Foundation Data	<Null>
376	Public open space	Unnamed Park	1281.384692	NSW Government - Foundation Data	<Null>
299	Public open space	Craigie Park	1289.646681	NSW Government - Foundation Data	Local
388	Public open space	Unnamed Open Space	1294.168464	NSW Government - Foundation Data	<Null>
400	Education facilities	Woongarra Public School	1321.267081	NSW Government - Foundation Data	<Null>
379	Public open space	Gorokan Park	1343.052849	NSW Government - Foundation Data	Local
612	Childcare centres	Rise Early Learning Charmhaven	1350.949082	Service NSW	<Null>
462	Childcare centres	Being Early Education Lake Haven	1356.033094	NSW Government - Foundation Data	<Null>
618	Public open space	Skyhawk Reserve	1358.999323	Cartofocus	Local
611	Childcare centres	Fiona's Five Star Family Day Care	1361.743499	Google	<Null>
470	Childcare centres	Kids Academy Warnervale	1365.081626	NSW Government - Foundation Data	<Null>
417	Public open space	Peppercorn Park	1390.225415	NSW Government - Foundation Data	Local
494	Health facilities	Wyong Hospital Community Health Services	1400.353482	NSW Government - Foundation Data	<Null>
594	Public open space	Westbrook Parade Reserve	1409.116209	Cartofocus	<Null>
469	Childcare centres	Goodstart Early Learning Woongarra	1420.631003	NSW Government - Foundation Data	<Null>
385	Public open space	Unnamed Reserve	1420.82365	NSW Government - Foundation Data	<Null>
378	Public open space	Helen Reserve	1430.177203	NSW Government - Foundation Data	<Null>
399	Education facilities	Kanwal Public School	1433.625486	NSW Government - Foundation Data	<Null>
454	Public open space	Woongarra Neighbourhood Park	1449.640355	NSW Government - Foundation Data	Local
610	Childcare centres	Hamlyn Terrace Early Learning Centre	1457.369571	Service NSW	<Null>
409	Place Of Worship	Warnervale Regional Uniting Church	1466.319385	NSW Government - Foundation Data	<Null>
368	Place Of Worship	Revelation Christian Church	1473.486934	NSW Government - Foundation Data	<Null>
419	Community facilities	Lake Haven Post Office	1495.192109	NSW Government - Foundation Data	<Null>
498	Health facilities	Tuggerah Lakes Private Hospital	1510.329282	NSW Government - Foundation Data	<Null>
607	Public open space	Unnamed Open Space	1512.346857	Cartofocus	<Null>
617	Health facilities	Coastal Lakes Medical Practice	1518.413039	Google	<Null>
606	Public open space	Unnamed Open Space	1521.989039	Cartofocus	<Null>
323	Public open space	Swan Street Reserve	1534.065313	NSW Government - Foundation Data	Nature/Alternative
428	Health facilities	Wyong Hospital	1550.352649	NSW Government - Foundation Data	<Null>
472	Public open space	Highland Crescent Reserve	1550.962804	NSW Government - Foundation Data	Local
440	Public open space	Goscoigne Road And Lett Street Reserve	1598.67902	NSW Government - Foundation Data	<Null>
413	Public transport facilities	Lake Haven Bus Interchange	1603.887692	NSW Government - Foundation Data	<Null>
420	Community facilities	Lake Haven Shopping Centre	1616.757635	NSW Government - Foundation Data	<Null>
396	Education facilities	Gorokan Public School	1617.276053	NSW Government - Foundation Data	<Null>
418	Libraries	Lake Haven Library	1624.1592	NSW Government - Foundation Data	<Null>
383	Public open space	Unnamed Park	1639.822225	NSW Government - Foundation Data	<Null>
402	Public open space	Pipeclay Point Reserve	1642.879139	NSW Government - Foundation Data	<Null>
322	Public open space	Dorset Street Reserve	1660.073344	NSW Government - Foundation Data	<Null>
608	Public open space	Unnamed Open Space	1669.705035	Cartofocus	<Null>
481	Community facilities	Gravity Youth Centre	1672.147835	NSW Government - Foundation Data	<Null>
415	Public open space	Unnamed Park	1693.345413	NSW Government - Foundation Data	<Null>
439	Public open space	Dalnott Reserve	1695.202617	NSW Government - Foundation Data	Nature/Alternative
456	Sport and recreation facilities	Lake Haven Recreation Centre	1696.843407	NSW Government - Foundation Data	<Null>

