PO Box 460

Kotara. NSW. 2289

Tel: 02 49523881 Fax: 02 49570572

E-mail: edm@keyinsights.com.au

# Peat Island and Mooney Mooney Lands Rezoning

---

## Consultation Report

### State Property Authority

Prepared By

Key Insights Pty Ltd

Published August 2011

**Key Insights Copyright and Disclaimer**

1. COPYRIGHT

HANDS OFF!! © Key Insights Pty Ltd.

All rights reserved - inc. Intellectual Property Rights and Copyright.

Reproduction of this document in part or whole by any means - electronic, mechanical or chemical – including photocopying, scanning, recording or by any storage or information retrieval system, in any language, is strictly prohibited. Where permission for reproduction is given, this notice must accompany that reproduction and acknowledge that permission has been given, including the date and reference of said permission.

2. DISCLAIMER

The information contained in this document forms part of **Peat Island and Mooney Mooney Lands Rezoning Stakeholder Engagement Plan** ("the Project") on behalf of **the State Property Authority** ("The Clients"). It is intended to assist the Client in the planning and development process.

Information contained in this document is provided in good faith and is believed to be accurate at the time of printing. However, the statements or representations contained in it should not be accepted as universal statements of fact, nor should they be considered to be social planning principles and solutions that are capable of universal application.

Key Insights Pty Ltd and its employees, agents and contractors shall not be liable to any person or entity, whether through contract, tort, or any other legal or equitable obligation for the past, present or future loss or damage that may result from any implementation of or failure to implement the material set out in this document.

# Table of Contents


**1 EXECUTIVE SUMMARY ..... 1**

1.1 Key Findings ..... 1

1.2 Recommendations ..... 2

**2 Introduction ..... 3**

**3 Methodology ..... 3**

3.1 Issues Capture ..... 3

3.2 Newsletters ..... 3

3.3 Mooney Cheero Point Progress Association ..... 3

3.4 Community Open Day ..... 4

**4 Research Findings ..... 5**

4.1 Community Open Day Evaluation ..... 5

4.2 Written Submissions ..... 8

4.3 Community Open Day Feedback - Summary of Feedback Sheets ..... 8

4.3.1 Story Board 1: The Rezoning Process and Opportunities for Community Input ..... 9

4.3.2 Story Board 2: Proposed Land Use Zonings ..... 12

Area 1: Tourist and Associated Residential ..... 14

Area 2: Residential ..... 15

Area 3: Residential, Tourist and Minor Retail ..... 15

Area 4: Environmental ..... 16

Area 5: Highway Service Centre ..... 16

Area 6: Residential ..... 16

Area 7: Residential ..... 17

Areas 8/9: Community ..... 17

4.3.3 Story Board 3: Land Ownership Plan ..... 20

4.3.4 Story Board 4: Public Access Plan ..... 22

4.3.5 Story Board 5: Ecological and Scenic Qualities ..... 24

4.3.6 Story Board 6: Heritage ..... 26

4.3.7 Story Board 7: Noise and Traffic ..... 28

4.3.8 Story Board 8: Social Impact ..... 30

4.3.9 Story Board 9: Employment and Tourism ..... 32

4.3.10 Story Board 10: Services and Utilities and Other Studies ..... 34

4.4 Conclusions ..... 36

# 1 EXECUTIVE SUMMARY

The State Property Authority (SPA) is managing the sale of surplus government land at Peat Island and Mooney Mooney and intends to have the precinct rezoned for a variety of uses. SPA acquired the site in November of 2010.

SPA has undertaken some preliminary work on what may be possible for the subject site but has been very careful to include the community from the outset and before any detailed rezoning studies are commenced. This report outlines the methodology and results of community engagement undertaken in the first half of 2011. This engagement has been underpinned by discussions with Gosford City Council and tenants of Peat Island that occurred in 2010 when the land was still owned by the Department of Ageing, Disability and Home Care (DADHC).

The purpose of the community engagement as outlined in this report is to explore possible future land uses and to understand community needs and aspirations for the subject site.

The engagement process commenced in February 2011 with a letter posted to nearly 1,000 local residents informing them of SPA's intentions and the commencement of consultation. This letter was followed up with two community newsletters. An online feedback address was promoted and a phone-in number advertised. Over 70 community responses were recorded. Meetings were held with the Mooney Cheero Point Progress Association and with Gosford City Councillors. Over 200 people attended the Open Day and site tour held in Mooney Mooney in early April and subsequent community submissions have been received. All community input has been recorded and appears either in the body of this report or in separate PDFs (Open Day written feedback.PDF, Written Submissions [Summary and Full Text].PDF, Mooney Cheero Progress Association submission.PDF, Campervan Motorhome Club Australia Club.PDF).

## 1.1 KEY FINDINGS

The input to date from the local community has been diverse; however, there are some strong common themes on which the local community agrees. There was general acceptance of rezoning of the land for alternative uses. **The key findings on which there is agreement are:**

1. Peat Island and Mooney Mooney lands represent a unique and beautiful area that is valued for its natural assets and unique village style communities.
2. 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.
3. This is a gateway site and the visual impact is important.
4. There are identifiable existing community needs which include small scale commercial/retail facilities, passive recreation and sporting facilities, community meeting places and local services.
5. The local community highly values the heritage associated with the site.
6. The river is important and needs to be protected. Public access to the waterfront for passive recreation is essential.

7. 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.

8. 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.

9. Both Gosford and Hornsby Councils should be involved in the proposed rezoning of the site.

**Key findings which show strong divergent opinions within the community are:**

1. 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.

2. 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.

3. 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.

4. The highway service centre concept 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.

## 1.2 RECOMMENDATIONS

In light of the community engagement to date Key Insights makes the following recommendations:

1. In regard to ongoing community engagement:

   - Undertake ongoing community consultation to ensure a Masterplan for this site that provides balance between the government's need for a return on the land and the local community's aspirations for the site.
   - Make a presentation to Hornsby Shire Council and supply newsletters to Councillors.
   - Prepare regular newsletters and keep website updated.
   - Create a project website with a feedback loop. Promote through advertorial in local newspapers in Gosford and Hornsby LGAs.

2. The rezoning process:

   - Prepare briefs for detailed rezoning studies to include issues raised by the community in each of the key planning areas.

3. The Masterplan for the site:

   - Incorporate community feedback for uses for Areas 2 (Residential) and 5 (Highway Service Centre), giving particular consideration to opportunities for passive recreation, community facilities relating to boating activities and with Area 5 being considered for a lower scale commercial use.
   - Continue planning with the remainder of proposed land uses as identified on the map presented at the Open Day, taking into account community comments.
   - Ensure that a proportion of the waterfront access is of a depth that is useable for passive recreation; i.e. a place for BBQs and gatherings rather than just a waterfront walkway.

# 2 INTRODUCTION

This is the community engagement report for consultation undertaken by SPA in 2011 in relation to the site referred to as Peat Island and Mooney Mooney Lands.

This consultation builds on initial work undertaken by SPA in early 2010 when Peat Island and Mooney Mooney Lands was the property of Department of Ageing, Disability and Home Care (DADHC). In late 2010, SPA acquired the subject lands and a more intensive engagement program was commenced in early 2011. This engagement will provide community input to SPA as it undertakes investigations for rezoning the land for future sale and development.

# 3 METHODOLOGY

Community consultation involved the implementation of a number of community engagement strategies as follows:

## 3.1 ISSUES CAPTURE

In February 2011 SPA sent a letter to approximately 1,000 residents to inform them of the commencement of concept planning for the subject site, the intention to broadly consult and contact details through which to provide input. Key Insights logged all feedback that came into SPA in relation to the project via the online feedback address: PeatIslandFeedBack [peatislandfeedback@lpma.nsw.gov.au] and by the then Land and Property Management Authority Customer Service Centre phone number 1300052637 (The contact details have since been changed to peatislandfeedback@spa.nsw.gov.au and to the SPA Help Desk on 1300 784 841.)

The online feedback address and the phone line received 73 contacts with people making enquiries, registering for the Community Open Day and making written submissions. A register of all contacts was maintained by Key Insights until 16 April 2011.

All written submissions that were received were also recorded and responded to if required. There were no anonymous submissions, however, all identifying information has been deleted or blacked out to protect respondents' privacy. (See 'Written Submissions [summary and full text]' PDF.)

## 3.2 NEWSLETTERS

Two newsletters were sent to 973 residents and businesses during February and March 2011 in the following areas: Brooklyn Post Office, Brooklyn, Cheero Point, Dangar Island, Mooney Mooney and Bar Point. Those who missed their mailbox delivery were able to request that the newsletters be e-mailed and several newsletters have been sent out electronically. Newsletters were also sent to Gosford City Council for distribution to councillors and hard copies were available at the Mooney Cheero Point Progress Association meeting in March 2011.

## 3.3 MOONEY CHEERO POINT PROGRESS ASSOCIATION

Staff from SPA and Key Insights attended a meeting of the Mooney Cheero Point Progress Association on 1 March, 2011. This meeting was advertised by the Progress Association and chaired by their president. SPA personnel made an informal presentation and answered questions. The meeting was attended by

approximately 70 local residents. Input at the meeting was consistent with the feedback provided by the Association in its survey, which is detailed in its submission.

## 3.4 Community Open Day

A Community Open Day was held at the Mooney Mooney Club on Saturday 2 April, 2011 from 11am – 3pm. The aim of the day was to provide an opportunity for SPA to listen to community views.

The Open Day was promoted via the newsletters and an article and advertisement in the *Bush Telegraph* (The *Bush Telegraph* is home delivered to 24,000 homes and businesses in the following areas: Waitara, Hornsby, Hornsby Heights, Asquith, Mount Colah, Mount Kuring-Gai, Berowra, Berowra Heights, Berowra Waters, Cowan, Brooklyn, Dangar Island, Hawkesbury River on the Riverboat Postman, Mooney Mooney and Cheero Point). It was also discussed on ABC local radio.

