



23 August 2021

David Farmer
Chief Executive Officer
Central Coast Council

Email: David.Farmer@centralcoast.nsw.gov.au

Dear Mr Farmer

RE: Planning Proposal PP_2017_CCOAS_006_00 – Peat Island and Mooney Mooney

A Planning Proposal has been prepared by Urbis on behalf of Property & Development NSW (PDNSW) (formally Property NSW) to address the Gateway Determination conditions relating to the Planning Proposal that seeks amendments to the Gosford Local Environmental Plan 2014 (GLEP 2014) for the Government owned land at Peat Island and Mooney Mooney (PP_2017_CCPAS_006_00 (17/06254)).

The Gateway Determination of 10 August 2017 included a number of conditions, which required the Planning Proposal to be resubmitted to the Department upon completion of agency consultation and resolution of issues, prior to community exhibition.

PDNSW has worked with Council and the Planning Delivery Unit to resolve the outstanding matters as raised during a meeting held on 7 July 2021. The Planning Proposal has now been revised to address these matters.

PDNSW provides the register below of documentation submitted that forms part of the Peat Island and Mooney Mooney Planning Proposal package.

Documents	Consultant	Appendix
Planning Proposal Report	Urbis	
Indicative Concept Plan	Urbis	Appendix A
LEP Maps	Urbis	Appendix B
Site Specific Development Control Plan	Urbis	Appendix C
Urban Design Report	Urbis	Appendix D
Heritage Conservation Management Plan	Urbis	Appendix E
Utilities Infrastructure Report	Mott Macdonald	Appendix F
Water Cycle Report	Mott Macdonald	Appendix G
Traffic and Transport Assessment	Mott Macdonald	Appendix H
Biodiversity Certification Assessment Report and Microbat Management Plan	Ecological Australia	Appendix I
Riparian and Aquatic Constraints Assessment	Ecological Australia	Appendix J
Social Impact Assessment	Ethos Urban	Appendix K
Contamination - Targeted Site Investigation	JBS&G	Appendix L
Strategic Bushfire Study	Peterson Bushfire	Appendix M
Environmental Noise Assessment	Renzo Tonin & Associates	Appendix N
Aboriginal Cultural Heritage Assessment	Extent Heritage	Appendix O
European Heritage Impact Assessment	Urbis	Appendix P
Community Needs Statement	Urbis	Appendix Q
Economic Statement	Urbis	Appendix R

Documents	Consultant	Appendix
Planning Proposal Report	Urbis	
Visual Impact Statement	Urbis	Appendix S
Consultation Summary	Property & Development NSW	Appendix T
Letter of Intent	Property & Development NSW	Appendix U
Revised Site Survey	Chase Burke & Harvey	Appendix V

PDNSW trusts the amended Planning Proposal documentation adequately addresses all Council and Gateway Condition requirements and is ready to be issued to the Department of Planning, Industry and Environment for endorsement to commence public exhibition.

Please do not hesitate to contact Alison O'Loughlin, Director, Commercial Development PDNSW on 0466 457 594 should you wish to discuss.

Yours sincerely,



Stacey Fishwick
Executive Director, Commercial Development
Property and Development NSW
Housing and Property Group

Cc: Alison O'Loughlin Alison.OLoughlin@property.nsw.gov.au