

Peat Island & Mooney Mooney

September
2017

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
2017 - consultation & finalise
Planning Proposal (rezoning);
2018 - rezoning gazettal, market
sounding & developer EOI

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

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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 the rezoning of the site and proposed 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 11.3 hectare expansion of the adjacent Popran National Park.

Rezoning this land will ensure a viable and sustainable mix of residential, commercial and tourism developments, delivering an estimated 150 ongoing jobs and sustained economic growth for the Mooney Mooney and 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 a diversity of residential dwellings complementary to the Mooney Mooney community;
- deliver local jobs; and
- recognise and protect indigenous and European history.

CURRENT STATUS

The 2014 draft Planning Proposal has been revised to incorporate feedback from the Department of Planning, Central Coast Council and the local community.

In October 2016 Property NSW lodged the 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.

With Council support, Property NSW will undertake stakeholder consultation and finalise specialist reports between late 2017 and early 2018.

Property NSW is working towards finalisation and gazettal of the rezoning in early 2018. Market sounding and a developer EOI process will be undertaken subject to completion of the rezoning.

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
 Townhouse lots provide housing choice
 3-4 storeys of apartments including ground level parking
 Rural Fire Services Station and Community Centre

NORTHERN FORESHORE

Detached houses within a landscape setting maximising water views
 Foreshore walk and local waterfront parkland

PEAT ISLAND

New 2-3 storeys building for accommodation and tourism uses
 Adaptive re-use of the heritage buildings for accommodation and tourism uses
 Potential adaptive re-use of the heritage building for cafe
 Foreshore walk around island

WATERSIDE VILLAGE AND MARINA

Distinctive waterside village nestled in behind Peat Island and set to a landscape setting creates a focal point for the community and the gateway to Peat island.
 2-3 storeys of apartments including ground level parking is set amongst landscape areas and oriented to maximise water views and northern orientation.
 Marina and dry boat storage including landscaped car parking area associated with the Marina
 Foreshore parkland and associated car parking

SOUTHERN FORESHORE

Detached houses within a landscape setting maximising water views
 3-4 storeys of apartments including ground level parking
 Townhouse lots provide housing choice

BOAT RAMP - EXISTING

Formalised carparking facilities
 Picnic Area
 Foreshore Walk



RFS COMMUNITY CENTRE

EMERGENCY SERVICES

RMS Highway Services and Ambulance co-located with excellent access to both M1 Motorway and Old Pacific Highway

NEIGHBOURHOOD CENTRE

Local retail facilities co-located with car-based service station may include a convenience store and restaurant/café