



**FIGTREES ON THE MANNING**  
TAREE, NEW SOUTH WALES  
LOCAL AREA PLAN / MASTER PLAN

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Prepared by:  
Suters Architects in collaboration with,  
S-Lab, Steffen Lehmann  
McGregor Partners  
Arup Sustainability  
Connell Wagner  
Asquith & DeWitt





Taree, NSW

Figtrees on the Manning represents a unique opportunity in Taree to create a major and vibrant mixed use waterfront development that will help consolidate Taree as a major regional centre.

There will be a range of development outcomes including commercial and retail outlets, residential units, modern adaptive reuse of some of the substantial old dairy factory buildings, and a commercial marina. The commercial marina and a proposed 'boatel', will encourage boating use of the wonderful Manning River.

The development will underpin revitalisation of the site and allow a range of wonderful outcomes for the public. Including:

#### Objectives of the Masterplan

- To provide for a mix of landuses that will drive development of the site and achieve good private and public landuse outcomes.
- To ensure that redevelopment of the site will provide essential connections to Taree CBD as a Regional Centre, the adjacent residential precinct and the natural features of the site.

- To create a delightful public domain.
- To optimise utilisation of the waterfront location.
- To maximise the benefits from adaptive re-use of existing buildings and infrastructure on the site.
- To create a building form and envelopes that will achieve economic development and maximise amenity on the site and in the neighbourhood.
- To achieve an appropriate scale of development.
- To provide for and encourage boating activity.
- To effectively and efficiently provide transport facilities for cars, pedestrians and cyclists.
- To incorporate and demonstrate environmental sustainability and energy efficiency in the proposed development.

- To create a great sense of place in the design, and qualities in the development outcome.
- To achieve beauty, liveability lifestyle choice and make the site a very desirable place to live or visit.

The heritage qualities of the site will not be lost through redevelopment and reuse. The dairy and maritime history of the area will be presented in a museum as an adaptive reuse of the old generator building. A number of old substantive dairy factory buildings will be adaptively redeveloped for use as growers markets, coffee shops and restaurants, and these outlets will also provide an opportunity to present elements of the site's history. Naming competition run in the local community, has turned up a number of options to name aspects of the redevelopment after historic activities on the site. The old railway alignment will be retained as a cycle and pedestrian pathway through the site.

Overall the vision is to create a distinctive and vital urban redevelopment area with a quality public domain while optimising the utilisation of this wonderful waterfront location.





This Local Area Plan (LAP) records the outcomes of the master planning process and community consultation for the Figtrees on the Manning site. The project represents the joint venture between GTCC and the three major land owners of the site and has seen significant involvement from the community in developing the urban design solution for the area. It commenced with a national design competition with Suters Architects and their consultant team of s\_Lab, McGregor + Partners, ARUP, Connell Wagner and Asquith & DeWitt being engaged to complete the Masterplan.

The Figtrees on the Manning development presents a unique opportunity within Greater Taree for a high quality mixed-use development of broad regional significance. It proposes to maintain the existing qualities of the area, including both the natural elements

and built structures, endeavouring to create a vibrant and diverse community that is rich with the social, economic and environmental experiences of a fully realised urban tapestry. It will offer a community that celebrates past, current and future contexts and one that contributes robustly and positively to the development of Taree and the Waterfront Precinct along the Manning River.