Picture boards on preliminary concepts and key issues related to the necessary detailed studies for rezoning of the subject site were on display in the club's annexe. The following themes were highlighted at separate stations on the day and written input was invited:

- The Rezoning Process and Opportunities for Community Input
- Proposed Land Use Zonings
- Land Ownership Plan
- Public Access Plan
- Ecological and Scenic Qualities
- Heritage
- Noise and Traffic
- Social Impact
- Employment and Tourism
- Services and Utilities

SPA staff were also present to answer questions.

As part of the Open Day, a bus tour was conducted around the site on the half hour throughout the day. For public safety purposes participants were required to remain on the bus for the duration of the site tour.

129 interested parties formally registered their attendance on the day, although it is likely that a significantly higher number actually attended as not all participants signed the register on entry. Key Insights estimates that there were 200 people at the Open Day. Approximately 120 people went on the bus tour and 57 people completed the Community Open Day Evaluation Survey.

# 4 RESEARCH FINDINGS

The research findings are presented as follows:

- Community Open Day Evaluation
- Written Submissions
- Community Open Day Feedback
- Conclusions

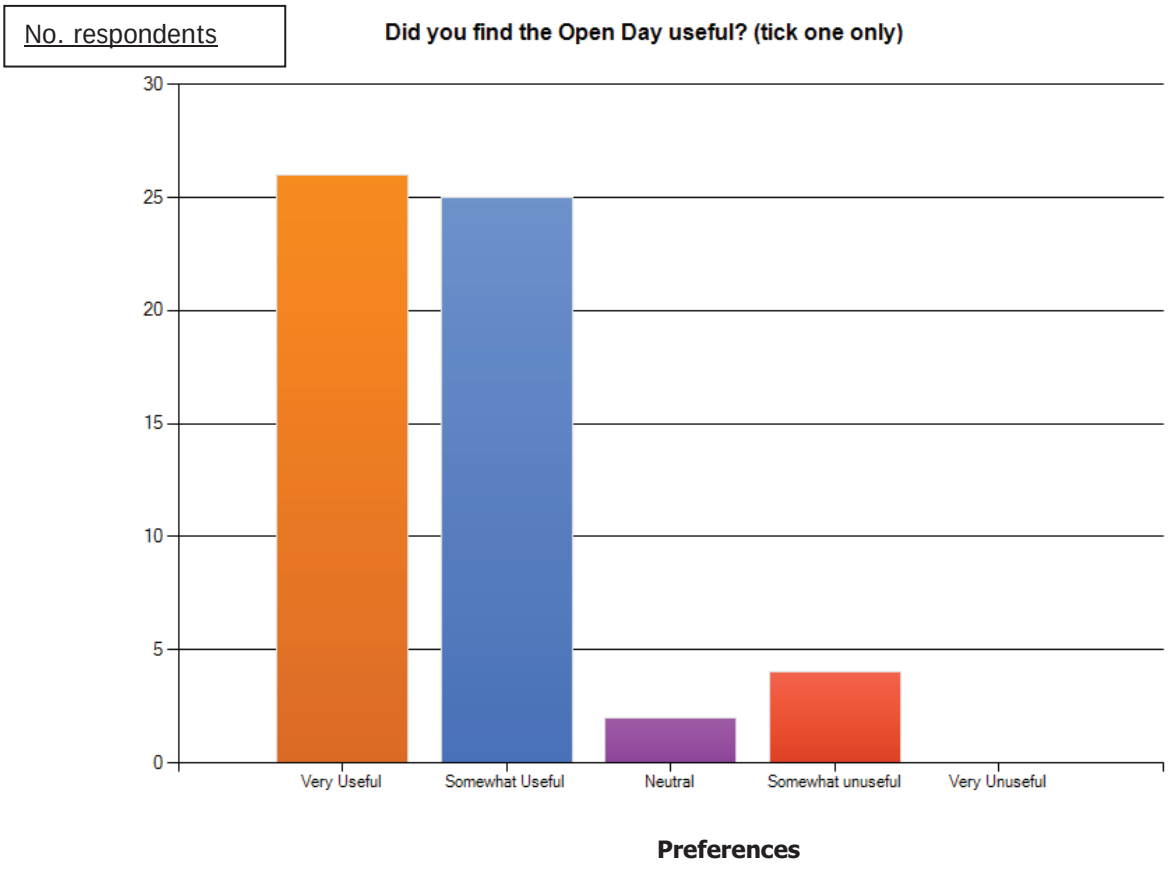
## 4.1 COMMUNITY OPEN DAY EVALUATION

The Community Open Day held on the 2 April, 2011 at the Mooney Mooney Club attracted 129 people, although this only represented those who gave their details to the registration desk and it is likely that more actually attended on the day. Key Insights estimate that some 200 people attended. Of these, 57 people (approximately 28.5% return rate) completed the 5 question evaluation survey at the end of their visit, with the following results.

**Question 1 – Did you find the Open Day useful?**

There was a very high degree of satisfaction with the open day with 89.5% of those that completed the survey stating that they found the day either very useful (46%) or somewhat useful (44%).

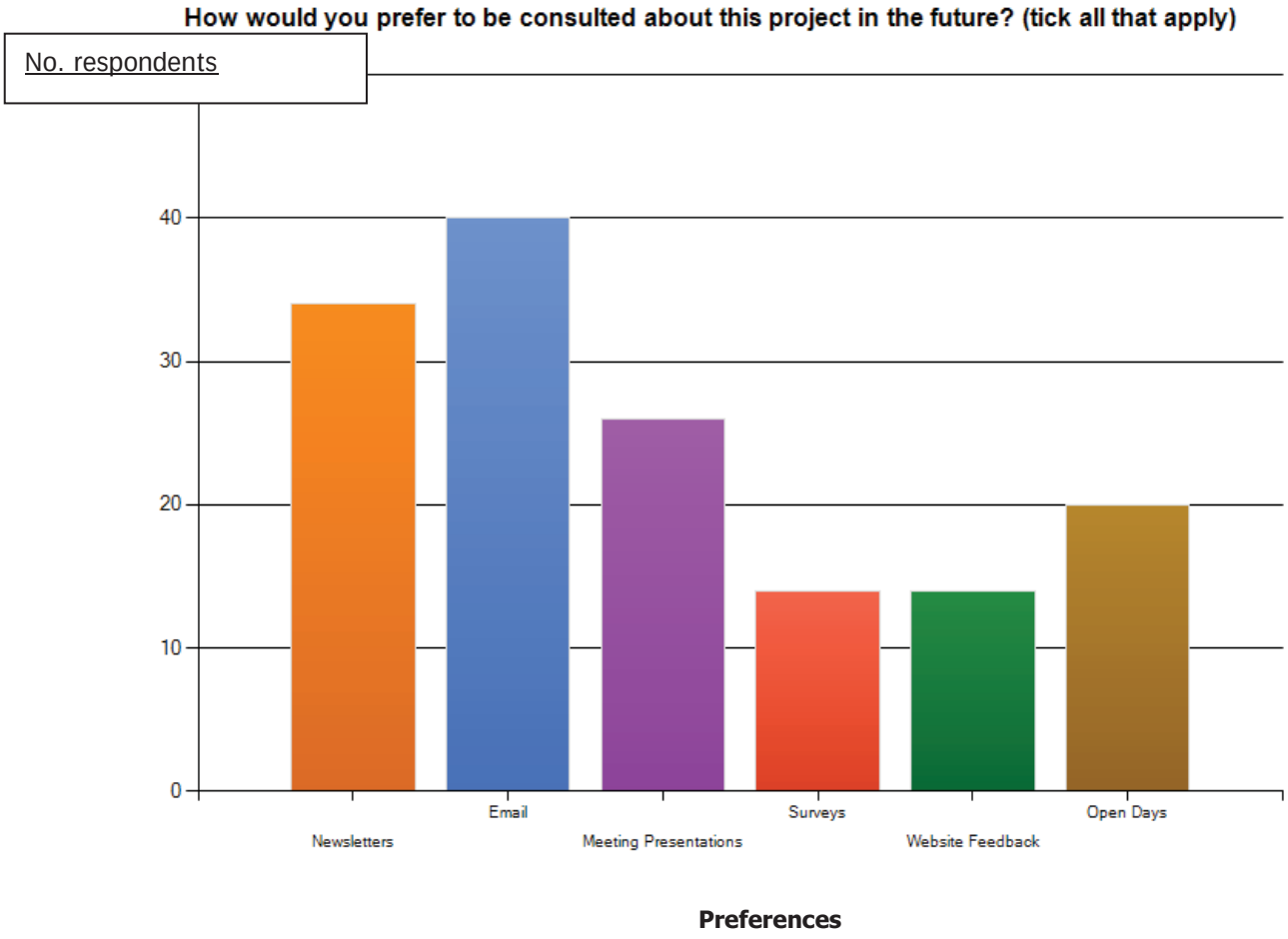
Table 1: Usefulness of the Open Day by Number of Respondents



**Question 2 – How would you prefer to be consulted about this project in the future?**

Respondents were able to tick all responses that applied and whilst email (70.2%) and newsletters (59.6%) rated highest, there was still strong support for all preferences with the lowest being surveys and website feedback, both with 24.6%.

