

28 February 2018

Executive Director  
Infrastructure and Delivery  
Department of Planning and Environment  
GPO Box 39  
Sydney NSW 2001

Dear Sir/Madam,

**RE: DRAFT HUNTER REGION SPECIAL INFRASTRUCTURE CONTRIBUTION  
PROPOSED APPROACH FOR CONSULTATION**

This submission is prepared on behalf of Gwynvill Trading Pty Ltd who are the registered proprietors of Lot 481 DP 804971 and Lot 4822 DP 852073 containing approximately 50 ha of residentially zoned land within the Kings Hill Urban Release Area.

We refer to the Draft Hunter Region Special Infrastructure Contribution Plan and the proposed approach for implementation released by the Department for consultation.

We specifically refer to the map on Page 3 of the Draft Hunter Region Special Infrastructure Contribution Fact Sheet 2017 and Page 8 of the Proposed Approach for Consultation, which shows an asterisk on the Kings Hill Urban Release Area. The Legend below the map identifies the asterisk as:

*"Kings Hill Urban Release Area – excluded from the Hunter Region Special Contribution Area".*

We note also, the comment of Page 8 of the Proposed Approach for Consultation document that:

*"The Kings Hill urban release area is currently excluded from the proposed Hunter Region special contributions area. The NSW Department of Planning and Environment will review this position following finalisation of negotiations on a voluntary planning agreement with a landowner in the urban release area".*

The Kings Hill Urban Release Area is a very significant urban release area in the Port Stephens local government area (PSC).

The voluntary planning agreement currently being negotiated between the NSW Department of Planning and Environment (DPE) and the primary landholder (Kings Hill Developments) was discussed at a stakeholder meeting in October 2016 at Port Stephens Council offices. The meeting was attended by DPE, PSC and the majority of Urban Release Area landholders.

It is essential that the negotiations associated with the subject voluntary planning agreement which will secure the funding for the construction of the for the Pacific Highway interchange to serve the Kings Hill Urban Release Area are completed as soon as practicable. This will then allow the orderly development of the Kings Hill Urban Release Area to commence.

On behalf of Gwynvill Trading Pty Ltd we confirm our support for the process for the primary voluntary planning agreement (VPA) outlined at the stakeholder meeting. We are also available to meet with DPE to finalise any subsequent agreements required between DPE

urban design

civil engineering

architecture

town planning

landscape architecture

surveying

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and Gwynvill Trading to secure the state infrastructure contributions that will then apply to the Kings Hill Pacific Highway Interchange as the development of the Urban Release proceeds.

Should the current VPA negotiations referred to on Page 8 of the Proposed Approach for Consultation between DPE and Kings Hill Developments not come to fruition to secure funding for the Kings Hill Pacific Highway Interchange, we then seek the inclusion of the Kings Hill Urban Release Area and the associated interchange into the broader Hunter Region State Infrastructure Contribution Plan.

Should you require any further information regarding any of the above please do not hesitate to contact either Geoff Freeman or the writer.

Yours sincerely

**King & Campbell Pty Ltd**



**Anthony Thorne**

cc

client