609	Childcare centres	Strawberry Fields Cottage Preschool & Long Day Care C	1702.81153	Service NSW	<Null>
300	Place Of Worship	The Church of Jesus Christ of Latter-day Saints	1705.655216	NSW Government - Foundation Data	<Null>
493	Health facilities	Lakehaven Community Health Centre	1749.750078	NSW Government - Foundation Data	<Null>
457	Aged care facilities	Naren Terrace Independent Living Village	1755.730998	NSW Government - Foundation Data	<Null>
442	Public open space	Sterling Way Reserve	1760.906318	NSW Government - Foundation Data	<Null>
616	Health facilities	Walarah Bay Medical Centre	1765.215338	Google	<Null>
422	Sport and recreation facilities	Lake Haven Oval	1767.200091	NSW Government - Foundation Data	<Null>
500	Aged care facilities	Lake Haven Court Aged Care Facility	1769.013551	NSW Government - Foundation Data	<Null>
398	Education facilities	Gorokan High School	1781.199188	NSW Government - Foundation Data	<Null>
339	Aged care facilities	William Cape Gardens	1794.711963	NSW Government - Foundation Data	<Null>
317	Sport and recreation facilities	Kanwal Oval	1795.764238	NSW Government - Foundation Data	Local
486	Aged care facilities	Uniting Starrett Lodge Hamlyn Terrace	1808.011398	NSW Government - Foundation Data	<Null>
414	Sport and recreation facilities	Woongarrah Sports Complex	1815.376872	NSW Government - Foundation Data	Local
331	Community facilities	Kanwal Community Hall	1830.083376	NSW Government - Foundation Data	<Null>
369	Place Of Worship	Coastlands Christian Community Church	1831.712549	NSW Government - Foundation Data	<Null>
499	Emergency services	Wyong Operational Support RFB	1854.256312	NSW Government - Foundation Data	<Null>
468	Childcare centres	Warnervale Wallabies Preschool	1873.147705	NSW Government - Foundation Data	<Null>
495	Emergency services	Hamlyn Terrace	1878.745526	NSW Government - Foundation Data	<Null>
489	Aged care facilities	Hakea Grove Aged Care	1882.238779	NSW Government - Foundation Data	<Null>
371	Community facilities	Gorokan Post Office	1883.422667	NSW Government - Foundation Data	<Null>
480	Community facilities	Kamira Rehabilitation Centre	1885.700369	NSW Government - Foundation Data	<Null>
496	Emergency services	Central Coast Fire Control Centre	1901.664023	NSW Government - Foundation Data	<Null>
595	Public open space	Unnamed Reserve	1907.674779	Cartofocus	<Null>
620	Public open space	Xavier Park	1927.965216	Playspace	Local
381	Public open space	Rowan Park	1943.570657	NSW Government - Foundation Data	Nature/Alternative
427	Public open space	Hunter Park	1954.553739	NSW Government - Foundation Data	<Null>
363	Public open space	Oregon Place Reserve	2028.277702	NSW Government - Foundation Data	Local
421	Public open space	Hillary Park	2042.028153	NSW Government - Foundation Data	<Null>
389	Public open space	Hillary Park	2049.602733	NSW Government - Foundation Data	<Null>
335	Aged care facilities	Arcare Kanwal	2053.015549	NSW Government - Foundation Data	<Null>
337	Aged care facilities	Oak Tree Retirement Village Kanwal	2059.320445	NSW Government - Foundation Data	<Null>
434	Aquatic and leisure facilities		2063.320997	NSW Government - Foundation Data	<Null>
426	Public open space	Unnamed Open Space	2070.81436	NSW Government - Foundation Data	<Null>
330	Community facilities	Casuarina Grove	2078.767922	NSW Government - Foundation Data	<Null>
621	Public open space	Isaac Park	2101.810314	Playspace	Local
464	Childcare centres	Spotted Frog Kindergarten	2148.03126	NSW Government - Foundation Data	<Null>
365	Sport and recreation facilities	Walarah Bay Recreation Club	2182.196846	NSW Government - Foundation Data	<Null>
619	Public open space	She Oak Reserve	2184.43894	Google	Nature/Alternative
471	Childcare centres	Kids Academy Woongarrah	2192.733375	NSW Government - Foundation Data	<Null>
597	Public open space	Unnamed Open Space	2201.513941	Cartofocus	<Null>
473	Aged care facilities	Anglican Care Warnervale Gardens	2224.579474	NSW Government - Foundation Data	<Null>
444	Public open space	Chelmsford Road East Reserve	2261.965965	NSW Government - Foundation Data	<Null>
318	Public open space	Oakland Street Reserve	2297.43968	NSW Government - Foundation Data	Local
321	Aquatic and leisure facilities		2297.800219	NSW Government - Foundation Data	<Null>