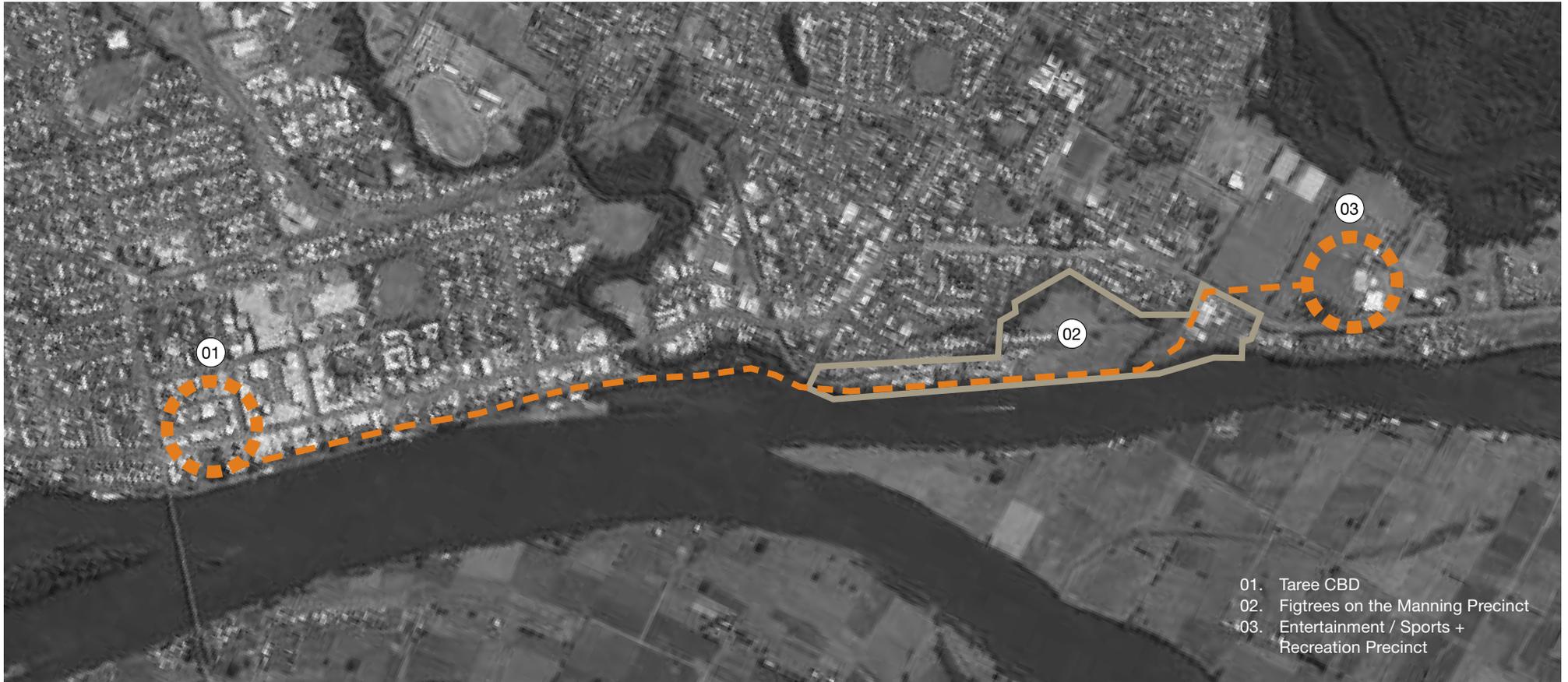
The Masterplan is comprised of five precincts that each offer a different but complementary use which demonstrates the diversity of development potential for Figtrees on the Manning.

The first precinct forms the gateway to the site utilising the existing spotted gum reserve, rail corridor and modestly sized residential buildings to create a place which is inviting and encourages people

to enter and explore the site. The second precinct is proposed as a business hub comprised of high quality mixed use development that breaks out onto public domain areas and the waterfront. The unique character of the third precinct is based on reusing the magnificent existing heritage buildings and opening up the waterfront for people to live, work, play and interact together. The aim for the fourth precinct is to create a residential village within scenic existing landscape elements of the creek and the river. The fifth precinct will gain its unique character with the creation of a commercial marina – the working waterfront.

The LAP is intended to be read in conjunction with all other guide lines and controls relevant to the proposed development for Figtrees on the Manning.





### 03.1 Planning + Design of the Masterplan

In preparing the Masterplan the importance of the site was recognised as a catalyst to strengthen Taree's relationship to the waterfront. The site is located between the Botanical Gardens and the Entertainment / Sports and Recreation Precinct. The key vision of the Masterplan is to connect these two places with the Figtrees on the Manning precinct and form a necklace of precincts that activate the entire waterfront.

The proposal for these five precincts is for them each to have their own unique character providing a diversity of uses across the site. The various functions performed by each precinct result in a mixed use outcome benefitting the wider community.

Each precinct's various built elements segment the open space. Through the use of different materials in the landscape as well as the mix of the reused heritage buildings and contemporary architecture, a variety of spaces will be created providing both visual and physical dynamic experiences. Components of the design include hard and soft treatment of the water edge, floating river pool, viewing platforms, river stairs, pavements, timber decks, boardwalks, lighting, lawns, native trees and vibrant planting beds.

