



## Peat Island and Mooney Mooney

February 2019

### 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

**Development & Transactions,  
Property NSW**

[DTprojects@property.nsw.gov.au](mailto:DTprojects@property.nsw.gov.au)  
[www.property.nsw.gov.au](http://www.property.nsw.gov.au)

### 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 rezoning the site with new 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 11.5 hectare expansion of the surrounding bushland reserve. The proposal also ensures that key community assets, notably the Chapel, remain accessible and available for use by the local community.

Rezoning this land will ensure a viable and sustainable mix of residential, commercial and tourism developments, delivering ongoing jobs and sustained economic growth for the 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 diversity of residential dwellings;
- deliver local jobs; and
- recognise and protect indigenous and European history.

### CURRENT STATUS

In October 2016 Property NSW lodged a 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.

The Gateway Determination stated that while the supporting studies for the Planning Proposal were sufficient to issue a conditional Gateway determination, a number of matters needed to be addressed before commencing Public Exhibition.

Since October 2017, PNSW has undertaken a significant amount of consultation with public authorities and has engaged technical consultants to undertake all the additional environmental investigations. The Planning Proposal, draft LEP zoning maps and the Indicative Concept Plan have been redesigned to respond to comments received and to resolve the physical and environmental constraints identified by the additional technical investigations.

An Addendum Planning Proposal has been lodged with Council, who are working with Property NSW towards a public exhibition period in 2019, with rezoning gazettal later in the year. Market sounding and a developer EOI process will be undertaken subject to completion of the rezoning.



**Property  
NSW**