358	Sport and recreation facilities	Hamlyn Terrace Sports Complex	2317.976802	NSW Government - Foundation Data	Local
425	Public open space	Unnamed Open Space	2338.226038	NSW Government - Foundation Data	<Null>
356	Education facilities	Warnervale Public School	2347.064977	NSW Government - Foundation Data	<Null>
314	Sport and recreation facilities		2356.675571	NSW Government - Foundation Data	<Null>
362	Community facilities	Hamlyn Terrace Community Centre	2358.749196	NSW Government - Foundation Data	<Null>
367	Emergency services	Hamlyn Terrace Fire Station	2360.400727	NSW Government - Foundation Data	<Null>
338	Aged care facilities	Kanwal Gardens Care Community	2391.342673	NSW Government - Foundation Data	<Null>
377	Public open space		2422.155165	NSW Government - Foundation Data	<Null>
488	Park	Walarah Peace Park	2431.458355	NSW Government - Foundation Data	District
458	Cultural and creative facilities	Toukley Districts Art Society Visitor Information	2464.645332	NSW Government - Foundation Data	<Null>
313	Sport and recreation facilities	Wadalba Sports Facility	2485.093751	NSW Government - Foundation Data	Local
384	Public open space		2491.552431	NSW Government - Foundation Data	<Null>
622	Public open space	Loretto Way Park	2498.057286	Google	Local
370	Place Of Worship	HopeUC - Hope Unlimited Church Charmhaven	2504.579082	NSW Government - Foundation Data	<Null>
497	Public open space	Silver Playground	2514.747492	NSW Government - Foundation Data	<Null>
627	Public open space	Ridgetop Park	2518.578514	Playspace	Proposed New
366	Sport and recreation facilities	Tuggerah District Fishing Co-Op	2519.674138	NSW Government - Foundation Data	<Null>
315	Sport and recreation facilities		2520.196313	NSW Government - Foundation Data	<Null>
357	Aged care facilities	Catholic Healthcare Our Lady Of Loretto Gardens	2522.701683	NSW Government - Foundation Data	<Null>
487	Public open space	Vietnam Veterans Park	2548.685615	NSW Government - Foundation Data	<Null>
474	Emergency services	Charmhaven RFB	2552.840281	NSW Government - Foundation Data	<Null>
311	Community facilities	Wyongah Post Office	2555.892612	NSW Government - Foundation Data	<Null>
327	Emergency services	Wadalba RFB	2563.706813	NSW Government - Foundation Data	<Null>
433	Aquatic and leisure facilities		2602.173845	NSW Government - Foundation Data	<Null>
316	Sport and recreation facilities	Wyongah Tennis Court	2635.447151	NSW Government - Foundation Data	<Null>
328	Community facilities	Wyongah Progress Hall	2637.02111	NSW Government - Foundation Data	<Null>
344	Education facilities	Mackillop Catholic College	2640.606923	NSW Government - Foundation Data	<Null>
424	Public open space	Charmhaven Park	2641.034074	NSW Government - Foundation Data	Local
436	Aquatic and leisure facilities		2665.943739	NSW Government - Foundation Data	<Null>
391	Sport and recreation facilities	Charmhaven Tennis Courts	2705.287962	NSW Government - Foundation Data	<Null>
429	Aquatic and leisure facilities		2812.030941	NSW Government - Foundation Data	<Null>
336	Education facilities	St Philip'S Christian College Dale Young Parents-W	2833.290861	NSW Government - Foundation Data	<Null>
478	Community facilities	Charmhaven Community Hall	2848.855333	NSW Government - Foundation Data	<Null>
431	Aquatic and leisure facilities		2861.837661	NSW Government - Foundation Data	<Null>
334	Education facilities	Wadalba Community School	2874.360149	NSW Government - Foundation Data	<Null>
624	Public open space	Hilltop Park	3035.101567	Playspace	Proposed New
364	Public open space	Willow Park	3041.942396	NSW Government - Foundation Data	Local
309	Education facilities	Tuggerawong Public School	3116.269425	NSW Government - Foundation Data	<Null>
312	Aged care facilities	Tuggerawong Retirement Village	3251.538597	NSW Government - Foundation Data	<Null>
360	Community facilities	Warnervale Park Community Centre	3283.770892	NSW Government - Foundation Data	<Null>
359	Sport and recreation facilities	Warnervale Athletic Field	3357.8169	NSW Government - Foundation Data	Nature/Alternative
320	Public open space		3409.062815	NSW Government - Foundation Data	<Null>
512	Public open space		3411.161301	NSW Government - Foundation Data	<Null>
361	Education facilities	Porters Creek Public School	3460.169565	NSW Government - Foundation Data	<Null>