Consideration has been given to developing the flood prone land that occupies the majority of site. To limit the impact on the environment two major initiatives have been introduced: development is restricted

to ground above the flood level as much as possible limiting the effect on the flood line and it is also proposed that development will occur on a series of podiums were necessary to raise it above the flood line.

Therefore a responsible and sustainable urban design solution has been established as the appropriate model for the Figtrees on the Manning Masterplan.



### 03.2 Place Capital + Gap Analysis

#### Taree

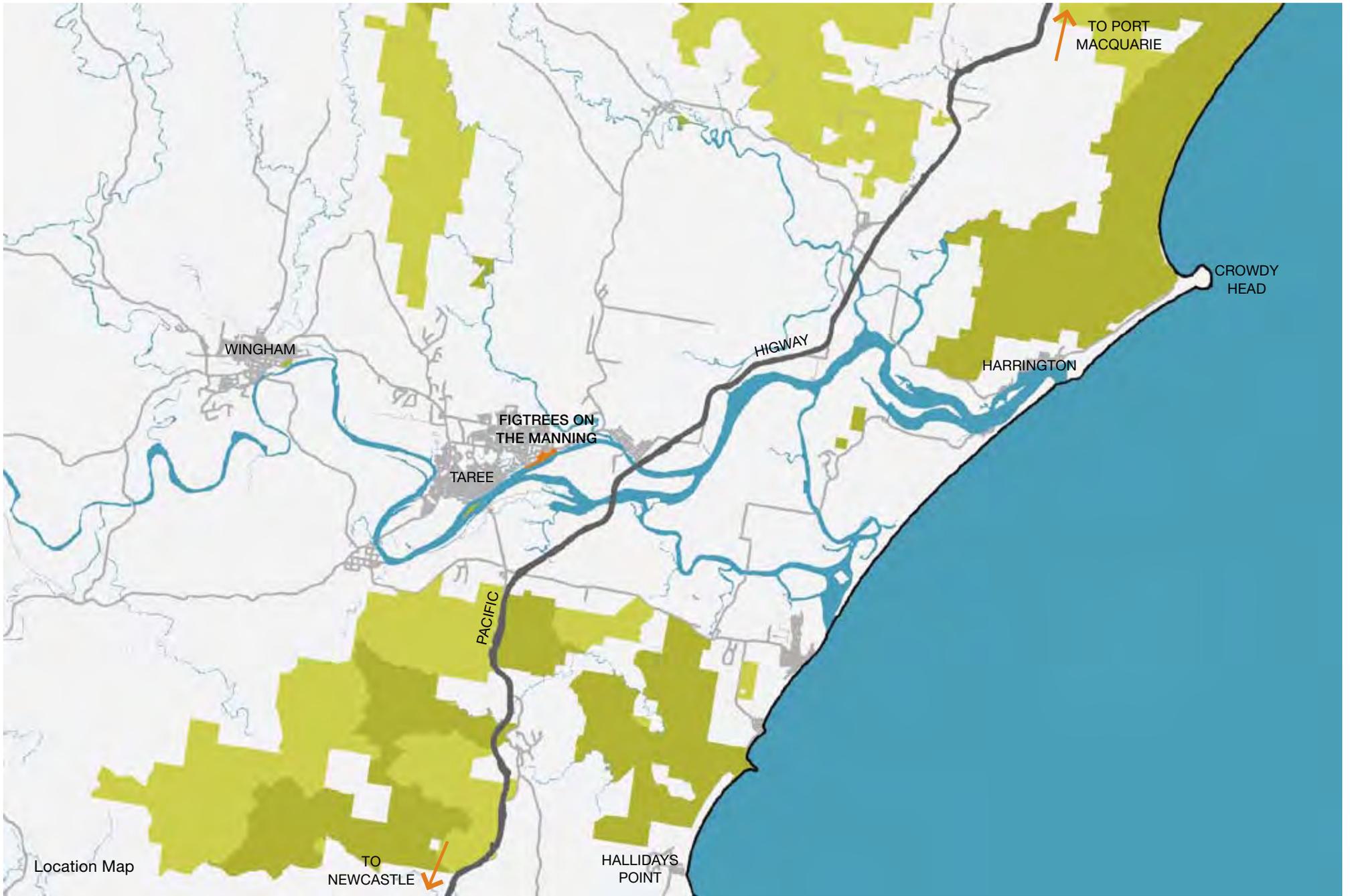
- Regional service centre
- Manning Valley / National Parks
- Stop in for northern bound traffic
- Agricultural produce
- Leisure / Culture / Education / Unique Heritage

