

Peat Island & Mooney Mooney

November 2018



PROJECT FACTS

Project area

38ha

Location

Peat Island & Mooney Mooney,
Central Coast NSW

Local Government Area

Central Coast Council

Development

Concept Masterplan
(tourism uses; local retail; marina
& dry dock; diversity of residential
dwellings)

Delivery timing

2018 – Stakeholder consultation
& finalise specialist reports;

2019 – Public exhibition,
community consultation,
rezoning gazettal & market
sounding

Zoning

Current: SP2 Hospital
Proposed: tourism, local centre,
residential & public open space

Benefits

Activation of dormant land;
diversity of residential dwellings;
economic driver for local
community and 150+ ongoing
jobs

CONTACT

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PROPERTY NSW'S ROLE

Property NSW manages the State's significant property portfolio and places, resulting in better visitor experiences and services for the people of NSW.

WHAT IS PROPOSED?

Property NSW is seeking approval for the rezoning of the site and proposed land uses.

A key component to the proposal is the unlocking of Peat Island where the current land use zoning reflects the former institutional land use, limiting permissible uses on site.

The revised proposal includes more than 21 hectares of open space for the community, including a 11.3 hectare expansion of the adjacent Popran National Park.

Rezoning this land will ensure a viable and sustainable mix of residential, commercial and tourism developments, delivering an estimated 150 ongoing jobs and sustained economic growth for the Mooney Mooney and region's community.

PROJECT OBJECTIVES

Key development objectives:

- activate underutilised and inaccessible government land;
- create public access along the river foreshore;
- deliver a sustainable development;
- create a diversity of residential dwellings complementary to the Mooney Mooney community;
- deliver local jobs; and
- recognise and protect indigenous and European history.

CURRENT STATUS

The 2014 draft Planning Proposal was revised to incorporate feedback from the Department of Planning, Central Coast Council and the local community.

In October 2016 Property NSW lodged the revised Planning Proposal with Council. In March 2017, Council endorsed the Planning Proposal for lodging with the Department of Planning. A Gateway Determination was achieved on 10 August 2017.

With Council support, Property NSW has undertaken stakeholder consultation and additional specialist reports throughout 2018.

Property NSW and Council are working towards a public exhibition period in early 2019, with rezoning gazettal later in the year. Market sounding and a developer EOI process will be undertaken subject to completion of the rezoning.

MOONEY MOONEY VLLAGE

- New residential lots which continue the existing Mooney Mooney residential waterfront character
- Single dwellings in a landscape setting with the Chapel as a focal point for community uses
- Townhouse lots provide housing choice
- 3-4 storeys of apartments including ground level parking
- Rural Fire Services Station and Community Centre

NORTHERN FORESHORE

- Detached houses within a landscape setting maximising water views
- Foreshore walk and local waterfront parkland

PEAT ISLAND

- New 2-3 storeys building for accommodation and tourism uses
- Adaptive re-use of the heritage buildings for accommodation and tourism uses
- Potential adaptive re-use of the heritage building for cafe
- Foreshore walk around island

WATERSIDE VILLAGE AND MARINA

- Distinctive waterside village nestled behind Peat Island and set in a landscape setting creates a focal point for the community and the gateway to Peat Island.
- 2-3 storeys of apartments including ground level parking. Excellent views and northern orientation.
- Marina and dry boat storage including landscaped car parking area associated with the Marina
- Foreshore parkland and associated car parking

SOUTHERN FORESHORE

- Detached houses within a landscape setting maximising water views
- 3-4 storeys of apartments including ground level parking
- Townhouse lots provide housing choice

BOATRAMP- EXISTING

- Formalised carparking facilities
- Pier, Air-PPF4
- Foreshore Walk



RFS COMMUNITY CENTRE

EMERGENCY SERVICES

RMS Highway Services and Ambulance co-located with excellent access to both M1 Motorway and Old Pacific Highway

NEIGHBOURHOOD CENTRE

Local retail facilities co-located with car-based service station may include a convenience store and restaurant/cafe