324	Public open space	Tuesday Street Park	3485.039208	NSW Government - Foundation Data	Local
475	Emergency services	Warnervale RFB	3489.180579	NSW Government - Foundation Data	<Null>
329	Community facilities	Tuggerawong Progress Hall	3579.659395	NSW Government - Foundation Data	<Null>
319	Public open space	Tuggerawong Road Reserve	3603.841933	NSW Government - Foundation Data	Proposed New
352	Childcare centres	Active Littlies Childcare Centre	3704.120815	NSW Government - Foundation Data	<Null>
626	Public open space	Johns Road Playground / Voyager Street Park	3726.118881	Google	Proposed New
463	Childcare centres	North Wyong Wadalba Early Learning Centre	3736.867492	NSW Government - Foundation Data	<Null>
572	Aquatic and leisure facilities		3808.685595	NSW Government - Foundation Data	<Null>
303	Public open space	Owl Park	3838.702952	NSW Government - Foundation Data	Local
513	Public open space		3873.115154	NSW Government - Foundation Data	<Null>
592	Aged care facilities	Wallarah Point Care Community	3982.92794	NSW Government - Foundation Data	<Null>
562	Public open space		4024.938935	NSW Government - Foundation Data	<Null>
571	Aquatic and leisure facilities		4027.864604	NSW Government - Foundation Data	<Null>
351	Public open space	Warnervale Station Park	4041.092758	NSW Government - Foundation Data	Local
625	Public open space	Virginia Road Park	4041.345143	Playspace	Proposed New
574	Aquatic and leisure facilities		4045.15163	NSW Government - Foundation Data	<Null>
504	Aquatic and leisure facilities		4050.131832	NSW Government - Foundation Data	<Null>
347	Sport and recreation facilities	Swimming Pool	4051.784107	NSW Government - Foundation Data	<Null>
524	Aquatic and leisure facilities		4062.420082	NSW Government - Foundation Data	<Null>
511	Public open space	Charmhaven Lions Club Park	4069.963652	NSW Government - Foundation Data	<Null>
423	Sport and recreation facilities	Northlakes Oval	4131.62617	NSW Government - Foundation Data	<Null>
541	Public open space		4132.870867	NSW Government - Foundation Data	<Null>
507	Public open space	Wallarah Creek Park	4147.62986	NSW Government - Foundation Data	<Null>
570	Aquatic and leisure facilities		4149.769529	NSW Government - Foundation Data	<Null>
542	Public open space		4162.505785	NSW Government - Foundation Data	<Null>
325	Public open space	Settlement Drive Reserve	4163.401109	NSW Government - Foundation Data	Nature/Alternative
355	Public transport facilities	Warnervale Railway Station	4166.6477	NSW Government - Foundation Data	<Null>
544	Public open space	Edgewater Park	4254.696887	NSW Government - Foundation Data	<Null>
579	Aquatic and leisure facilities		4264.414808	NSW Government - Foundation Data	<Null>
551	Public open space	Toukley Gardens	4315.277357	NSW Government - Foundation Data	<Null>
583	Childcare centres	Bambini Preschool	4316.151104	NSW Government - Foundation Data	<Null>
508	Community facilities	North Lakes Shopping Centre	4349.475764	NSW Government - Foundation Data	<Null>
522	Public open space		4350.712342	NSW Government - Foundation Data	<Null>
506	Education facilities	Northlakes High School	4407.000485	NSW Government - Foundation Data	<Null>
483	Community facilities	Sanremo Neighbourhood Centre	4409.266158	NSW Government - Foundation Data	<Null>
535	Emergency services	Toukley Ambulance Station	4434.828414	NSW Government - Foundation Data	<Null>
503	Public open space		4441.627705	NSW Government - Foundation Data	<Null>
529	Public open space	Blue haven skate park	4481.309837	NSW Government - Foundation Data	<Null>
560	Sport and recreation facilities	Buff Point Oval	4497.09679	NSW Government - Foundation Data	<Null>
518	Sport and recreation facilities	Blue Haven Oval	4499.033513	NSW Government - Foundation Data	<Null>
532	Community facilities	Blue Haven Community Centre	4503.57388	NSW Government - Foundation Data	<Null>
533	Education facilities	The Lakes College	4504.972083	NSW Government - Foundation Data	<Null>
575	Aquatic and leisure facilities		4505.605938	NSW Government - Foundation Data	<Null>
517	Education facilities	Blue Haven Public School	4540.51714	NSW Government - Foundation Data	<Null>
326	Public open space	Braithwaite Reserve	4573.387013	NSW Government - Foundation Data	<Null>
528	Public open space	Marsden Rd Reserve	4579.995499	NSW Government - Foundation Data	<Null>
523	Public open space		4580.474453	NSW Government - Foundation Data	<Null>
525	Public open space	Lady Laurel Drive Reserve	4582.502714	NSW Government - Foundation Data	<Null>
591	Health facilities	Toukley Community Health Centre	4587.064472	NSW Government - Foundation Data	<Null>
375	Public open space	John Pete Howard Reserve	4599.683225	NSW Government - Foundation Data	<Null>
531	Childcare centres	Good Start Early Learning Blue Haven	4608.714909	NSW Government - Foundation Data	<Null>
590	Community facilities	Toukley Senior Citizens Club	4617.914472	NSW Government - Foundation Data	<Null>
585	Community facilities	Centenary Hall	4624.3358	NSW Government - Foundation Data	<Null>
553	Public open space	Village Green	4638.049134	NSW Government - Foundation Data	<Null>
586	Community facilities	Toukley Senior Citizens Memorial Hall	4638.759103	NSW Government - Foundation Data	<Null>
554	Public open space	Osborne Park	4642.764657	NSW Government - Foundation Data	<Null>
569	Aquatic and leisure facilities		4645.12266	NSW Government - Foundation Data	<Null>
397	Education facilities	Northlakes Public School	4647.577991	NSW Government - Foundation Data	<Null>
568	Aquatic and leisure facilities		4649.158736	NSW Government - Foundation Data	<Null>
555	Place Of Worship	Toukley Uniting Church	4651.961062	NSW Government - Foundation Data	<Null>
346	Education facilities	Lakes Grammar An Anglican School	4669.692236	NSW Government - Foundation Data	<Null>
582	Aged care facilities	Toukley Waters Village	4682.611318	NSW Government - Foundation Data	<Null>
310	Education facilities	Tacoma Public School	4695.069856	NSW Government - Foundation Data	<Null>
527	Public open space	Spring Creek Reserve	4697.238416	NSW Government - Foundation Data	<Null>
537	Community facilities	Toukley Post Office	4709.727897	NSW Government - Foundation Data	<Null>
546	Public open space		4718.108157	NSW Government - Foundation Data	<Null>
479	Community facilities	San Remo Community Garden	4724.013856	NSW Government - Foundation Data	<Null>
353	Sport and recreation facilities	Central Coast Hockey Park	4734.038183	NSW Government - Foundation Data	<Null>
340	Place Of Worship	Kingdom Hall of Jehovah's Witnesses	4744.854843	NSW Government - Foundation Data	<Null>
588	Sport and recreation facilities	Toukley Sailing Club	4762.236712	NSW Government - Foundation Data	<Null>
516	Public open space	Bamayi Reserve	4765.116422	NSW Government - Foundation Data	<Null>
561	Sport and recreation facilities		4782.059004	NSW Government - Foundation Data	<Null>
526	Public open space	Karingal Place Reserve	4784.877287	NSW Government - Foundation Data	<Null>
580	Public open space	Scout Hall Park	4788.102716	NSW Government - Foundation Data	<Null>
521	Public open space	St Lawrence Dr Reserve	4802.653653	NSW Government - Foundation Data	<Null>
345	Education facilities	Lakes Grammar An Anglican School	4804.656852	NSW Government - Foundation Data	<Null>
587	Community facilities	Toukley Community Hall	4806.788452	NSW Government - Foundation Data	<Null>
549	Libraries	Toukley Library	4807.593206	NSW Government - Foundation Data	<Null>
552	Public open space	Osborne Park	4814.895795	NSW Government - Foundation Data	<Null>
543	Public open space	Bert Edmonds Reserve	4833.471931	NSW Government - Foundation Data	<Null>
536	Place Of Worship	St. David's Presbyterian Church	4839.815972	NSW Government - Foundation Data	<Null>
556	Public open space	Canton Beach Community Park	4845.630257	NSW Government - Foundation Data	<Null>
578	Sport and recreation facilities	Budgewoi Soccer Club	4855.272646	NSW Government - Foundation Data	<Null>
538	Aquatic and leisure facilities	Canton Beach	4915.573058	NSW Government - Foundation Data	<Null>
623	Public open space	Hillcrest Avenue Reserve	4942.77168	Playspace	Local
577	Community facilities	Club Toukley RSL	4953.572817	NSW Government - Foundation Data	<Null>
530	Childcare centres	Blue Haven Jelly-Beanz Kindergarten	4979.607329	NSW Government - Foundation Data	<Null>
550	Emergency services	Toukley Police Station	4998.359638	NSW Government - Foundation Data	<Null>

## Appendix 3. Central Coast Council Open Space Strategy

The following table provides commentary specifically relating to how the the proposed development responds to the *Proposed Provision Framework – Public Open Space for Recreation and Sport* (Table 10, Central Coast Council Open Space Strategy, November 2022) (refer section 7.3 of the Central Coast Council Open Space Strategy).

Attributes/Characteristics	'Local' Recreation Park	Proposal response
<b>Size Distribution and Accessibility</b>		
Preferred minimum size: Minimum sizes are not the preferred size, it is a minimum. It is recommended that park sizes are larger where possible and a diversity of sizes 0.5 Ha and above is the target.	.5 Ha and above is the target Size of 0.3ha may be acceptable if there are increased numbers of parks in accessible locations to meet demand and local catchment conditions make it difficult to achieve the preferred minimum.	Open space provision is 0.92 of public open space plus 0.2 of publicly accessible space. Total of 1.1ha. Exceeding minimum requirements.  The lot adjoining the pacific highway has not been included in the open space calculation as this may be developed in the future however it could still serve as open space in the interim.  The site also provides a significant quantum of communal open space (28-30%) at the podium level that exceeds the ADG requirements (25%), which would further meet the needs of residents and complement the capacity of the public open space.
Shape	More regular shapes preferred over linear open space. No edge/ boundary to be less than 20 m.	Minimum width is 21m.Regular shapes are provided.
Linear - tracks, trails, pathways	Connections between residential streets, active transport network and activity spaces Widths and surface treatments to align with Council's design standards, including Universal Design Principles	Publicly accessible through ways are provided which also act as passive space.
Minimum width for access points	Greater than 15 m wide (excluding the width of creeks or waterways measured from the top of bank). If part of a pathway or linear access connection or providing a	All access points meet the minimum dimensions.

Attributes/Characteristics	'Local' Recreation Park	Proposal response
	<p>minor entry point, then 10 m minimum width providing it is no longer than 20 m.</p>	
<p>Useable Area/ Hazard free The “functional” area of the park - the amount of space fit for recreation use and public activity. (refer to Quality Criteria)</p>	<p>75% of site useable, free of hazards For parks proposed to be less than 0.5 Ha an absolute minimum useable area of 3000 m2</p>	<p>Excluding the detention basin the functional open space will exceed 75% of the open space provision on the site.</p>
<p>Service Area / population and access radius</p>	<p>Local Neighbourhood / suburban area; one park for every 1,500 persons</p>	<p>All dwellings within the proposed development will be within walking distance to the new park. There are currently 13 ‘local’ facilities within 800m of proposed development site, catering for 5056 people. Inclusive of proposed development, there would be a minimum of 14 facilities within 800m of proposed development site which would exceed the requirement for the forecasted population of 7,414 people. In both current and future state, existing local facilities exceed requirements.</p>
<p>Proximity - Distance from Residential Dwellings</p>	<p>80% of all residential dwellings to have access within 400-500 m or 5-minute safe walking distance. 100% of dwellings to have access within 800m safe walking distance. (Note excludes rural and large lot areas)</p>	<p>100% of all dwellings within the proposed development are within walking distance to the new park.</p>
<p>Access and equity</p>	<p>One or more access points appropriately sited to connect with local access network Access by path to perimeter-footpaths and kern ramps. If larger playgrounds, picnic shelters and BBQs are provided then continuous paths of travel are required, to allow for people with mobility challenges. All new/ replacement/ upgraded parks to comply with/ consider Everyone Can Play Guidelines and</p>	<p>The open space will be linked to the new street network and connected to the existing shared path on Wallarah Road.  The park will be designed to council’s guidelines at the detailed design stage.</p>

Attributes/Characteristics	'Local' Recreation Park	Proposal response
	Central Coast Councils Disability Inclusion and Access Plan	
Proximity for Commercial and Retail areas	Provision of civic and community uses and mixed use areas, local parks or district parks to provide access within 5-10 minutes walk of commercial and retail areas such as town centres.	The proposed open space includes a mix of active and passive uses, community space and activated public plaza. Refer to Landscape Masterplan prepared by site image.
Road frontage	Minimum 50% road frontage, with minimum 2 roads or combined road and public use area (e.g. major foreshore and multi-use pathway). Linear systems should have at least 25% road frontage with no section of road frontage less than 50m	Open space is activated by road and proposed retail uses at the ground level.
*Capacity Assessment for Existing Parkland to determine future needs, more applicable in higher density residential areas	Deemed to be exceeding capacity if the population within 500 m of a park exceeds a user ratio of 1,500 per 5000m <sup>2</sup> (3.3 m <sup>2</sup> per person) of parkland. Any areas less than 1000 m <sup>2</sup> are deemed to have available capacity exhausted.	To be updated prior to exhibition.
<b>Diversity of Opportunity</b>		
Provision for Group Use	Individuals, carers with children, family groups	The proposed playground will cater to group use.
Number of activations	5 or more activations including: « Local Play « General recreation « Active spaces « Pathways « Community gardening « Tables and seats « Drinking water	Complies. Refer to Landscape Masterplan prepared by Site Image.
Play equipment	May provide local play for children up to 6 years old or children 6-12 years old in accordance with CCC Playspace Strategy and Disability Inclusion and Access Plan. Inclusive play space design considering/ complying with Everyone Can Play Guidelines.	The playground will be designed with play equipment for younger children. To be addressed at detailed design stage.