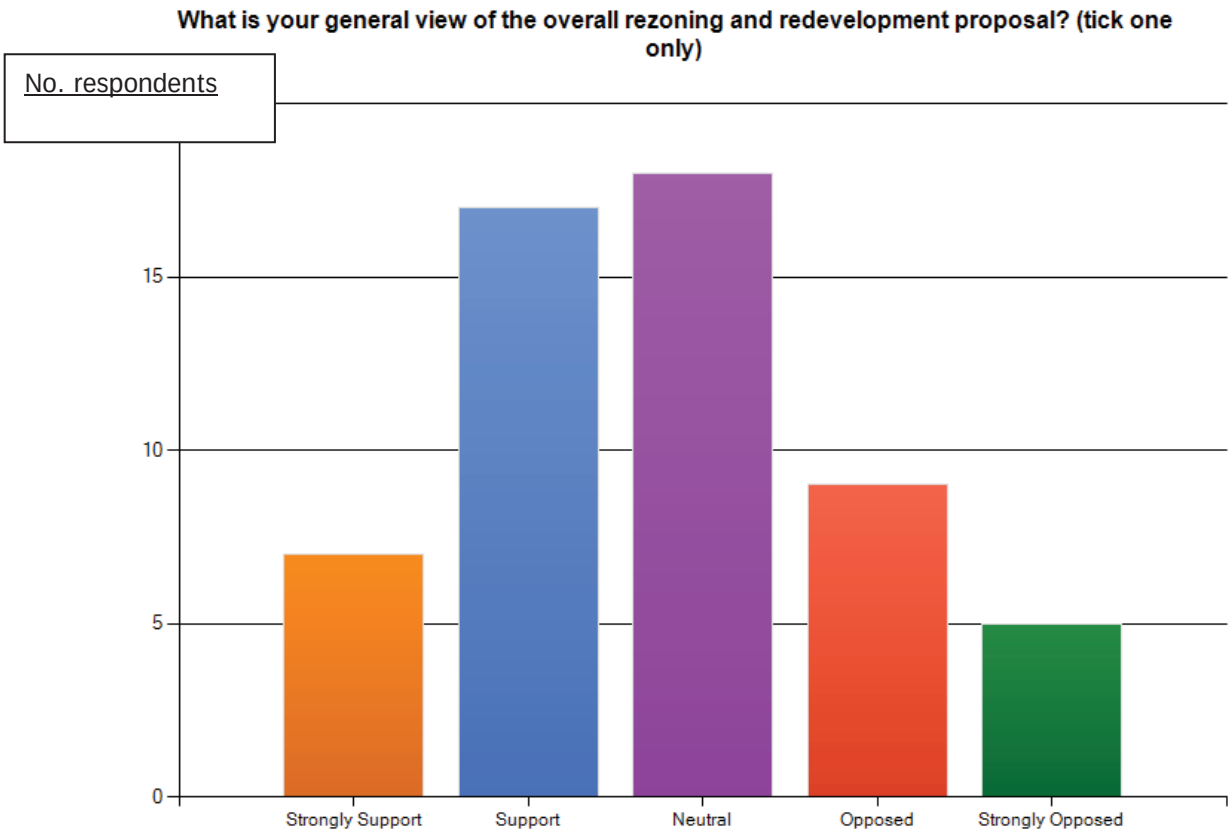
Table 2: Preferred Consultation Method by Number of Respondents




**Question 3 – What is general view of the overall rezoning and redevelopment proposal?**

There was quite strong overall support (42.9%) for the rezoning and redevelopment concept with 12.5% being strongly supportive and 30.4% being supportive. In addition, there was a high 'neutral' response (32.1%). A quarter of respondents were either opposed (16.1%) or strongly opposed (8.9%).

Table 3: General View of the Rezoning and Redevelopment Proposal by Number of Respondents




## Preferences

**Question 4 – What do you think is the single best idea for use of the land?**

There was strong support for the following:

- Public open space and community uses
- Community facilities including recreational fields and cycleways
- Protection of the environment
- Appropriately scaled tourism and commercial development
- A focus on the river and the needs of current river users

**Question 5 – What do you think is the single biggest risk from the rezoning and development of the land at Peat Island and Mooney Mooney?**

Key risks highlighted were:

- Negative impact of development on the local environment
- Over development and subsequent impact on local amenity and existing unique character
- Unsustainable population growth and subsequent stress on existing services (e.g. transport)
- Exclusion of Hornsby Council from the approvals process and alienation of residents on the southern side of the Hawkesbury
- Undesirable traffic and social impacts associated with a large scale highway service centre.

## 4.2 Written Submissions

23 written submissions were received, predominantly from the online feedback address. Some of those 23 submissions were submitted by hand at the Open Day. Those individuals also made use of the feedback sheets on the day and provided additional comments or re-stated their points. Written submissions have been summarised under the theme headings used on the Open Day and are in the PDF 'Written Submissions (Summary and Full Text)'.

## 4.3 Community Open Day Feedback - Summary of Feedback Sheets

Those attending the Open Day were invited to make written responses on the day at each of the 10 theme stations. Following is a copy of the Story Board at each station on the Open Day followed by a summary of responses, sometimes paraphrased, from each of the feedback sheets relating to that Story Board. The number in brackets represents the number of the times the comment was made under each area.

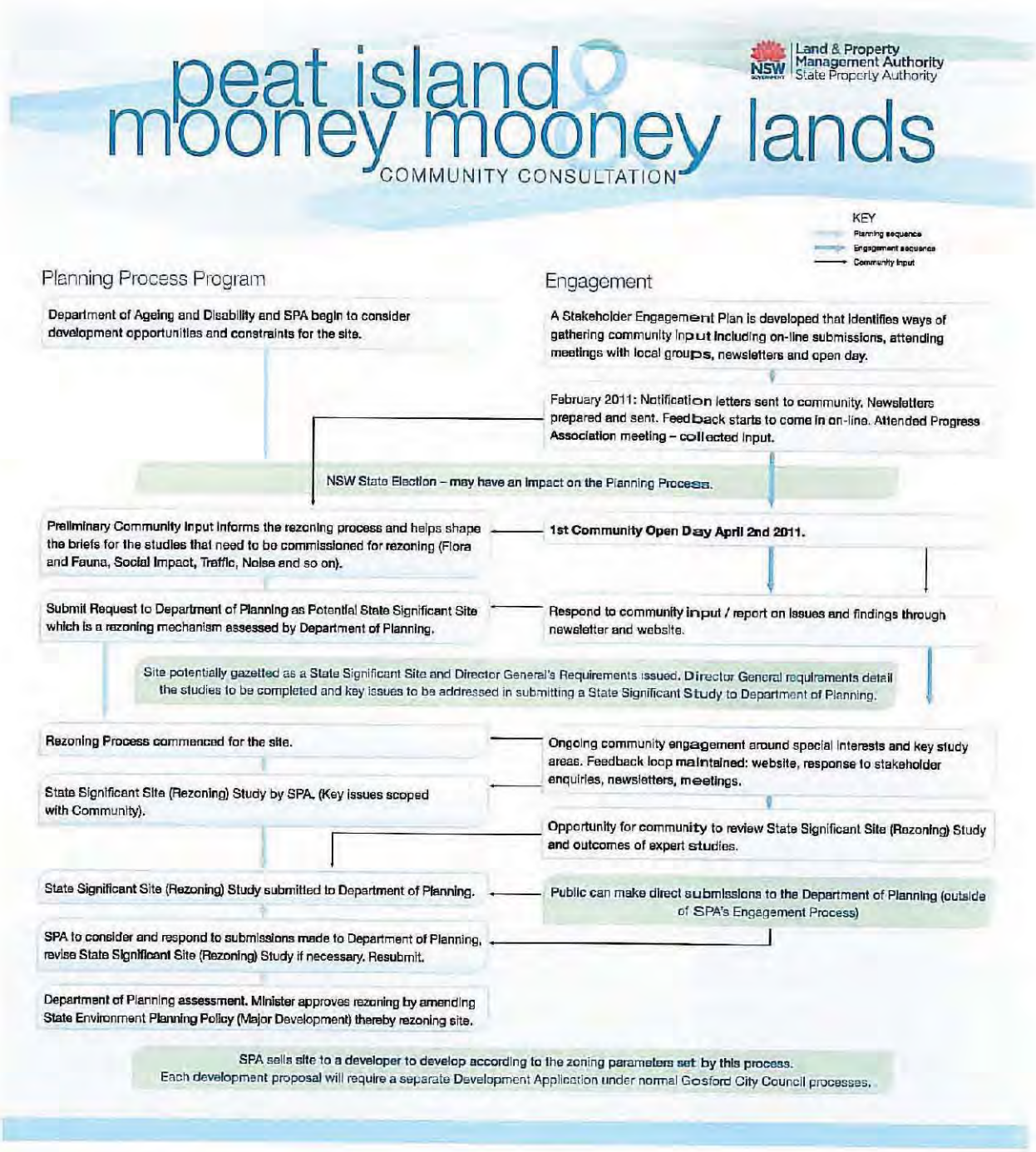
### 4.3.1 Story Board 1: The Rezoning Process and Opportunities for Community Input

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.


peat island
mooney mooney lands
COMMUNITY CONSULTATION
Land & Property Management Authority
State Property Authority
KEY
Planning sequence
Engagement sequence
Community input
Planning Process Program
Engagement
Department of Ageing and Disability and SPA begin to consider development opportunities and constraints for the site.
A Stakeholder Engagement Plan is developed that identifies ways of gathering community input including on-line submissions, attending meetings with local groups, newsletters and open day.
February 2011: Notification letters sent to community. Newsletters prepared and sent. Feedback starts to come in on-line. Attended Progress Association meeting – collected input.
NSW State Election – may have an impact on the Planning Process.
Preliminary Community Input informs the rezoning process and helps shape the briefs for the studies that need to be commissioned for rezoning (Flora and Fauna, Social Impact, Traffic, Noise and so on).
1st Community Open Day April 2nd 2011.
Submit Request to Department of Planning as Potential State Significant Site which is a rezoning mechanism assessed by Department of Planning.
Respond to community input / report on issues and findings through newsletter and website.
Site potentially gazetted as a State Significant Site and Director General's Requirements issued. Director General requirements detail the studies to be completed and key issues to be addressed in submitting a State Significant Study to Department of Planning.
Rezoning Process commenced for the site.
Ongoing community engagement around special interests and key study areas. Feedback loop maintained: website, response to stakeholder enquiries, newsletters, meetings.
State Significant Site (Rezoning) Study by SPA. (Key issues scoped with Community).
Opportunity for community to review State Significant Site (Rezoning) Study and outcomes of expert studies.
State Significant Site (Rezoning) Study submitted to Department of Planning.
Public can make direct submissions to the Department of Planning (outside of SPA's Engagement Process)
SPA to consider and respond to submissions made to Department of Planning, revise State Significant Site (Rezoning) Study if necessary. Resubmit.
Department of Planning assessment. Minister approves rezoning by amending State Environment Planning Policy (Major Development) thereby rezoning site.
SPA sells site to a developer to develop according to the zoning parameters set by this process.
Each development proposal will require a separate Development Application under normal Gosford City Council processes.

