

# peat island & mooney mooney lands

COMMUNITY NEWSLETTER

MAY 2011

The State Property Authority is managing the rezoning and sale of surplus government land at Peat Island and Mooney Mooney. This newsletter outlines the community input to date.

The State Property Authority would like to thank the community for its valued input to date. Extensive community consultation is being undertaken at all stages throughout the project, including open days, the distribution of newsletters and meetings with stakeholders. The level and quality of input will contribute to the end product achieved through the rezoning process. We appreciate your feedback and look forward to your continuing involvement.

## Thanks for attending the first Open Day

We received valuable comments and suggestions from around 200 people who came to our first Community Open Day about the Peat Island and Mooney Mooney lands. The Community Open Day was held at Mooney Mooney Workers Club on Saturday, 2 April. At least 120 people took advantage of the bus tours around Peat Island and the Mooney Mooney lands. A SPA representative was on the tours to talk about various parts of the lands and highlight the proposed alternative uses for the site.

In addition to the extensive input from the community on the Open Day, SPA has received feedback from over 70 contacts via the email address. These range from simple inquiries through to detailed submissions.

Mooney Mooney Progress Association also conducted a community survey, which has been included as part of the feedback received.

## Welcome to the May community newsletter

This is the third newsletter about the Peat Island and Mooney Mooney lands published by the State Property Authority (SPA). In February and March 2011, we sent newsletters out to approximately 1,000 residents. The newsletters were also distributed to Gosford City Council councillors and to participants at a March 2011 meeting of the Mooney Mooney Progress Association. This edition brings you up-to-date with SPA's community consultation.



People writing comments and talking at the 2 April Community Open Day, held at Mooney Mooney Workers Club.

## Contact us

We invite you to continue to engage with this rezoning process.

**E:** [peatislandfeedback@spa.nsw.gov.au](mailto:peatislandfeedback@spa.nsw.gov.au) **M:** State Property Authority, GPO Box 5341, Sydney NSW 2001 **P:** SPA Help Desk 1300 784 841

**Please note contact details have changed.**

# peat island mooney mooney lands

COMMUNITY CONSULTATION

Land & Property Management Authority  
State Property Authority

## 1. The Rezoning Process and Opportunities for Community Input



- 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. The State Property Authority (SPA) now owns the site.

- Some discussions were held with the 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 residents informing them that SPA is managing the rezoning and sale for the future redevelopment of the site. Community newsletters have been prepared and distributed and this open day has been organised to outline the most likely planning process and to listen to the views of the community so that community input can inform each step of the planning process.

- Rezoning the site sets the rules for any future development applications that will be made for the site. It is important that the variety of views in the community are gathered and considered at this early stage of the process.
- As the site is surplus to government requirements, SPA's intention is to rezone the site and sell it. SPA is managing the rezoning process so that it can make sure that the community derives benefits from any potential future development. Such benefits will include public access to Peat Island and foreshore, and community facilities on the site. The rezoning has to make the site attractive to developers so that SPA can secure a financial return to the government which in turn will fund the local community facilities. Community benefit and financial return have to be held in balance.

## What the community is saying

The input to date from the local community has been diverse; however there are some strong common themes on which many local people agree. Key areas of agreement are:

- Peat Island and Mooney Mooney lands represent a unique and beautiful area that is valued for its natural assets and unique village style communities.
- Protection of the local environment is vital and the retention of bushland is strongly supported. Protection of mangroves and other natural features is highly desirable.
- This is a gateway site and the visual impact is important.
- There are identifiable existing community needs which include small scale commercial/retail facilities, passive recreation and sporting facilities, community meeting places and local services.
- The local community highly values the heritage associated with the site.
- The river is important and needs to be protected. Public access to the waterfront for passive recreation is essential.
- Tourism is generally a desirable use, particularly if it is in keeping with the unique environment and contributes to the recognition of local heritage. A marina that accommodates local river users is generally supported.
- There may be potential capacity issues with local infrastructure including; access to the train station, power, sewerage and telecommunications. Noise from the F3 is also an existing issue.

## There are also some quite divergent views being expressed in the community:

- Rezoning and redevelopment of the site appears to be a desirable outcome for the majority of people who have been consulted to date. There are some concerns about the land going into private ownership. There are a small number of people who want to see the site left as it is, or improved as a passive recreation area.
- Some people are strongly in favour of residential development, but support will depend on the scale of the proposal. There is also some support for no residential development.
- There are divergent views about the scale and type of tourism use that would be suitable, with support for caravan parks and camping through to hotel and conference facilities.
- The proposed highway service centre attracted the strongest negative response. However, there is support for a small scale service station and the site of the former petrol station was often recommended.

## The large majority of people are keeping an open mind at this early stage.

## SPA to get in touch with key community members

At the Open Day, participants were able to tell us how they wanted to find out further information about the Peat Island and Mooney Mooney lands. The majority preferred to be contacted by email or newsletter. There is some desire to include Hornsby Council in the project. Also, water access only residents suggested ways to more effectively communicate with them.

## Where to from here

We are at the beginning of the rezoning process. The rezoning is likely to take up to two years and there will be many opportunities for the community to provide input into that process. The government is currently reviewing the planning process. Once this is confirmed, advice on the rezoning pathway will be provided to the community in a future newsletter.

For the latest information on the Peat Island and Mooney Mooney Lands Project, go to our website at [www.spa.nsw.gov.au/peat\\_island](http://www.spa.nsw.gov.au/peat_island)

## Contact us

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