Attributes/Characteristics	'Local' Recreation Park	Proposal response
Other facilities (bicycle circuit, pump track, outdoor gym, skate park, BMX track)	Not standard	Bike facilities and outdoor gym facilities are proposed to be provided. Site is not considered to be suitable for a skate park.
Other/ Special features	Interpretive or other information features if special values exist (e.g. cultural, environmental or heritage)	Public art and cultural opportunities will be considered at the detailed design phase. Provisions and location for public art and cultural activities area have been considered and examples provided within the proposal.
Duration - average Length of Stay	Less than 2 hours	Complies.
Site Quality/ Land Suitability Performance Criteria General considerations also include continuous natural soil , connection to natural groundwater, and protection of any natural vegetation	Free of hazards and constraints to community use such as contaminated land, High voltage transmission lines and adjacent noxious industry.	The new park is free from any constraints, except for minor flood affectation near the northern boundary. Existing natural vegetation is of poor quality and will be cleared and replaced by new tree plantings.
Hazards and Constraints	Consider CPTED22 principles; should have good road frontage, legible access point/s and visibility from surrounding residents and traffic	To be considered at detailed design stage. The public spaces have been designed to be highly active with private/communal open space and active retail overlooking the public areas.
<b>Safety and Design</b>		
Buffers and Adjacent Land Use	Consider adjacent uses and be adequately buffered from incompatible uses. Solutions may include vegetation corridors, planted mounds and fencing.	Meets this criterion. Adequate buffers including tree plantings and fencing will be provided.
Flooding and other hazards	<p>All built amenities and visitor facilities above 1% AEP levels. For paths and bridges, 5% AEP is acceptable if these are designed for site conditions.</p> <p>Main use area free of regular flooding (i.e. above 10% AEP23) with at least 10% of total area above 2% AEP levels.</p>	<p>All facilities will be above the 1% AEP level. A small area of the park has a minor affectation by flooding.</p> <p>A dry detention/bioretention basin will be provided within the open space, which is less than 10% of the area.</p>

Attributes/Characteristics	'Local' Recreation Park	Proposal response
	<p>No more than 10 % of site to be impacted by Constructed drains or stormwater treatment mechanisms.</p> <p>Detention and retention basins generally not suitable for parkland.</p> <p>Multiple Use open space solutions may be considered in some circumstances (e.g. infill development) providing all other performance criteria concerning safe and functional space can be met.</p>	
Slope and Topography	1:20 for main use area 1:6 for remainder	Meets this criterion.
Visibility	<p>Good visibility from surrounding residents.</p> <p>Narrow linear shapes not preferred</p>	Meets this criterion. The space will be highly active with private open space and other uses overlooking public areas.
Solar Access	<p>Solar access is an important consideration for both the quality of the user experience as well as the quality of public open spaces including turf and tree health. In high density areas where residential development is predominantly tower based there is both a high need for access to outdoor space and sunlight and a risk that poor design can “shade out” public open space.</p> <p>Approvals for multi-storey development must consider the impact on solar coverage of adjacent public open space areas.</p> <p>Ensure that all public open space sites will receive at least 3 hours of sunlight across 75% or more of the area, on the winter solstice - 21 June.</p>	The proposed parkland has an excellent northerly aspect which will receive 100% sunlight during all times of the year.
<b>Site Infrastructure</b>		
Public Toilets/ amenities	Not normally provided. May be provided if the local park is the only park servicing	Public toilets are not preferred. Potentially toilets may be provided in the common area of the retail, however this requires further

Attributes/Characteristics	'Local' Recreation Park	Proposal response
	a community and/ or has extended stays	consideration during the detailed design stage.
Seating	Number and location of seats assessed on a case-by-case basis	Seating will be provided.
BBQ	Not normally provided. May be required where a local park is servicing a small community or has higher use	A BBQ shelter will be provided.
General waste and recycling bin	Yes	Waste bins will be provided.
Picnic Table	0-1	Picnic tables will be provided.
Covered Picnic Table	No, not normally provided unless insufficient natural shade	A covered picnic table will be provided.
Shade Structure	No, not normally provided. Shade structures may be required as a temporary or permanent measure for play spaces, until tree plantings reach maturity.	A shade structure will be provided.
Natural shade	Preferred for all use areas and to help shade playgrounds and activations. Overall parks should have 40% natural shade coverage of main use areas between 9am and 3pm in summer. For sites that provide open, active spaces such as general open space, an informal field or playing field/s, 40% shading of the perimeter of the active space. Location of trees and root plate pattern to be determined in relation to location of courts to prevent root incursion and potential damage to the court surface and substrate. If required, trees to be planted in growth cell when in close proximity to infrastructure to prevent root incursion.	To be addressed at the detailed design stage.
Pathways	Minimum 1.5m wide pathways to play equipment and to toilets or BBQ areas if present	To be addressed at detailed design stage. A network of pathways is provided in the concept plans.

Attributes/Characteristics	'Local' Recreation Park	Proposal response
Parking	Includes accessible parking providing access to facilities.	Accessible on street parking will be provided in proximity to the park.
Signage	Park location and identity signs. Wayfinding signage if part of open space network or linked to active transport network. All signage to be in accordance with Council's Design Guidelines	Signage will be provided in accordance with councils design guidelines.
Lighting	No internal lighting, unless proposed for civic space. Streetlights adjacent to entry points.	The proposed public plaza will be adequately lit. Lighting requirements for the park will be determined at the detailed design stage.
Power, Technology and CCTV	Not Required	Noted
Landscaping: design of landscape and planting areas that create a variety of spaces supporting multiple activities. Landscape connections include the site and network to support/ promote species diversity for resilience and	Generally, a mix of open and shaded areas with trees and plantings designed not to impede visibility. Planted beds and formal gardens not usually provided	Will meet this criterion.
Playground seating	Minimum 1 bench seat in shade	Will meet this criterion.
Bubbler/ tap	One bubbler/ tap	Bubblers and taps will be provided.
Fencing	Perimeter bollards (or other similar means) to prevent vehicle access into park. Fencing of play areas only provided where essential for safety, providing an accessible play space or where buffering from neighbouring land use or from roads (close proximity/ high volumes or speed) is required.	Bollards will be provided to limit access. Ideally the park will be fenced, however this will be determined at the detailed design stage.