The majority of issues raised in relation to Story Board 1 related to opportunities for, and breadth of, community input and particular note was made that the local community is made up of a number of small localities and their inclusion is important. Because this was the closest Story Board to the entrance some respondents put all their issues under this first board – these responses have been included under the relevant themes in the following summaries.

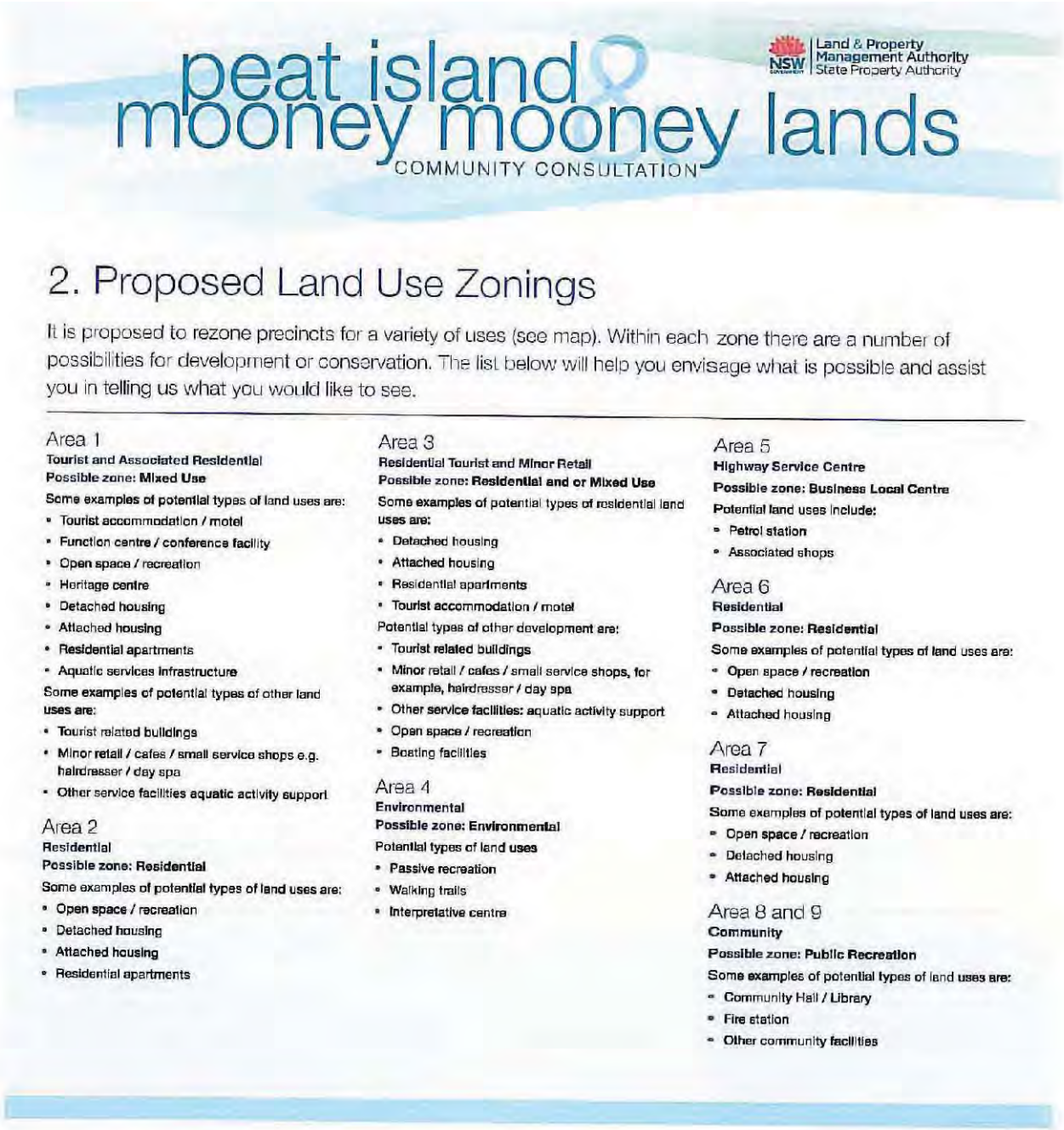
Issues included:

- The local community consists of a range of small communities that are difficult to reach including: Bar Point, Milson Island, Fisherman's Point, Sunny Corner, Coba Point, Berowra Creek, Marra Marra Creek, Milson's Passage, Cogra Bay, Dangar Island and Wobby Beach (1);
- Water access only residents have particular needs and need to be consulted (1);
- Equity of input (pressure groups making multiple responses) (1); and
- This rezoning is important to residents of both Gosford and Hornsby LGAs (1).

Suggestions included:

- Distribute information to all Brooklyn P.O. Boxes (1);
- Place notices at the Dangar Island general store (1);
- Media releases to include *Central Coast Advocate*, *Hornsby Advocate* and *The Bush Telegraph* (1);
- The local government boundaries should be changed so that the site was in the Hornsby Local Government Area, which has responsibility for communities on the southern side of the Hawkesbury (1);
- Expand on zonings that compliment community growth for example Education and Learning and drawcards like residential and shops (1)

### 4.3.2 Story Board 2: Proposed Land Use Zonings



peat island
mooney mooney lands
COMMUNITY CONSULTATION

Land & Property Management Authority
State Property Authority

## 2. Proposed Land Use Zonings

It is proposed to rezone precincts for a variety of uses (see map). Within each zone there are a number of possibilities for development or conservation. The list below will help you envisage what is possible and assist you in telling us what you would like to see.

### Area 1
**Tourist and Associated Residential**
**Possible zone: Mixed Use**

Some examples of potential types of land uses are:
- Tourist accommodation / motel
- Function centre / conference facility
- Open space / recreation
- Heritage centre
- Detached housing
- Attached housing
- Residential apartments
- Aquatic services infrastructure

Some examples of potential types of other land uses are:
- Tourist related buildings
- Minor retail / cafes / small service shops e.g. hairdresser / day spa
- Other service facilities aquatic activity support

### Area 2
**Residential**
**Possible zone: Residential**

Some examples of potential types of land uses are:
- Open space / recreation
- Detached housing
- Attached housing
- Residential apartments

### Area 3
**Residential Tourist and Minor Retail**
**Possible zone: Residential and or Mixed Use**

Some examples of potential types of residential land uses are:
- Detached housing
- Attached housing
- Residential apartments
- Tourist accommodation / motel

Potential types of other development are:
- Tourist related buildings
- Minor retail / cafes / small service shops, for example, hairdresser / day spa
- Other service facilities: aquatic activity support
- Open space / recreation
- Boating facilities

### Area 4
**Environmental**
**Possible zone: Environmental**

Potential types of land uses
- Passive recreation
- Walking trails
- Interpretative centre

### Area 5
**Highway Service Centre**
**Possible zone: Business Local Centre**

Potential land uses include:
- Petrol station
- Associated shops

### Area 6
**Residential**
**Possible zone: Residential**

Some examples of potential types of land uses are:
- Open space / recreation
- Detached housing
- Attached housing

### Area 7
**Residential**
**Possible zone: Residential**

Some examples of potential types of land uses are:
- Open space / recreation
- Detached housing
- Attached housing

### Area 8 and 9
**Community**
**Possible zone: Public Recreation**

Some examples of potential types of land uses are:
- Community Hall / Library
- Fire station
- Other community facilities

PEAT ISLAND AND
MOONEY MOONEY LANDS
MAP OF POTENTIAL LAND USES
④ ENVIRONMENTAL
④ ENVIRONMENTAL
⑦ RESIDENTIAL
③ RESIDENTIAL, TOURIST & MINOR RETAIL
⑨ COMMUNITY
⑧ COMMUNITY
⑥ RESIDENTIAL
① TOURIST & ASSOCIATED RESIDENTIAL
PUBLIC ACCESS
PUBLIC FORESHORE ACCESS
⑤ HIGHWAY SERVICE CENTRE
② RESIDENTIAL
EXIT
ENTRY
① A variety of land uses are envisaged, including tourist and associated residential. Public access is also envisaged to the island, which is currently not possible. Existing buildings to be maintained where appropriate.
②⑥⑦ A residential land use is anticipated in these locations. Public access to the foreshore is also proposed, while maintaining vegetation of significance where possible in these areas.
③ A potential mix of land uses are envisaged including residential, tourist (as a land-based component to support any tourist function proposed for Peat Island) and small scale retail (for example, cafes, restaurant or lifestyle retail). Public access to the foreshore is also proposed.
④ An environmental land use option is envisaged for these precincts to reflect the current bushland, with associated passive recreation and possible walking tracks.
⑤ The possibility of a highway service centre may be an option in this location.
⑧⑨ Community facilities are anticipated for Area 8 with the possibility of a community hall and library. The Chapel and associated grounds within Area 9 are to be retained for community use.
Please note: the shaded areas are approximate only and do not represent actual building or development areas.

