



Peat Island Revised Planning Proposal Community and Stakeholder Consultation – FAQ's

1. Q: What is a Planning Proposal

A: Local Environment Plans (LEP) start with a planning proposal for a development. A planning proposal is a document that explains the intended effect of, and justification for, the proposed amendment to zoning and permitted land use.

In October 2016, Property NSW lodged a revised Planning Proposal with Council and in March 2017 Council endorsed the proposal. The proposal is now with the Department of Planning and Environment (DPE) for Gateway Determination.

The Gateway Determination is a state government checkpoint for planning proposals before significant resources are committed to carrying out investigative research, preparatory work and consultation with the community.

The Department of Planning and Environment determine whether the planning proposal has merit and can proceed subject to other matters including further studies being undertaken, public consultation, public hearings, agency consultation and time frames. Any further studies are then carried out and the proposal will be publicly exhibited as specified by the Gateway Determination.

During the exhibition period any person can make a submission concerning the proposal. Community consultation will be carried out during the display period to allow for informed consideration of the proposal and feedback.

Once Council has considered the planning proposal and all submissions concerning the proposal, any variations considered necessary can be made. The final proposal will then be forwarded to the Department of Planning and Environment where the legal instrument will be drafted for the Minister's approval.

With the Planning Minister's approval, the amending LEP becomes law and is published on the NSW Legislation website.

2. Q: What steps will be taken in the development process before construction will begin?

A: Property NSW (PNSW) will undertake a market sounding and a developer Expression of Interest (EOI) process subject to completion of the rezoning.

In the next stage of the planning process a Development Application (DA) will be submitted to Council by the developer and undergo assessment. A further public exhibition period is a compulsory part of this process.

3. Q: Is the Planning Proposal consistent with the local council's community strategic plan, or other local strategic plans?

A: The Gosford Community Strategy sets the strategic direction and overarching strategies for the future of the Local Government Area (LGA). The proposal responds positively to the directions of the plan and will contribute to achieving the specified outcomes.

There has also been ongoing consultation with Central Coast Council during the development of both the previous planning proposal and this revised Planning Proposal. This consultation ensured that the Planning Proposal has remained consistent with Council's strategic vision for the Mooney Mooney area, demonstrated by the in principle support of the former Gosford Council to explore the reuse and rezoning of the site.

4. Q: When is the public exhibition period and how long is it?

A: The public exhibition period will be determined by Department of Planning and Environment (DPE) in consultation with Central Coast Council. It is expected to occur in late 2017. A standard public exhibition period is 28 days.

5. Q: How much consultation will be part of this process? How are you planning to engage with people?

A: The community will be kept informed via the project website and project newsletters providing updates on the project. The Property NSW project website will offer up-to-date information about the progress of the Planning Proposal and a link to the DPE website where you can access all planning documents including supporting reports following the Gateway Determination. During the public exhibition period both the Planning Authority and Property NSW will actively consult with the community through community information sessions held in the local area.

We invite you to register for our community database to receive project updates via email.
peatislandfeedback@property.nsw.gov.au

6. Q: Why hasn't Property NSW undertaken regular, ongoing community consultation to develop the planning proposal?

A: The community's feedback received in response to the 2014 scheme was very comprehensive and enabled Property NSW to go away and make substantial changes without the need for ongoing interaction.

Whilst Property NSW understands the importance of this project to the local community and potential impact, it has only been recently that the revised scheme (tested by expert technical analysis) was produced to share with the community.

Now that the draft scheme has been prepared, there is benefit in securing the community's feedback. This will assist to reach an appropriate balance between river foreshore access, public open space, community facilities, and the economic development required to support the local community.

7. Q: How much open public space is being offered in the new proposal?

A: The proposal opens up public access for the provision of more than 2.4 kilometres of foreshore access around Peat Island and the river foreshore. Ten hectares of public green open space is being offered in addition to the 11.3 hectares of heavily vegetated land to be dedicated to the Popran National Park.

8. Q: As you drive across the bridge, what visual impacts will there be on the landscape? How have you considered this within the design?

A: Visual assessments have been carried out as part of the planning process. We have decreased the proposed built area and building heights substantially since the 2014 proposal in response to concerns about visual impact.

9. Q: How many private dwellings are proposed ?

A: The NSW Government has listened to the community and has significantly reduced the number of private dwellings proposed as part of the scheme. Notably, the number of dwellings has been reduced from 450 to approximately 268. There is no longer private residential development proposed on either Peat Island or the bush escarpment. In its place, the community and visitors are provided with full river foreshore access, access to Peat Island, and an additional 11.3 hectares of land is dedicated to the Popran National Park.

10. Q: What are the plans for Peat Island itself in terms of new buildings?

A: Peat Island is proposed to be rezoned for tourist and recreational uses. Details for the buildings on the island have not been resolved and will possibly be the focus of a future planning proposal dealing with tourism use of the island.

This stage of the planning process is to change the permitted use and not to seek approval for the construction of the buildings.

11. Q: Will the new location of the marina on the south side of Peat Island allow boats to pass through the canal at low tide?

A: Both the size and location of the marina have been materially changed from the 2014 scheme in response to feedback received. These changes have positive visual and environmental impacts. The marina's concept design was developed in consultation with a marine expert to determine initial conceptual buildability and feasibility. Dredging is required to create adequate depth for boats moored in the marina at low tide. Development of the marina is subject to detailed environmental study and will only be developed if sufficient market interest in its development and operation can be identified.

12. Q: Are there plans to replace the causeway with a bridge?

A: At this stage the intention is to upgrade the existing causeway and bridge. Extent of work will be subject to future detailed engineering and environmental study.

13. Q: What consideration is being given to commuter boats and capacity for private mooring (eg. for locals) within the new marina?

A: It is proposed that there would be both casual and permanent mooring as part of the new marina to service the Hawksbury River community.

14. Q: The current Planning Proposal states the project will create 150 jobs. Where will these jobs come from?

A: A draft economic benefits report has been prepared based on the revised draft scheme. Jobs created arise from the creation of the local neighbourhood retail centre, a commercial marina, and the proposed tourism and conference uses.

15. Q: The concept plan includes a neighbourhood centre. What does this include?

The proposal includes a neighbourhood retail centre to provide convenience shopping for the local community. While a service station is proposed, it is not intended to be the same scale as a large highway service centre and is not intended to provide direct access from the freeway. The neighbourhood centre will respond to local demand and potentially include a small grocery store, café, service station and potentially some specialist retail.

16. Q: The Proposal claims that adequate water, sewerage and power infrastructure exists to service the site, but is this the case?

A: Initial enquiries indicated that the site is serviced by infrastructure including water, sewerage and power. Any future development proposal would need to further investigate infrastructure capacity allowing for growth in the residential population. Any required upgrades would need to be addressed in coordination with responsible agencies as a cost to the project.

17. Q: What will the impact of the scheme be on traffic and congestion for local community?

A: A traffic and transport assessment report will be included as part of the exhibited supporting reports.

18. Q: How does the Government intend to preserve/ protect indigenous artefacts and European heritage items?

A: Aboriginal and European heritage assessments will be included as part of the exhibited supporting material.



Peat Island Revised Planning Proposal

Timeline:

