

Wallarah Road and Pacific Highway, Kanwal

This document answers frequently asked questions about the Kanwal planning proposal currently on public exhibition

The Rezoning Pathways Program focuses on opportunities to rezone land in areas with high potential for increasing housing stock, and maximising community benefit. Wallarah Road and Pacific Highway, Kanwal is one of five proposals that has been identified as part of the pilot program.

Why has Kanwal been selected as part of the Rezoning Pathways Program?

Kanwal presents a unique opportunity to increase the supply and type of housing for people living and working in the Central Coast.

The site is close to public transport and existing retail and services offered from the Kanwal village. It is a short distance to major local centres including Wyong Hospital, Lake Haven Centre, Warnervale Airport, Budgewoi and Tuggerah Lake.

Where are the sites located?

The Kanwal site is located on the northern side of Wallarah Road and is an existing caravan park with a mix of long and short-term sites and community facilities known as the Oasis Caravan Park.

The site is in a central location close to services, centres, and employment zones, enabling the 15-minute neighbourhood as envisioned by the *Central Coast Regional Plan 2041* and is an ideal location to provide more homes for a growing population.

What is the community being asked to comment on?

The project will deliver approximately 675 new homes and the infrastructure and services needed to support new residents. It includes:

1. Increasing the building height from approximately 3 storeys to a range from 4 to 12 storeys
2. Increasing the Floor Space Ratio
3. 15% affordable housing in the precinct.

The Department received the proposal and has assessed it on its merit and suitability. The Department has been working with proponent and the proponent has revised their original plans to respond to the Department's feedback. For example, the building heights and density have been reduced to what was originally proposed.

I'm a tenant of the Oasis Caravan Park, what happens now?

The landowner Vivacity has already been engaging with tenants and will continue to be the main point of contact. Vivacity has made the following commitments:

1. The park will continue to operate as normal until construction commences and existing site agreements will be maintained.

2. As this is a private development, a transition strategy will be developed for residents once a development application is lodged under the State Significant Development process to ensure residents have a home to move into
3. As required by the *Residential (Land Lease) Communities Act 2013*, existing residents will receive a minimum of 12-months' notice from Vivacity before relocation.
4. Vivacity has established a point of contact to assist residents and provide timely and transparent information about the redevelopment, the relocation process, available support services and expected timeframes. For further information please contact info@vivacityproperty.com.au.
5. Vivacity 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.

How can you have your say?

Public exhibition and feedback for the proposal will close on **24 June 2024**.

To review the proposal and have your say, go to <https://pp.planningportal.nsw.gov.au/ppr/under-assessment/wallarah-road-and-pacific-highway-kanwal> and click on 'Make a submission'.

What will happen next?

Feedback received during the exhibition period will inform the finalisation of the plan. A submission report outlining how the feedback was taken into consideration will be developed. A decision on the proposed redevelopment will be made later in 2024.

If approved, it will be some time before development commences. The preparation of planning proposal assessment is the first stage, followed by the preparation and lodgement of a development application, and approval to redevelop the site. Residents will receive a minimum 12 months' notice period before they are required to relocate which is expected to be late 2026.

Contact us

For more information contact 1300 420 596 or email rezoningpathways@dpie.nsw.gov.au.