In relation to Story Board 2, respondents identified a variety of issues and suggestions about the proposed use of the site. Some were made specifically in relation to the nine land uses identified in the Map of Potential Land Uses and others made more general comments about the overall site. A summary of these comments follows.

**Specific comments about the nine land use areas:**

### Area 1: Tourist and Associated Residential

Issues included:

- Should be kept as heritage site (5) – should not be privately owned (1)
- Publically accessible (2)
- Adamantly against residential rezoning (1)
- Public access to foreshore important (1)
- All unique structures should be preserved (1)
- Development should be low density so as not to intrude on the scenic quality of the river environment (1)
- The causeway is in need of repair/beautification/replacement (1)
- Maintain River Rescue on site (1)

Suggestions included:

- Restore island buildings for tourism (5) and community needs only (3) – no residential (3) "residential will kill the site" (1)
- Eastern shore best used as marina (2) and restaurants (2)
- Small scale tourist development – coffee shops, cafes, small shops (2)
- Waterfront building – rowing centre/clubhouse (1)
- Traffic lights at each end of the causeway and minimal parking allowed (1)
- Hotel with conference facilities (1)
- Eco tourist resort (1)
- A top quality hotel/marina complex on the island and sympathetic to the local area (not like the Crown Plaza Terrigal) (1)
- The rezoning and redevelopment of land at Middle Head (Mosman) is a good example where land has been retained and used as an artist's colony and/or arts related uses (1)
- Low rise hotel with aquatic centre for local communities (1)
- Keep existing facilities and give guidance to visitors regarding their history (1)
- Aged care facility (1)
- Hawkesbury River Rescue (1)
- Public access to pool (1)
- VRA must be maintained as they are the only group that responds 24/7 (1)
- Offices (1)
- Low rise hospitality school (1)
- Public access to all parts of the island (1)
- Small number of car spaces for the disabled on island (1)
- The body of water between the island and the mainland is best suited for boat moorings but would require extensive dredging and perhaps some lengthening of the bridge (1)

### Area 2: Residential

Issues included:

- Should not be used for commercial or residential development – must be reserved for public use (3) – open space, park and recreation – would also limit visual impact on the Hawkesbury (1)
- Foreshore must be protected (1)
- Low lying area, which is subject to flooding, is not suitable for housing (1)
- Retain old dairy structures (1)

Suggestions included:

- Should be used for a resort (1)
- Southern area would make a great park as it is reasonably flat and adjoins Derubbin Reserve (1)
- Gas BBQs and/or camping area (1)
- Southern facing shore suitable for residential in the western end (1)
- Area between the causeway and the bridges best suited for a commercial marina (1)
- 9 hole golf course with clubhouse (1)
- Commuter wharf and car park (1)
- Boardwalks through mangroves (1)
- Car park for water-access-only residents (1)

### Area 3: Residential, Tourist and Minor Retail

Issues included:

- Southern part suffers traffic noise and as such would not suit residential (2)
- Concern about overcrowding (1)
- Historical precinct to be protected (1)
- Northern area would be suitable for residential (1)
- Those living in nurses cottages should be offered first right of refusal to purchase (1)
- Lends itself to a mix of residential that maintains the village atmosphere of the area (1)
- Existing buildings suitable for community or commercial use (1)
- Should not be used for residential development (1)

Suggestions included:

- Playing fields (1)
- Should be used for a resort (1)
- Small village of shops and small amount of residential (1)
- Tourist and public access only (1)
- A camping area so visitors and families can enjoy holidays (1)
- Public parking area for island visitors (1)
- Food and drinks and supplies to visitors, boaters and picnickers (1)
- Northern section could be developed as residential/commercial (1)
- The large open areas lend themselves to residential and some commercial development (1)
- Would suit up market residential – low rise quality homes or medium height. Connected housing with car parking underneath could minimize the need for streets. Best done as a single development. (1)
- Waterfront for public use (1)
- Shared jetty arrangements (1)
- Retention of 2 existing community recreation halls for public use (1)

### Area 4: Environmental

Issues included:

- Must stay environmental (4)
- Smaller riverside areas transferred to National Parks and Wildlife Service (2)

Suggestions included:

- Mangrove boardwalks with interpretive signage, picnic areas with low impact toilets, walking and bike rails on the upper side and low impact clubhouse facilities for mountain biking club. (1)

### Area 5: Highway Service Centre

Issues included:

- No highway service centre (22) Reasons included:
  - Fast food outlets would spoil the area (3)
  - Concern about noise, mess, vandalism, generate too much traffic and lack of police, not required (2)
  - Close enough to Sydney. Caltex twin servos 30 minutes north and south 10-15 minutes
  - Impact of ugly signage and lighting on all the residents of Brooklyn (1)
  - Concerned about petrol/oil spillage (1)
  - More appropriate on RTA land opposite (1)
  - Not compatible with high quality housing. May lead to an increase in car racers (1)

Suggestions included:

- Any service centre should be small (4)
- Parkland/open space (2)
- A small golf course (2)
- Use the old service station site for a service station (2)
- Hospitality industry – resort complex (1)
- Perfect for a sports and recreation field as it is so flat (1)
- Low volume retail and fish outlets (1)
- Should be left as a green patch retaining all existing trees (1)
- Dedicated helicopter pad (1)
- OK for service station (1)

### Area 6: Residential

Issues included:

- Will need to decontaminate old petrol station site (1)

Suggestions included:

- Community use of tennis courts (1)
- Playing fields (1)
- Retained by community for eco tourism (1)
- As suggested on the board (1)
- Build another shop on the old petrol station site (1)
- The southern tip or north eastern end would be ideal for a park (1)
- Cafes and shops better placed here (1)
- 2 storey only medium density residential with open space around it (1)
- If the noise problem can be solved, this would be an ideal site for a gated community for the aged (1)
- Refurbish houses for private residences (1)

- Refurbish old nurses quarters into aged care/nursing home facility or student accommodation for hotel school or retirement village with associated recreational facilities – public library, village shop, post office etc (1)
- Whole area should be regarded as a community precinct – hall, library, meeting rooms and kitchen, open space and room for a community garden (1)
- Former service station could become the fire shed (1)
- The tunnel could be decorated by young people (1)

**Area 7: Residential**

Issues included:

- Increased residential will need a school as Brooklyn Primary is at full capacity (3)
- OK as residential (1)
- Not to be overdeveloped (1)
- No apartments or townhouses – low density if at all (1)
- The principal's residence in Point Rd should be pulled down as a matter of urgency. The current library is also falling apart from termite damage (1)
- Need to make some provision for low cost housing for disadvantaged people (1)

Suggestions included:

- School site should be retained for community use (5)
- Long term residents should be offered the right to purchase or long term rental agreement (3)
- As suggested on board (1)
- Mix of houses, villas and low rise townhouses, lots of green space, mangrove boardwalks and access to waterfront via jetty (1)
- A footpath between Point Rd and community facilities (1)
- Keep the school oval or behind the old sewerage as an oval (1)

**Areas 8/9: Community**

Issues included:

- We need a village centre for the community to meet (1)
- There are already 2 community recreation halls in Zone 3 which are easily accessible (1)

Suggestions included:

- We need shops and a multi functional hall to meet the needs of the locals (1)
- As suggested on story board (1)
- Definitely maintain fire station, chapel, tennis courts and community hall (1)
- A small modern caravan park for tourists, including cabins, recreation facilities, access to waterfront and extend with Mooney Mooney Club to skirt their bowling green (1)
- The Catholic Diocese of Broken Bay has expressed an interest in the use of the existing Chapel and associated grounds (1)
- Chapel should be retained as is (1)
- Chapel and tennis court be incorporated into a retirement village and nursing home facility with facilities to open to the public (1)

**General comments without particular reference to one of the nine areas:**

**Residential**

Issues included:

- Apartments or medium/high density development would not be in keeping with the area (1)
- No apartments (1)
- Ensure housing is sensitive – low profile, high quality, consistent with waterfront bushland environment (1)
- Too much area devoted to residential (1)
- Rezoning shouldn't disadvantage present landholders (1)

**Recreation**

Issues included:

- Area needs to be opened to public use/recreation (5)
- Public use must be more permanent (1)

Suggestions included:

- Bike tracks and walking tracks (4)
- Need a pool (4)
- Need a sports field (3)
- More pockets of environmental within residential and retail areas (1)
- Set aside an area for dragon boats (1)

**Development**

Issues included:

- Need to be aesthetic and pleasant to view (1)
- Scale needs to be appropriate to the scenic and historic nature of the area (1)

**Community Use**

Issues included:

- Poorly provided for, especially if there is to be an increase in the population. (1)

**Water access**

Issues included:

- Need public access from the water (1)

Suggestions included:

- Need a commuter area for water-access only properties (2)
- Wharf facilities (2)
- The wharf attached to the railway station needs repair (1)

**Green Space**

Suggestions included:

- Need to connect the local communities with parkland (1)

**Transport**

Issues included:

- Concern about increased traffic going to Brooklyn on an already busy and poorly maintained and narrow road (3)
- There are no transport facilities for medium or high density development (2)
- Look at ferry access (1)

Suggestions included:

- Link areas with public transport (1)

**Sale of Freehold**

Issues included:

- No sale of free hold – 99 year leases (1)
- Leasing maintains ownership/revenue from leasing (1)

**Miscellaneous**

- Leave it all as natural bushland – no commercial or residential development (4)
- Health and education facilities should be considered (2)
- There is too much tourism. Retail – need retail for all these extra residents (2)
- No residential development should be permitted and only minimal commercial development (2)
- Rail interchange required(1)
- Focus on those opportunities that do not cause large peak hour movement of population in and out of area (1)
- Need a full impact study on likely effects on recreational boating and waterway use (1)
- The land belongs to the people of NSW/Australia and it should remain with the people and have no residential development (1)
- Public use is critical e.g. camping, caravans fishing boating etc (1)
- Ambulance Service training college (1)
- Possible helicopter pad (1)
- Police, fire and emergency facilities and accommodation centres at current ambulance station to respond to bushfires, accidents and emergencies (1)
- Expansion of marinas (1)
- A caravan park (1)
- Hard development of the site must be limited with maximum use made of existing buildings (1)

### 4.3.3 Story Board 3: Land Ownership Plan

peat island & mooney mooney lands

COMMUNITY CONSULTATION

Land & Property Management Authority
State Property Authority

## 3. Land Ownership Plan

- State Property Authority and Department of Education and Training own the 9 Areas proposed for rezoning and displayed on the Proposed Rezoning Map.
- There are other areas near this site belonging to government departments. These are highlighted on the right.
- The remainder of the land in the vicinity is privately owned.