## Appendix 4. Statements of Intent

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7 September 2023

Department of Planning and Environment,  
Activation Precincts – Regions, Industry and Key Sites  
Level 4, 6 Stewart Avenue, Newcastle West, NSW 2302

Attention: Lee McCourt, Principal Planning Officer

**RE: – STATEMENT OF INTENT: PROVISION OF AFFORDABLE RENTAL HOUSING AT KANWAL**

Dear Ms McCourt

This statement of intent is a commitment between the Minister for Planning and Public Spaces and Vivacity (Land Lease SPV). The purpose of this statement is to provide a summary of the intention to provide for the provision of affordable rental housing within the proposed new community at Kanwal.

Vivacity is committed to contributing positively towards economic growth and social outcomes through our greenfield and urban renewal projects, including developing and operating land lease communities for retirees and mixed-use developments.

We are dedicated to creating an attractive, safe, and active community at Kanwal in which the residents of the Central Coast can live, work, play and prosper.

Vivacity intends to develop the site for a mixed-use community comprising approximately 800 apartments and 5,900sqm of employment generating uses including a new supermarket and public open space, generally in accordance with the Concept Masterplan.

In July 2023, the subject site was selected by the Department of Planning and Environment (DPE) as a successful candidate under the Rezoning Pathways Program. As such Vivacity was invited by DPE to submit a planning proposal for the site under the State Assessable Planning Proposal (SAPP) process. At that time the initial concept plan had a 10% provision of affordable rental housing.

Following further discussions with DPE, Vivacity has elected to increase the affordable housing provision to 15%. Under the new changes proposed by NSW Government the project will trigger the State Significant Development provisions and will be eligible for a 30% floor space and height bonus. The relevant authority for the development application will be the Department of Planning.





## Consistency within Strategic Context

The proposed development and the provision of affordable housing is consistent with the following strategies:

- NSW Housing Strategy 2041: Four Pillars – Supply, diversity, affordability, resilience.
- Central Coast Regional Plan 2041: Objective 5 ‘Plan for nimble neighbourhoods, diverse housing and sequenced development’. Performance Outcome 7(a) ‘A diversity of housing provides for choice, independence, and affordability to match the specific needs of different communities.
- Central Coast Local Strategic Planning Statement: Urban Management Strategy 01 Revitalise our Centres – Ensure the protection of affordable housing and investigate opportunities to provide additional affordable housing options in our Centres.
- Central Coast Affordable and Alternative Housing Strategy: Target to provide 7,600 affordable homes between 2016-2036.

Table 5: Central Coast affordable housing targets 2016-2036

Central Coast affordable housing targets 2016-2036				
	Small renting households	Family renting households	Small purchasing households	Family purchasing households
Affordable to very low income households	+1,900	+1,400	+500	+500
Affordable to low income households	+500	+900	+500	+600
Affordable to moderate income households	+100	+100	+200	+400

Central Coast Council, *Affordable and Alternative Housing Strategy*, 2020

The proposal will provide a significant number of affordable units to be made available to low- and moderate-income households and those with special needs, noting that these groups make up at least 60% of people in the Central Coast community.

Following initial discussions with local employers and community housing providers (CHP), there is a significant demand for essential worker housing, in particular health workers, given the proximity to Wyong Hospital and expansion of staff and facilities, and workers within local employment zones and the planned employment zones in Warnervale. Within the current rental market employers are reporting difficulties in hiring and retaining staff due to high rents and lack of supply in rental housing, which forces workers to make long commutes from Sydney and Newcastle. The proposal will make an important contribution to increasing the general supply of housing and affordable housing for key workers to support the surrounding locality.





## Our Commitment

- 15% of the future units within the proposed community will be provided as affordable housing (est. 120 units based on an overall yield of 800 units).
- The affordable units will be designed and constructed by Vivacity. This will likely include a mix of standard and adaptable units. The final unit mix will be determined according to the local market demand.
- The affordable units will be spread throughout the community and mixed in with regular housing. The affordable units will be indistinguishable from the privately owned apartments within the community.
- The affordable apartments will be managed under a private agency or registered CHP appointed by Vivacity through a tender process.
- The affordable units will remain in Vivacity's ownership and will be used for affordable housing for a minimum of 15 years from the date of the issue of an occupation certificate. Vivacity (at its discretion) may also consider alternative proposals from CHPs to divest a portion of the affordable units.
- Given the number of units in the community, several CHPs may be appointed.

If you require any further information with respect to the above, please feel free to contact me.

Kind Regards  
Tom Copping  
Planning Manager  
Vivacity Property







11 September 2023

Department of Planning and Environment,  
Activation Precincts – Regions, Industry and Key Sites  
Level 4, 6 Stewart Avenue, Newcastle West, NSW 2302

Attention: Lee McCourt, Principal Planning Officer

**RE: – STATEMENT OF INTENT: TRANSITION ARRANGEMENTS FOR EXISTING RESIDENTS OF THE OASIS CARATEL CARAVAN PARK, KANWAL**

Dear Ms McCourt

This statement of intent is a commitment between the Minister for Planning and Public Spaces and Vivacity (Land Lease SPV). The purpose of this statement is to provide a summary of the existing tenants / residents currently living within the Oasis Caratel Caravan Park in Kanwal and establish a framework for the transition of residents from the park, should the redevelopment be approved.

Through this framework, we aim to offer existing residents clear and transparent information about the redevelopment and assure them of our commitment to assisting in their transition to new housing, including supporting services.

