

# peat island & mooney mooney lands

## COMMUNITY NEWSLETTER



Land & Property  
Management Authority  
State Property Authority

FEBRUARY 2011

The State Property Authority (SPA) is managing the sale of surplus government land at Peat Island and Mooney Mooney and intends to have the precinct rezoned for a variety of uses. This newsletter outlines the possible future land uses, community consultation process and invites you to be involved.

## The Government Land

The potential of Peat Island and surrounding land presents an exciting opportunity for sensitive development that will deliver the best outcome for both government and the community. The surplus government land is highly valued by the local community, the Gosford Local Government Area and beyond. The future use of the site needs to be treated in a holistic way because of its unique and scenic location on the Hawkesbury River.

A number of community members currently access this precinct, which includes the former Mooney Mooney Public School site. It is anticipated that the rezoning will allow for a mix of uses such as: tourism, environmental, residential, community facilities, economic business and employment and most importantly, public access. Please refer to the map on the reverse of this newsletter to see the potential land uses under discussion.

## This is the beginning of the planning process

A number of planning and technical studies need to be undertaken in order to rezone the land. The rezoning of Peat Island and surrounding land presents an opportunity for sensitive development that will require appropriate zones and development controls that respond to site constraints, allow public access, protect the natural beauty of the area and create employment opportunities where possible.

## Community Consultation

**Consultation with the community is an extremely important part of the process.** SPA has commenced a consultation program to gauge public opinion, record aspirations for the site and provide opportunity for community input into the future of the Peat Island and Mooney Mooney Lands. We have developed a comprehensive engagement process that ensures transparent and accountable consultation.

## The Consultation Process

The redevelopment and re-use of the site has been discussed for some time commencing with the decommissioning of the site as a mental health care facility.

Some discussions were held with Gosford City Council Mayor and General Manager in 2010 and with existing tenants of the site.

In February 2011 a letter was sent to all local residents informing them that SPA is managing the rezoning and sale of the site for future redevelopment.

This newsletter has been sent to residents and community groups at the end of February 2011 to provide more information about the potential future land uses for the site and the consultation process.

Some residents and community groups have already submitted comments and suggestions, and these will be collated and analysed.

**A Community Open Day will be held on Saturday April 2nd from 11am – 3pm.** The Open Day will provide an opportunity for community members to voice their views on the important issues in determining the future use of the site. There will be no access to Peat Island because of public safety risks. Input from the community will help shape the studies to be undertaken which will include: flora and fauna, heritage, bushfire, economic impacts (including employment and tourism opportunities), social impacts and community facilities, noise, traffic, and public safety. More details on the Community Open Day will be provided in the March Newsletter. Please register for this day on the contact details below.

We will report back to the community on the input received on the open day via follow-up newsletters and regular updates. The community will be encouraged to have input throughout the planning process.

## Contact us

**We invite you to review this information, register your interest as a stakeholder or your intention to attend the Open Day.**

**E:** [peatislandfeedback@lpma.nsw.gov.au](mailto:peatislandfeedback@lpma.nsw.gov.au) **M:** State Property Authority, GPO Box 5341, Sydney NSW 2001

**P:** Land and Property Management Authority Customer Service Centre **1300 052 637**



# PEAT ISLAND AND MOONEY MOONEY LANDS

## MAP OF POTENTIAL LAND USES



- ① A variety of land uses are envisaged including tourist and associated residential. Public access is also envisaged to the island which is currently not possible. Existing buildings to be maintained where appropriate.
- ②⑥⑦ A residential land use is anticipated in these locations. Public access to the foreshore is also proposed, while maintaining vegetation of significance where possible in these areas.
- ③ A potential mix of land uses are envisaged including residential, tourist (as a land based component to support any tourist function proposed for Peat Island) and small scale retail (e.g. cafes, restaurant or lifestyle retail). Public access to the foreshore is also proposed.
- ④ An environmental land use option is envisaged for these precincts to reflect the current bushland, with associated passive recreation and possible walking tracks.
- ⑤ The possibility of a highway service centre may be an option in this location.
- ⑧⑨ Community facilities are anticipated for area 8 with the possibility of a community hall and library. The Chapel and associated grounds within area 9 to be retained for community use.

Please note: the shaded areas are approximate only and do not represent actual building or development areas.