Land Ownership (Mooney Mooney)

In relation to Story Board 3:

Issues included:

- Increased infrastructure required such as more parking and mooring facilities (1)

Suggestions included:

- Department of Education and Training land to be preserved for community use – meeting spaces, library, learning centre. Education to be aligned with areas of development e.g. aged care, hospitality, tourism, horticulture etc (1)
- Chapel site and nurses accommodation to be retained for heritage and culture (1)
- Once again we see the process beginning to dispose of the people's assets (1)
- With an increase in population there will be greater use of the railway station – needs a lift installed (1)

### 4.3.4 Story Board 4: Public Access Plan

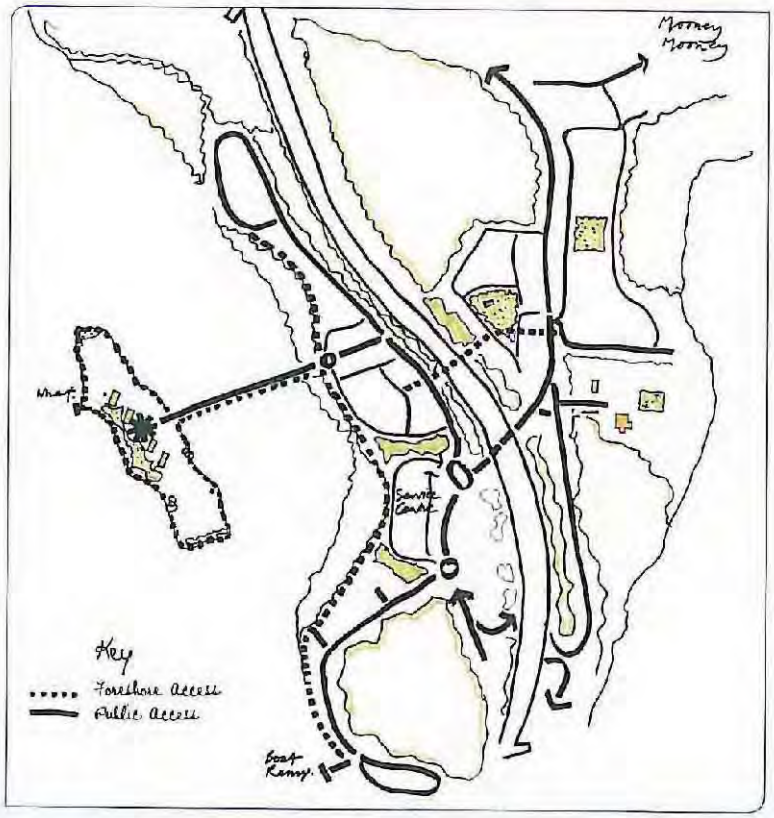
peat island
mooney mooney lands
COMMUNITY CONSULTATION

NSW Land & Property Management Authority
State Property Authority

## 4. Public Access Plan

Public access to the site will be one of the most significant public benefits to arise from the re-zoning. This will include:

- Public access to Peat Island.
- Public access to foreshore areas.
- Improved access for walkers and cyclists.
- Public spaces for passive recreation.
- Improved public access through provision of appropriately located community facilities.
- The Traffic Impact Assessment (see Panel 7) will address traffic flows and access to the site by vehicle, cycle and foot.
- The Social Impact Assessment (see Panel 8) will research what community facilities are needed and the connectivity between where people live and public spaces across the site.



In relation to Story Board 4:

Issues:

- Safe access between communities is needed (3)
- Access to the foreshore but with respect to the mangrove environment is needed (4)

Suggestions included:

- Eco walks – retain current and improve access to foreshore (3)
- Requirement for large area of open space for public recreation on the foreshore – parkland, recreation facilities, tables, BBQs, walkway/cycleway (2)
- Foot and cycle traffic to and from Cheero Point (2)
- Not enough public access space (3)
- Need proper environmental footpaths so people don't have to walk along highway (1)
- Safe access to areas connecting community – e.g. streetscape, public wharves and boating access for refuelling (1)
- Public access is desirable but increases incident potential with Hornsby water police the closest (1)
- A greater setback of public access from the foreshore is required to protect ecological values and to allow for sea level rise. Riparian zones/watercourses require a protected riparian zone of 20 metres with an additional 10 metre buffer (1)
- Murrays' Beach a good example of retaining bushland, providing unrestricted enjoyment of the foreshore and accommodating residential and retail (1)
- Recreational fishers require rubbish bins (1)
- Public access shouldn't be confused with access for water residents (1)
- The Neighbourhood Association Scheme be adopted for part of the proposed subdivision (1)
- All areas marked for residential need to include public access to foreshore (1)
- It would be possible to build a foreshore walk all the way from Point Rd under the bridges and along the mainland adjacent to Peat Island – approx 5km (1)

### 4.3.5 Story Board 5: Ecological and Scenic Qualities

peat island
mooney mooney lands
COMMUNITY CONSULTATION

NSW Land & Property Management Authority
State Property Authority

## 5. Ecological and Scenic Qualities

The site has important natural features that will need to be investigated in the rezoning process. With reference to the map of potential land uses, particular attention will be given to:

- Bushland areas located on the site, particularly those at the northern end.
- Impacts on adjoining bushland areas including those to the north, the area between Area 4 and the eastern foreshore, bushland flanking the Freeway and the area south of Peats Ferry Road.
- Foreshore area including mangroves and tidal zones.
- Waterways.
- The required Flora and Fauna Impact Study, water management investigations and a review of Gosford City Council's Biodiversity Strategy (April 2008).
- Consideration of visual impacts associated with existing settlements that are located within this natural setting contributing a varied character, including the cleared and developed land of the subject site and riverside settlements such as Brooklyn.
- Consideration of scenic qualities characterised by the river and the surrounding bushland foreshores.

In relation to Story Board 5:

Issues included:

- Fishing (3) and oyster (6) industry being damaged by pollution and overdevelopment
- Overcrowding and overdevelopment (2); too much residential (1)
- Development to the waterline will have an environmental impact on mangroves (1)
- Loss of amenity as Peat Island is currently abandoned and neglected (1)
- World class scenic values need to be protected (1)
- Don't need another car park for boat trailers (1)
- God's own country – leave it alone please (1)
- The impact of the development on other river settlements is vital and so far ignored (1)
- All new development should be consistent with the ecologically sustainable principles of building as outlined by the Dept. of Environment, Climate Change and Water (1)
- Any plantings should be limited to endemic species (1)
- There is an ongoing problem with litter – need adequate services (1)
- No commercial or residential development to stress river and pollute environment (1)

Suggestions included:

- The mangroves (5) and bushland (2) and flora and fauna need to be protected (3). Could be added to Popran and Brisbane Water National Parks. Boardwalks (3) would be in keeping with the environmental amenity of the area
- Peat Island is the gateway to the Central Coast and to Sydney. Scenic qualities need to be preserved (2)
- The whole site needs to be cleaned up now (1)
- A buffer zone should exist between residential and the oyster industry (1)
- Mangroves should be zoned as Wetland Protection. Existing natural bushland should be zoned as Bushland Protection (1)
- The Ruin is an important area for local fishermen that needs to be preserved (1)
- Those areas that are too steep to build on should be identified as Environmental (1)
- Include green corridors for wildlife (1)
- Set backs from the mangroves important. Setbacks for residential and commercial need to exceed 150 metres from foreshore to protect both scenic qualities and rehabilitation of foreshore and intertidal habitats. Also to account for sea level rise. Set backs need to be free of human access (1)
- Need to consider visual impact from Milsons Passage not just Brooklyn. Requires a full visual impact study to set out appropriate DCP considerations compatible with Hornsby Council River Settlement DCP – low density, low rise, integrated with the natural bushland and foreshores (1)
- Maintain current natural flora and supplement with further plantings (1)
- Current open spaces need to be revegetated (1)
- Buildings should be built to maximize environmental benefits e.g. front door facing east, natural heating and cooling by building to the terrain etc (1)

### 4.3.6 Story Board 6: Heritage

peat island
mooney mooney lands
COMMUNITY CONSULTATION

Land & Property Management Authority
State Property Authority

## 6. Heritage

Both Indigenous and European heritage need to be assessed.

