



JOHNSON PROPERTY GROUP

# INFRASTRUCTURE DELIVERY FOR COORANBONG

Johnson Property Group is responsible for delivering new community infrastructure at Cooranbong. We have delivered some new community assets already and will continue to do so over the life of the Watagan Park project.

This infrastructure delivery proposition remains our pledge to the community.



### **VPA Item 1 Local Park North**

This park, located at the new roundabout on Jeremiah Drive, is nearing completion. Offering a large open space area including play equipment, half-basketball court and kick about area, this 1.1 hectare park is expected to be open for community use by the end of February 2023.

### **VPA Item 2 Local Park South**

The land for this park has been dedicated to the Council already however no detail design has commenced.

### **VPA Item 3 Onsite Sports Facility and Item 9 Amenities Building**

Located behind Avondale School, this 6.2 hectare sports complex will deliver

- Turfed sports fields catering to soccer, rugby, and AFL;
- An off-leash dog exercise area;
- A multi-purpose building incorporating activity rooms, office space, change rooms (upper floor) and sports amenities (ground floor);
- Two (2) formalised off-street parking facilities and additional overflow / verge parking;
- A network of walking and cycling paths;
- Open space and landscaping elements; and
- A skate park with potential to incorporate community art.

We expect to lodge a Development Application with the Council for this sports complex in the 1st quarter of 2023.

We expect to consult with the community regarding the skate park facility; presenting two options for consideration and feedback sometime mid 2023.

### **VPA Item 3b Onsite Neighbourhood Park**

This 1.3 hectare park is to be located adjacent to the now approved Watagan Park Town Centre. This park will deliver a children's level playground, picnic, BBQ and toilet facilities and will integrate with the adjoining Town Centre. We are in the early stages of design evolution and have some concept options under preparation.

### **VPA Item 4a Cooranbong Park Neighbourhood Park**

We have completed this facility and handed it over to Lake Macquarie City Council on 26 July 2022. It is available for community use.

### **VPA Item 4b Cooranbong Park Sports Facility**

This sports facility has also now been completed and handed over to Lake Macquarie City Council. The Amenities building was handed over to Council on 7 March 2022 however the fields were delayed because of drainage pipe supply issues. That drainage work has now been completed and the sports fields were handed over to Council on 9 December 2022. This facility is available for community use.

### **VPA Item 5a Multi Courts (offsite)**

We pay a cash contribution to Council for every lot created at Watagan Park to date that contributes to Council delivering an offsite multi court facility. This per lot contribution to Council will continue to be paid as the subdivision continues.

### **VPA Item 5b Multi Courts**

These are the courts at Cooranbong Park. We completed these and handed them over to Council on 22 December 2021. It is available for community use.

### **VPA Item 6 District Recreation Facilities**

We pay a cash contribution to Council for every lot created at Watagan Park to date that contributes to Council delivering district recreational facilities. This per lot contribution to Council will continue to be paid as the subdivision continues.

### **VPA Item 7 District Open Space and Recreation Facilities**

We pay a cash contribution to Council for every lot created at Watagan Park to date that contributes to Council delivering district open space and recreational facilities. This per lot contribution to Council will continue to be paid as the subdivision continues.

### **VPA Item 8 Shared Pathways**

All shared pathways that JPG were required to construct have been completed and handed over to Council.

JPG were also required to pay a cash payment to Council of \$773,000 (rounded up) to contribute toward Council extending the shared pathway from the Stockton Creek Bridge (where we finished it) through to the Morisset CBD. This contribution was paid to Council on 24 January 2023 and we look forward to seeing Council's delivery of this section now that Council holds the funds.

### **VPA Item 8f Upgrade of Gravel Track**

We are required to upgrade an existing gravel track (to a concrete pathway) that connects Whistler Drive to Carrol Circuit. We expect this to be completed around third quarter 2023.

### **VPA Item 10 Library**

We pay a cash contribution to Council for every lot created at Watagan Park to date that contributes to Council delivering library facilities. This per lot contribution to Council will continue to be paid as the subdivision continues.

### **VPA Item 11 Community Worker**

We pay a cash contribution to Council for every lot created at Watagan Park to date that contributes to Council employing a community worker within Watagan Park. This per lot contribution to Council will continue to be paid as the subdivision continues.

### **VPA Item 12 Community Bus**

We pay a cash contribution to Council for every lot created at Watagan Park to date that contributes to Council providing a community bus within Watagan Park. This per lot contribution to Council will continue to be paid as the subdivision continues.

### **VPA Item 13 Upgrade to Freemans Drive, Avondale Road and Newport Road**

We have completed this item. This line marking work was completed in around 2012.

### **VPA Item 15a Extension of Patrick Drive to roundabout at Wainman Drive**

The Patrick Drive extension was completed and handed over to Council on 27 October 2021.

### **VPA Item 15b Patrick Drive and Freemans Drive Traffic Signals**

Construction work has commenced from 23 January 2023. We anticipate completion of the traffic signals and road works in 3rd Quarter 2023.

### **VPA Item 16a Additional Items**

In January 2023, JPG paid Council \$3.86M (rounded) to satisfy this VPA deliverable. These funds are for additional infrastructure items to be delivered by Council for the benefit of the Cooranbong community which may include:

- Extending the shared path network
- Providing lighting of the shared path routes
- Additional lighting at Cooranbong Park sports fields

- Partial funding towards a new Freemans Drive bridge
- Partial funding toward other intersection upgrades
- Other alternative projects identified by the Cooranbong community and approved by Council (after consultation with JPG and the community)

We look forward to working with Council and the community seeing this contribution spent by Council on delivering further infrastructure for the benefit of the Watagan Park residents and wider Cooranbong community.

### **VPA Item 16b Land Dedication at Alton Road**

This item has been completed as the land Council required for the Alton Road improvement works was dedicated to Council in January 2023.

### **VPA Item 17 New Northern Access Road and intersection at Freemans Drive**

Design for this new intersection is underway. We anticipate lodging a DA with Council in second quarter 2023.

### **VPA Item 18 Deaves Road and Freemans Drive Traffic Signals**

Council have approved a Development Application for these intersection works. We have commenced detailed design documentation.

### **VPA Item 19 Stockton Street and Freemans Drive Roundabout**

We have commenced some civil engineering concept design work on this intersection.

### **VPA Item 20 Administration**

We pay a cash contribution to Council for every lot created at Watagan Park to date that contributes to Council's administration of the Planning Agreement. This per lot contribution to Council will continue to be paid as the subdivision continues.

### **Environmental Rehabilitation Works**

The environmental land surrounding the Cooranbong Park sports facility and also the section that bisects the Watagan Park estate has been rehabilitated by bush regenerators and their work has been accepted by Council. We are in the maintenance phase of this work.

The environmental land that traverses the northern boundary of the estate is currently being managed by bush regenerators.

