



17 August 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: INFRASTRUCTURE STATEMENT FOR THE REDEVELOPMENT OF THE OASIS CARAVAN PARK, KANWAL**

Dear Ms Lee

I refer to our recent discussions in relation to the planning proposal for the redevelopment of the Oasis Caravan Park.

The redevelopment of the site will deliver 800 apartments (15% allocated to affordable housing), 5,900sqm of commercial/retail and 9,000sqm of public parklands. Note that the concept plan is still being developed and as such the anticipated development yield is approximate only to inform further discussion. This will continue to be refined up to the submission date as the building envelopes are progressed.

The redevelopment of the site will provide significant benefits to the region and the local community through the provision of new quality housing and employment opportunities, as well as new public open space. The redevelopment will also generate additional population that will need to be accommodated by existing, planned, and future infrastructure projects.

The intention of this letter is to provide an initial review of local and state development contributions to provide a basis for further discussions with council and relevant authorities.

## Local Development Contributions

### Section 7.11 Local contributions

The site is subject to the following local contributions plans:

#### Shire Wide Infrastructure, Services and Facilities Development Contributions Plan 2020

Item	Cont. per lot
SW01 - Shire Wide Administration	\$99.42
SW03 - Shire Wide Cycleway Network	\$458.86
SW04 - Shire Wide Regional Open Space	\$223.68





SW05 - Shire Wide Performing Arts Centre & Public Art	\$517.78
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Note: Contributions rates are current as of 1 Aug 2023

#### Gorokan District Development Contributions Plan 2019

Item	Cont. per lot
GOR03 - Gorokan District Open Space Works	\$4,794.99
GOR06 - Gorokan District Community Facilities Works	\$4,004.30
GORADM - Gorokan District Administration	\$650.13

Note: Contributions rates are current as of 1 Aug 2023

The works schedule within the Gorokan Contributions Plan appear to date back to 2009 and an assessment needs to be made by council to include the projected population increase from the redevelopment of the site and update the works schedule including the removal of any projects that have been completed, or fully funded through public grants.

Council is in the process of reviewing the existing district contributions plans and is working to consolidate the plans under one combined document. This work is programmed for completion in 2025. The construction of the development is unlikely to commence prior to this date.

The proposed redevelopment will include the following potential improvements which will be made available to the public:

- New public parklands, plazas, and internal roads
- Embellishment of children's playground, events space, pathways, and open spaces

Feedback is requested from council on the following options:

- Roads – Developer to construct roads, and either maintain them as private roads or council to accept dedication of roads.
- Public parks and plazas – Council to accept dedication of public spaces, or Developer to retain ownership with easements for public access.
- Embellishment of open spaces – Developer to provide a base level upon dedication of the land and Council to design and construct the embellishment of open spaces using contributions, or the Developer to construct the works (i.e., playgrounds, plazas etc).

At this stage Vivacity's preferred approach is to retain ownership of the roads and open space, including the construction of embellishments and provide full public access via easements. Council would be invited to comment on the community needs and design process however the design of any spaces will ultimately under the carriage of Vivacity. This is the most streamlined approach, recognising the quantum between the increased population and providing facilities on site to meet the needs of future residents. It is suggested that the proposal could be eligible for some offsets under the contributions plan for open space, but contributions would still be levied for other items such as community facilities.





## Section 7.12 Local Contributions

Contributions under the Central Coast Regional S7.12 Contributions Plan 2019 do not apply to the site, as the proposal will be levied under a S7.11 contributions plan.

## Water and Sewer Contributions

Existing sewer and water connections are available to the site. Water and sewer contributions may apply to the development and will be levied under the Water Management Act 2000. Contributions may be reimbursed or offset for the augmentation of trunk services, and this will be determined through further discussions with council's infrastructure and assets team prior to construction. Refer to the letter prepared by Northrop Consulting Engineers for further information on potential service upgrades that will be required.

## State Infrastructure

### The Housing and Productivity Contribution

The site, being within the central coast region, is subject to the new Housing and Productivity Contribution (HPC) which will levy contributions towards infrastructure projects to support the provision of new housing and productivity. The HPC will replace the current Special Infrastructure Levy (SIC), which does not currently apply to the site. The aims of the HPC are to:

- boost investment confidence in NSW by providing planning certainty for the provision of infrastructure to support new homes.
- create opportunities for a consistent and growth-based approach to the planning and provision of infrastructure; and
- ensure greater consistency, predictability, and certainty for budget planning by providing a greater supply of funds.

The HPC will fund state and regional infrastructure project such as active transport, transport, education, health, emergency, justice and open space and conservation.

The contribution rates applicable to the redevelopment of the site are as follows:

- Other Residential Accommodation (i.e. apartments): \$6,000 per dwelling
- Commercial: \$30 per sqm of GFA
- Retail: \$30 per sqm of GFA

Note: The HPC will not apply to the provision of affordable housing within the development.





Based on the above the planning proposal is estimated to generate approximately \$4 million in additional state contributions that would not otherwise be levied if the site were to remain in its present state as a caravan park, resulting in a net benefit to the wider community.

Subject to further consultation with the Department of Planning and other state authorities it is considered that a state planning agreement or additional state contributions would not be applicable or necessary.

Please note that the above information is preliminary in nature and will be further informed by a community needs assessment, traffic impact assessment and further discussion with council and the relevant public authorities.

## Recommendations

1. Council to review the existing district contribution plan to confirm if it is still relevant. If so, council to release an update to the current plan with new contributions rates to include the proposed redevelopment of the site.
2. The updated/new contributions plan can be released prior to the determination of any development applications for the site.

We look forward to further discussions on this matter and please feel free to contact me if you require any further information.

Regards

Tom Copping  
Planning Manager  
Vivacity Property