- Some Indigenous heritage has been identified through the initial community feedback and this will be investigated.
- The draft Local Environmental Plan (LEP) 2009 and deemed State Environmental Planning Policy (SEPP) (former Regional Environmental Plan 20) identify the following two heritage items:
  - Site of George Peat's Inn, Mooney Mooney Point situated on Part Lot 2 DP 431999, which is part of the subject site at the southern end of Parcel 2.
  - Grave of Frances Peat, Mooney Mooney Point, which is not situated within the subject site, but located immediately to the south on adjoining Roads and Traffic Authority land.

*Grave of Frances Peat.*

- Some of the existing buildings could have heritage significance (for example, social significance), particularly the buildings and past uses of Peat Island.
- A Heritage Assessment will consider how heritage should be managed as part of the redevelopment of the site (for example, retrieval of archaeology, archival recording, curtilage, interpretation).
- The Heritage Assessment will identify any significant heritage items that warrant retention for adaptive reuse.

*The Chapel.*

In relation to Story Board 6:

Issues:

- There are numerous and significant Aboriginal carvings located on the rocks around the school area that need to be protected, including a very rare serpent carving over 20 metres long. Other Aboriginal engravings and evidence of occupation need to be preserved (3)
- Heritage value of the existing buildings – old dairy, main hall, chapel (2)
- Most of the buildings on the island are of heritage value (1)
- Peat Island has historical ties to the local community having been a source of employment for local people for over a number of decades and is also of interest for its historic role in the provision of health services (1)

Suggestions:

- Heritage buildings should have public access – tourists and locals (2)
- A heritage study is important so that the history is recorded/revealed/accessible (1)
- Remember when the ferries got away in the 1970s – needs preservation (1)
- Emphasise the early history of the development of the area by George Peat and his family i.e. development of roads, original house, family grave (1)
- The Historic Houses Trust should be invited to inspect the old buildings (1)
- The natural heritage should be acknowledged. Development visible from the river should be prohibited (1)
- Rich history as 60 years POW camp – do interpretive tours (1)
- Chapel should be preserved for church services (1)
- Make the whole island heritage – picnics on one side, buildings on the other – think how great Cockatoo Island is (1)
- Heritage and tourism go well together (1)
- It is important to let the community say goodbye to the existing land use (1)
- Heritage should be documented and highlighted in any tourism facilities (1)

### 4.3.7 Story Board 7: Noise and Traffic

peat island & mooney mooney lands

COMMUNITY CONSULTATION

Land & Property Management Authority
NSW | State Property Authority

## 7. Noise and Traffic

The F3 places a noise constraint on the site, particularly for residential development. Further study is required, but mitigating impacts could include the following measures:

- Acoustic walls which would ideally be located at the noise source, being the road carriageway. (Early input from the community stresses how important it is for noise mitigation to have no negative impact on existing housing.)
- Buildings can also form a noise barrier to other parts of the site.
- Site and building design where internal floor layouts are located so as to minimise noise to living, sleeping and private open space areas. Building treatments, such as glazing treatment, facade construction materials, acoustic seals to windows and doors, and possibly mechanical ventilation. (Building design measures are more relevant to the development application process.)

A Traffic Impact Study will need to assess the impacts on existing roads of any future development and address the following:

- Access points.
- Intersection analysis, including the roundabout intersection at Peats Ferry Road and the Pacific Highway, and the Pacific Highway intersection east of the Freeway.
- Traffic volumes (associated with projected development).
- Pedestrian and cycleway networks.

In relation to Story Board 7:

Issues included:

- Compression braking is a problem (5)
- Noise barriers to be constructed (3)
- Acoustic walls encourage mass graffiti (2) (do not use glass – disaster with Railcorp)
- Echo and bounce back off barriers can cause problems (3). Cover walls with vegetation.
- Concern about noise abatement measures being obtrusive and unsympathetic with the local environment. (2) Minimum of visual impact
- The noise from F3 must be mitigated for existing and new residential (2)
- The southern part of Zone 3 does suffer traffic noise and would not be suitable as residential (1)
- Interchange onto southbound F3 already a traffic problem in merging with trucks (1)
- Lack of police (1)
- Existing congestion at intersection of Pacific Highway and Point Rd – designated left had turn from Point Rd onto Pacific Highway (1)
- Any noise eradication should be the responsibility of developers (1)
- Any traffic assessments need to be done in summer on a weekend (1)
- The set back of 10mtres between F3 and residential area is totally inadequate acoustically. No amount of sound proofing wall will ever be high enough (1)
- Increased local parking required (1)

Suggestions included:

- Need noise barriers (5)
- Greater public transport from station to local area (3)
- Any noise barriers need to encompass the F3 above Mooney Mooney and Cheero Point (3)
- Ban compression braking (3)
- Increased parking facilities will be required at Brooklyn and station (2)
- Limit traffic noise on F3 with compression braking signage (2)
- Upgrade public transport to rail interchange (2)
- Make interchange onto F3 southbound longer or slow freeway traffic (1)
- Speed bumps on Point Rd to slow down cars (1)
- Especially noisy at night (1)
- Clear fences on F3 (1)
- Need to explore alternative route north i.e. through Wiseman's Ferry. Traffic on old highway often at a standstill (1)
- Encourage tourism projects that see traffic movement at non peak times or that generate bi daily population exodus (1)

### 4.3.8 Story Board 8: Social Impact

peat island
mooney mooney lands
COMMUNITY CONSULTATION

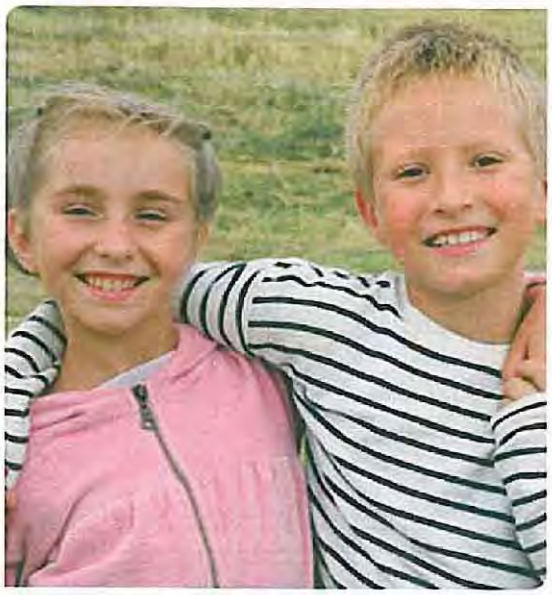
Land & Property Management Authority
State Property Authority

## 8. Social Impacts

The assessment of any application for rezoning takes into consideration the opinion of the community. As part of any rezoning application a social impact assessment is required.

The Social Impact Assessment will study the potential impacts on local people and will utilise input from community consultation. Key areas to be covered include:

- What the site means to local people now; how it is valued.
- What would the community like to see happen with the site.
- How will any development on the site work for new and existing residents.
- What community facilities are needed locally.
- What passive and active open space is needed locally.
- What is the capacity of existing social infrastructure to meet the needs of any proposed new development.



In relation to Story Board 8:

Issues included:

- Lack of amenity exacerbated with the closing of the Peat Island canteen (1)
- Important to preserve the foreshore as much as possible (1)
- Lack of community berthing space available to water-access-only residents (1)
- Older residents and mothers with prams have difficulty accessing the railway station (1)
- There is an urgent undersupply of day care spaces (1)
- A significant increase in the population will create stress and disharmony in the community as well as possibly untenable services (1)

Suggestions included:

- Hawkesbury River Rescue needs somewhere to operate this much needed service (3)
- More open space and public recreation (2)
- Communication with Hornsby Shire Council is vital (1)
- Move fire station near ambulance station (1)
- There is a capacity for social enterprises to create opportunities for local employment (1)
- A cultural centre would provide a great service to the many artists who live in the area as well as a tourist attraction (1)
- Keep residential area free from retail and fire services (1)
- Concern about the residential becoming an exclusive community (1)
- There will be social impacts on those living on the southern side of the river as well (1)
- Upgrade railway station access (1)
- Require berthing space and related car parking for water-access-only residents (1)
- Restore canteen to former glory or provide an alternative corner store (1)
- Existing community assets should be retained e.g. chapel, fire shed, library (1)
- Need new purpose built community facilities e.g. improved playgrounds, picnic and sporting areas (1)
- Centrally located police station (1)
- Links between Mooney Mooney and Brooklyn (1)
- All current government services would need upgrading (1)
- Storage facilities for dragon boats (1)
- A local health care facility will be required (1)
- More parking (1)
- Leave school as it is (1)
- Provide a mix of housing including low cost and aged acre housing to avoid becoming elitist enclaves (1)
- High density will take away village community vibe which is so important (1)

### 4.3.9 Story Board 9: Employment and Tourism

peat island
mooney mooney lands
COMMUNITY CONSULTATION

Land & Property Management Authority
NSW | State Property Authority

## 9. Employment and Tourism

Creating employment is important to Gosford local government area (LGA). Council has identified the land near the F3 as Employment Opportunity Land. Tourism can be an employment generator and the site seems suited to some type of tourism use. The following possibilities need to be explored:

- The value of a Highway Service Centre to the local community and the travelling public.
- Possible retail and food outlet developments and associated employment potential.
- What services the local community and potential new residents would require that could provide local jobs.
- What tourism activities would the public like to see and what would best capitalise on the unique features of the site.
- What tourism facilities are feasible and would make the land attractive to a developer.
- How to balance a return to government from the sale of the site with provision of community facilities, job creation and tourism potential.

