



Peat Island and Mooney Mooney Rezoning

A message to residents

Dear Resident,

You may be aware that Government Property NSW (GPNSW) is managing the rezoning and sale of Government land at Peat Island and Mooney Mooney.

GPNSW has now lodged an application to rezone the land with Gosford City Council. This is an exciting step in revitalising the area and generating a number of benefits for the local community, including:

- Community access to Peat Island, including foreshore access around the Island.
- Land dedication for community facilities, public open space and permanent conservation.
- Approximately 400 new residential dwellings and 250 marina berths.
- Retention of the Chapel and historical buildings on Peat Island.
- Creation of a new neighbourhood centre and local petrol station.
- Approximately 110 permanent local jobs and 900 jobs during construction



Photo: Outlook from Peat Island

- Dedication of 26,000 m2 of publically accessible open space
- Provision of 2.75km of foreshore access along Peat Island along the river foreshore.

There are a number of steps to follow, including community consultation, and endorsement from a number of stakeholders (see over for an overview of the process to be followed).

Following rezoning, GPNSW plans to offer the land for development through a public tender sales process. A preliminary concept plan has been developed (see right) to demonstrate the proposed potential use of the land.

Rezoning the land will create a range of opportunities for renewed use including tourism, residential, community facilities, retail, and public recreation.

We recognise that this is a significant site for the local community and acknowledge the site's potential to improve local amenities whilst complementing the natural surrounds.

You will be invited to participate in community consultation throughout the process, please refer to Process Flow Chart.

For further information or if you would like to contact us, provide comment or seek clarification, we can be contacted through:

More information



www.property.nsw.gov.au



1300 784 841 (GPNSW Help Desk)



Government Property NSW
GPO Box 5341, Sydney NSW 2001



peatislandfeedback@property.nsw.gov.au

Concept plan

MOONEY MOONEY VILLAGE

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
Large residential lots which continue the existing Mooney Mooney residential character
Rural Fire Services Community Centre

NORTHERN FORESHORE (MARINA PRECINCT)

Activities and uses associated with the Marina located on the waterfront
Landscaped car parking area associated with the Marina

PEAT ISLAND

Free-standing waterfront homes in a landscape setting
New 4-5 storey residential building
Adaptive re-use of the heritage buildings for residential use
Adaptive re-use of the heritage building for cafe
Community facilities as a focal point on the island
Foreshore walk around island (1.2m Wide)

WATERSIDE VILLAGE

Distinctive waterside village comprising mixed residential and commercial uses to create a focal point within the village
Gateway to Peat Island
Residential development (3-5 storeys), stepped and orientated to maximise water views and northern orientation
Community open space and associated car parking

SOUTHERN FORESHORE

Single houses within a landscape setting maximising water views and northern orientation

BOAT RAMP

Formalised carparking and facilities

* HERITAGE



Rezoning application process



1. Government Property NSW (GPNSW) has submitted a rezoning application (Planning Proposal) to Gosford City Council detailing justification for the rezoning. The application outlines the proposed changes to allow a type of land use/activity/development that is not currently permitted on the land. This is not a development application and a Planning Proposal does not permit the physical development of the land, it only opens the opportunities for these types of development.



2. Gosford Council to assess the application and if it resolves to proceed with the application, the Planning Proposal is submitted to the NSW Department of Planning & Infrastructure (DP&I).



3. The planning proposal to be assessed by DP&I to determine if there is merit in the proposal proceeding and if so, determine the conditions attached to the proposal to ensure it progresses, known as Gateway.



4. If the DP&I is satisfied with the proposal, then a Gateway Determination is issued. The Gateway Determination may contain conditions that must be satisfied in order to progress the proposal. It will set out further investigations, community consultation and timeframes that must be addressed for the proposal to be finalised.



5. GPNSW to conduct extensive community consultation and additional studies to satisfy the conditions set out by the Gateway Determination.



6. The Planning Proposal may be revised based on the outcomes of these detailed investigations and community consultation.



7. Gosford Council to review the revised Planning Proposal and proceed to Public Exhibition inviting comments from the general community on the Planning Proposal.



8. If Council is satisfied that the matters raised during exhibition have been adequately addressed then the proposal can be submitted to DP&I for finalisation and gazettal (made into law).



9. GPNSW to manage the sale through a public tender process.



10. The new owner can lodge development applications to Council to develop the site in accordance with the uses set out in the Planning Proposal.