It should be noted that this statement is not legally binding and does not limit any legal rights afforded to the park operator or residents under the Residential (Land Lease) Communities Act 2013 (The Act).

## Current Composition of Park

The Oasis Caratel Caravan Park (caravan park) is a mixed-use park, meaning there is a mix of short-term and long-term home sites. The park is not used for tourism and has evolved over time to provide short-term, low-cost rental housing to people in the locality. The park is not a manufactured home estate.

The caravan park was established before the 1970's. The park infrastructure is dated and there are costs associated with the continued upkeep of ageing infrastructure and services, which are privately operated by the park owner. It is generally acknowledged by the local community that the park is past its operational life.

Since acquiring the park in 2020, Vivacity has carried out improvements and maintenance work including removing illegal dumping and contaminated material such as asbestos, maintenance of roads, utilities, and stormwater management. We have also worked with NSW Police to address illegal





activities at the park and have demolished several homes that were abandoned or not in a liveable condition.

In 2022, before starting the rezoning process for the site, Vivacity submitted a redevelopment application to Central Coast Council (council) to increase the number of home sites by 101. The intention of this application was to provide additional short-term rentals, which would also assist in funding the ongoing maintenance of the park. The application has been with council for 12 months and no determination has been issued. The application (if approved) could provide short term rental or crisis accommodation very quickly to the local area as people could bring their mobile vehicles and caravans and these sites could operate in the interim period until the redevelopment occurs.

The park currently has 145 approved home sites (100 long terms and 45 short terms). Not all sites are currently occupied or have homes. The breakdown of the types of tenancies are summarised below:

- Total of 93 occupied home sites (combination of moveable dwellings, caravans, and cabins)
- 33 sites are occupied by permanent residents (37 people)
- 60 sites are occupied by short term tenants on 3-month leases (72 people)
- There are no annual sites (tourism)

As noted above, 33 home sites (37 people) have a permanent 'residency right' under the Residential (Land Lease) Communities Act 2013 (RLLC Act). Refer to below for a summary of the RLLC Act.

The homes occupying the 33 permanent sites are privately owned by the residents. Vivacity owns all the homes that are being used for short term rentals.

## The Residential (Land Lease) Communities Act 2023

The RLLC Act (the Act) provides the overarching legal framework for caravan parks, manufactured home estates and other types of communities under the land lease model. The Act sets out the rights and responsibilities of tenants and operators. The operator may terminate a site agreement under very specific circumstances, one of which is a change of use to the community, which requires the approval of a development application. The following requirements of the Act apply:

- A DA for change of use must first be approved.
- The Tribunal grants authorisation to the operator to grant a termination notice.
- The termination notice has a minimum notification period of 12 months.
- The homeowner has a right to apply to the Tribunal to postpone the termination date.
- The operator must use reasonable endeavours to obtain or assist the homeowner in finding alternative accommodation that:
  - Is of the same standard and requires no greater financial outlay than the current residential site; and
  - Is acceptable or reasonably ought to be acceptable to the homeowner.





- In determining a termination order, the Tribunal will consider the operators' efforts to seek alternative accommodation.
- The operator provides compensation to the residents for relocation costs.

As noted above, 37 residents have a permanent 'residency right' and the provisions of the Act above will apply.

The residents on short term leases do not have the same rights under the RLLC Act and are treated according to their lease terms.

While the operator has no legal obligation to find alternative housing for short-term tenants, Vivacity considers that we have a moral obligation to support all residents within the community.

## Project Timeframes

The following table provides estimated timeframes for the redevelopment. These timeframes are indicative and may be impacted by other circumstances such as external upgrades and authority approvals.

Based on the estimated timeframes residents would not be required to relocate from the caravan park until late 2026. This provides Vivacity with over two years to support residents in finding alternative accommodation. A minimum of 12- months' notice would need to be provided to the residents and as the project progresses, the date for relocations will become more certain.

Milestone	Estimated Timeframe
Rezoning and Gazettal	Mid 2024
Development Application (Including preparation of documents)	Mid to Late 2025 (12 to 18 months)
Construction Certificate, Authority Approvals, Tender	Late 2026 (12 months)
Commencement of Construction (Early Works, Lead in Services, External Road Upgrades, First Stage)	Late 2026

## Statement of Intent

Vivacity is an experienced owner and operator of land lease communities. Our staff and partners have significant experience managing residential parks within the Central Coast LGA and the wider region.

We have relationships with community housing providers and have successfully worked with housing providers, the NSW government and council to facilitate the re-housing of residents from parks closed by other operators.

In relation to the existing residents at the Oasis Caratel Caravan Park in Kanwal, we provide the following statements of intent:





- The park will continue to operate as normal until construction commences and existing site agreements and leases will be maintained.
- As required by the Act, existing residents will receive a minimum of 12-months' notice before relocation. We will make every effort to provide residents with as much advance notice as possible as timeframes become more certain.
- Timely and transparent information will be shared with residents concerning the redevelopment. This communication will include information relating to the redevelopment, the relocation process, available support services and the expected timeframes.
- We will establish a point of contact to assist residents with contacting Vivacity to ask questions, seek information, and provide feedback about the redevelopment and relocation. This will serve as a direct and accessible means of communication to keep residents informed and engaged throughout the redevelopment process.
- We will collaborate with community housing providers, the NSW Government, and other support organisations to ensure residents receive the necessary support services throughout the relocation process.

## Next Steps

Vivacity will commence engagement with the existing residents to provide information on the proposed redevelopment, including the timeframes noted above. Through this initial engagement, we will seek to inform and educate the residents and establish an understanding of the needs of residents, including the types of support services they would be seeking or benefit from.

If you require any further information with respect to the above, please feel free to contact me.

Kind Regards  
Tom Copping  
Planning Manager  
Vivacity Property