In relation to Story Board 9:

Issues included:

- No massive service station (5)
- Bias should not be weighted towards commercial revenues – should be low visual impact in sympathy to spectacular geography (3)
- Not Maccas or Red Rooster (2) but specialized food outlets of a high standard (2)
- Tourism that is right for the area is important e.g. eco tourism – golf resort (1)
- Highway service centre site suitable (1)
- Redevelopment of the old canteen (1)
- Focus should be local development creating local employment (1)
- Put service station on old site (1)
- Minimal employment opportunities from a highway service centre (1)
- Must retain public access boating and parking facilities (1)

Suggestions included:

- Pool (2) and playing fields for local community (1)
- Water based tourism centre, waterfront restaurants (2), shops
- Island could be developed for tourism as a hotel with conference facilities (1)
- Leisure/aquatic centre similar to Peninsular Leisure centre in Woy Woy, small tasteful shopping area, small holiday cabins or accommodation, marina (1)
- Overnight stopover for fully self contained recreational vehicles (1)
- A tourism park and function centre, museum, community garden, farmers market (1)
- Ferry link (1)
- Golf club resort by the sea (1)
- Don't sell – recreational purposes only (1)
- Small scale tourist facilities e.g. B&Bs, cafes, small scale conference facilities (1)
- Not large scale tourist, large residential or marina facilities – would be opposed by local community (1)
- Eco tourism with Aboriginal culture to be preserved (1)
- Eco resort with public access to walkways ad cycleways throughout landscaped grounds (1)
- Education centre – environmental awareness (1)
- Caravan park (1)

### 4.3.10 Story Board 10: Services and Utilities and Other Studies

peat island
mooney mooney lands
COMMUNITY CONSULTATION

Land & Property Management Authority
State Property Authority

## 10. Services and Utilities

A preliminary review indicates that services and general utilities are available. What views does the community have about infrastructure capacity and future development?

- The sewer network (currently being upgraded).
- Low voltage and high voltage power.
- Telecommunication services.
- Other infrastructure.

Several other technical studies need to be commissioned to support rezoning. These will include:

- Bushfire.
- Flooding / Inundation / Climate Change impacts.
- Water servicing.
- Flora and Fauna.
- Contamination.
- Geotechnical.

In relation to Story Board 10:

Issues included:

- Inadequate sewerage facilities (6)
- We need a police station (6)
- Keep or expand the RFS facilities (2)
- Mooney has an unreliable power supply (1)
- Concern about flooding in the south western part of the mainland west of the F3 (1)
- Inadequate parking (1)
- Traffic study (1)
- Telecommunications both wireless and cable is poor (1)
- Need for school (1)
- Concern about the existing lack of public transport (1)
- The area has no law enforcement, health or tertiary education facilities (1)

Suggestions included:

- Need to upgrade infrastructure such as roads, electricity, gas, primary school, buses, parkland, café/restaurant shops etc (1)
- Aged services (1)
- Beneficiaries of rezoning should pay for the reduction in surrounding community's amenities (1)

## 4.4 CONCLUSIONS

There has been a significant amount of interest in the rezoning and redevelopment of Peat Island and Mooney Mooney lands as evidenced by:

- the attendance at the Mooney Cheero Point Progress Association meeting where a SPA presentation was made (70+) ;
- the number of written submissions made to date (23);
- the registered attendance at the Community Open Day (129+); and
- Several articles in the local print media.

Whilst the input and feedback from the community has been quite diverse, the data suggests that overall there is support for change, with the vast majority of issues identified and suggestions made being positive. The Community Open Day evaluation showed that 42.9% of respondents were supportive of the rezoning and redevelopment concept, with 12.5% being 'strongly supportive' and 30.4% being 'supportive'. There was also a high 'neutral' response (32.1%). The evaluation also showed that 'overdevelopment' of the site is perceived as a risk and the community wants to see development of a scale in keeping with the unique character of the area. It is also noted that in relation to Peat Island, the Progress Association survey results showed that over 75% of respondents did not want the island to be left as it is now.

Many community members are looking forward to having access to the Peat Island and Mooney Mooney lands. They welcome increased community facilities and opportunities for public recreation. There are a variety of aspirations for the site to be sensitively developed and to include village style amenities such as cafes, shops, accommodation and appropriately scaled residential. There has also been a desire expressed to see the site servicing river users. Water-access-only residents have detailed their needs for facilities such as a jetty and parking.

Not all community members are supportive of the rezoning concept, however, with a quarter of respondents of the Community Open Day evaluation being either 'opposed' (16.1%) or 'strongly opposed' (8.9%). Those opposed to the rezoning were concerned that the land should remain in public hands. There is a perception amongst some local people that if the land were to be sold then public access would be significantly reduced. Concerns were also expressed about the:

- 'urgent need' for recreational space in the local area
- potential for an increase in urban creep within a bushland environment
- potential stress from development on an already fragile environment.

The Community Open Day and consultation to date has been the beginning of a conversation about what is possible with the rezoning of Peat Island and Mooney Mooney Lands. The qualitative data is diverse and difficult to quantify and while many suggestions here are made only once, they are of real value. The submissions provide a variety of very high quality input. Despite the diversity of input, it has been possible to identify some common threads under the themes used for the Community Open Day presentation stations:

1. **The Rezoning Process and Opportunities for Community Input.**
   The main issue identified under this theme was the need to disseminate information to a broader audience, including the range of smaller local communities in the area, water-access-only residents and residents across Gosford and Hornsby LGAs (local government areas).

2. **Proposed Land Use Zonings**
   The community identified a wide range of issues and provided a similarly wide range of suggestions for land use. Some common themes emerged in relation to each of the 9 land use areas identified in the Map of Potential Land Uses (see Map of potential land uses.PDF) as follows:

- Area 1 Peat Island
  - Support for rezoning to allow the development of tourism with a wide range of suggestions from a top quality hotel/marina complex to restaurants and small shops.
  - Maintenance as a heritage site with significant public access.
  - Caution about over-development of Peat Island.

- Area 2 Residential
  - Protection of the foreshore vital.
  - Support for public use.
  - Risk identified for residential development due to concerns about flooding, environmental impact and visual impact from the river.

- Area 3 Residential, Tourist and Minor Retail
  - Overall support for mixed use residential, tourism, minor retail and community use.
  - Some concern about overdevelopment/overcrowding, depending on the scale of development.

- Area 4 Environmental
  - Strong support.
  - Could be added to the Popran or Brisbane Water National Parks.

- Area 5 Highway Service Centre
  - Strong opposition to a highway service centre and large fast food chains.
  - Some support for a small service station, either on this site or on the old service station site.

- Area 6 Residential
  - Support for mixed use – residential, community facilities and shops.

- Area 7 Residential
  - Some support for low density residential.
  - Concerns expressed for the tenancy of long term residents
  - Support for retention of school site for community use, if not used as a school, to serve increased population.

- Areas 8/9 Community
  - Strong support.

3. **Land Ownership Plan**

The key point made under this theme is the importance of preserving the Department of Education and Communities' land for community use. This point sits within the broader context expressed by the community of the importance of preserving land for community purposes, the potential need for a school if there is residential development and upgrade of existing community facilities such as the rural fire service and library building.

**4. Public Access Plan**

The importance of public access was a common theme throughout all consultation processes and in particular:

- The need to enhance public access and increase public/community spaces and buildings across all areas.
- Public access linkages between areas. Strong support for walkways and cycleways.
- Need to ensure public access to foreshore whilst also protecting the mangroves e.g. setbacks and boardwalks.

**5. Ecological and Scenic Qualities**

- Important to preserve the environmental amenity and pristine river environment.
- Concern about the oyster and fishing industries being damaged by development.
- The importance of buffer zones between any development and the oyster/fishing industries and foreshore/mangroves.

**6. Heritage**

- Strong support for preservation of buildings as heritage, Aboriginal heritage and history of the site.
- Community access to heritage buildings
- Support for Heritage tourism.

**7. Noise and Traffic**

- Noise from compression braking was identified as a huge problem not only for new but for existing communities as well.
- The need for noise barriers that are unobtrusive and that don't reflect the noise to other residential areas.
- Problems with the existing interchange to the F3 southbound.
- Need to upgrade public transport throughout the locality and especially to the railway station.
- Inadequate parking in Brooklyn and at the railway station.

**8. Social Impact**

- Lack of community berthing space and car parking for water-access-only residents.
- More open space and public recreation areas needed.
- Retain existing community assets e.g. chapel, fire shed and library.
- Provide a mix of housing to avoid becoming an 'elitist enclave' (an exclusive area with no affordable housing).
- Important to maintain the village atmosphere of the area,
- Need for a small supermarket/corner store.
- Overdevelopment will lead to stress and disharmony within the local community.

**9. Employment and Tourism**

- Do not want a massive service station or large fast food giants.
- Support for small scale, employment providing tourism and small commercial.

**10. Services and Utilities and Other Studies**

There was concern relating to a number of utilities and services including power supply, sewerage facilities telecommunications and general infrastructure needs. Key service needs were identified here including health services, police, day care and aged care.

In summary, the input to date from the local community has been diverse; however, there are some strong common themes on which the local community agrees. The key findings on which there is agreement are:

1. Peat Island and Mooney Mooney lands represent a unique and beautiful area that is valued for its natural assets and unique village style communities.

2. 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.

3. This is a gateway site and the visual impact is important.

4. There are identifiable existing community needs which include small scale commercial/retail facilities, passive recreation and sporting facilities, community meeting places and local services.

5. The local community highly values the heritage associated with the site.

6. The river is important and needs to be protected. Public access to the waterfront for passive recreation is essential.

7. 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.

8. 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.

9. Both Gosford and Hornsby Councils should be involved in the proposed rezoning.

Key findings which show strong divergent opinions within the community are:

1. 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.

2. 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.

3. 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.

4. The highway service centre concept 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.

Ongoing community consultation is recommended to deliver a Masterplan for this site that provides balance between the government's need for a return on the land and the local community's aspirations for the site.