#### Existing

- hotel
- motel
- promenade
- cinema
- sport
  - regional centre
- health
- water sports
- retail
- pubs
- residential
- finance
- education
  - private
  - public
  - tafe
  - colleges
- transport
  - automotive
  - agriculture
  - horticulture
  - equine
  - showground
  - entertainment
- fishing
- rail
- XPT
- bypass
- dairy
- bus route
- airport
- entertainment centre
- aquatic centre
- racecourse

#### Gaps

- limited river connections
- art
- serviced apartments
- pedestrian link
- restaurants / seafood
- family / organic / farmers market
- music venue
- urban scale parks
- night club
- business incubation
- reception / wedding facilities
- bus station / break
- function space
- youth hostel
- child care
- motel / boatel
- waterfront
- sailing / yachts
- dry dock / marina / boat building
- fishing tours
- cruisers
- whale watching
- youth services
- tourism
- day spa
- health / fitness
- alternative housing
- cycling centre



Location Map

TO  
NEWCASTLE

HALLIDAYS  
POINT

TO PORT  
MACQUARIE

CROWDY  
HEAD

HARRINGTON

HIGHWAY

FIGTREES ON  
THE MANNING

TAREE

PACIFIC

WINGHAM

**04. DEVELOPMENT CONTEXT**

## 04.1 Context Analysis

### 04.1.1 Mid North Coast Regional Strategy

The Mid North Coast Regional Strategy provides for balanced growth of the region. The strategy aims to protect the coast by focusing new settlement in areas identified on local strategy maps.

Taree is identified as a major regional centre. Major regional centres are expected to accommodate medium to higher density living, business, employment and professional services.

Taree has the land and infrastructure to support significant industrial and residential growth. Taller buildings are encouraged around Taree town centre.

The growth of Figtrees on the Manning, in accordance with the Masterplan, will provide for residential and business development consistent with the Regional Strategy.

### 04.1.2 Local Area Strategy

Figtrees on the Manning is currently zoned for rural, residential, open space and industrial uses.

The future of Figtrees on the Manning is established in the Taree Conservation and Development Strategy.

This strategy identifies the following opportunities:

- promotion of tourism
- provision of water front activities
- boating and marinas
- water based tourism
- links to Taree CBD









#### 04.1.5 Context Height + Scale

Taree is a regional city with most buildings having low heights and modest scales.

Larger buildings are typically found in the main street but are otherwise dispersed and found on larger sites or adjoining infrastructure corridors. The biggest buildings usually relate to past or continuing rural industry.

The Figtrees on the Manning site has an association with the dairy industry and maritime services. Buildings of an industrial nature remain on parts of the site.

New development on the Figtrees on the Manning site should complement the regional city of Taree. It should allow height and scale consistent with main street development of Taree and those of the local rural industry while introducing a variety of bulk and scale across the site to both the streetscape and waterfront.



## 04.2 Site Analysis

### 04.2.1 Location

The project site is located between the Manning River (North Arm) and Pitt Street in Chatham, Taree. The site is bordered to the north by Pitt Street, existing residential development and Chatham Avenue and to the south by the Manning River. The Botanical Gardens are located beyond Browns Creek to the west.

Satellite urban areas occur at Cundletown to the east, Taree South and Purfleet to the south, Tinonee to the southwest and parts of Wingham to the west. The surrounding area is characterised by a mixture of low and medium density residential, commercial, light industrial uses and rural agricultural lands. Located to the east of the

site is the Taree Entertainment Centre and Taree Airport with the CBD of Taree approximately 2km to the southwest.

Chatham Avenue is the main entry road into Taree from the east. Commercial uses such as car dealers and motels characterise Chatham Avenue. Chatham Park is located just north of Chatham Avenue.



#### 04.2.2 Land Ownership

Ownership of the Figtrees on the Manning site is fragmented. The majority of the site is under three ownerships. This concentration of ownership is an opportunity as the planning and design of larger land parcels is more certain and allows for the ready creation of individual precincts reflecting location, past ownership and historical use.

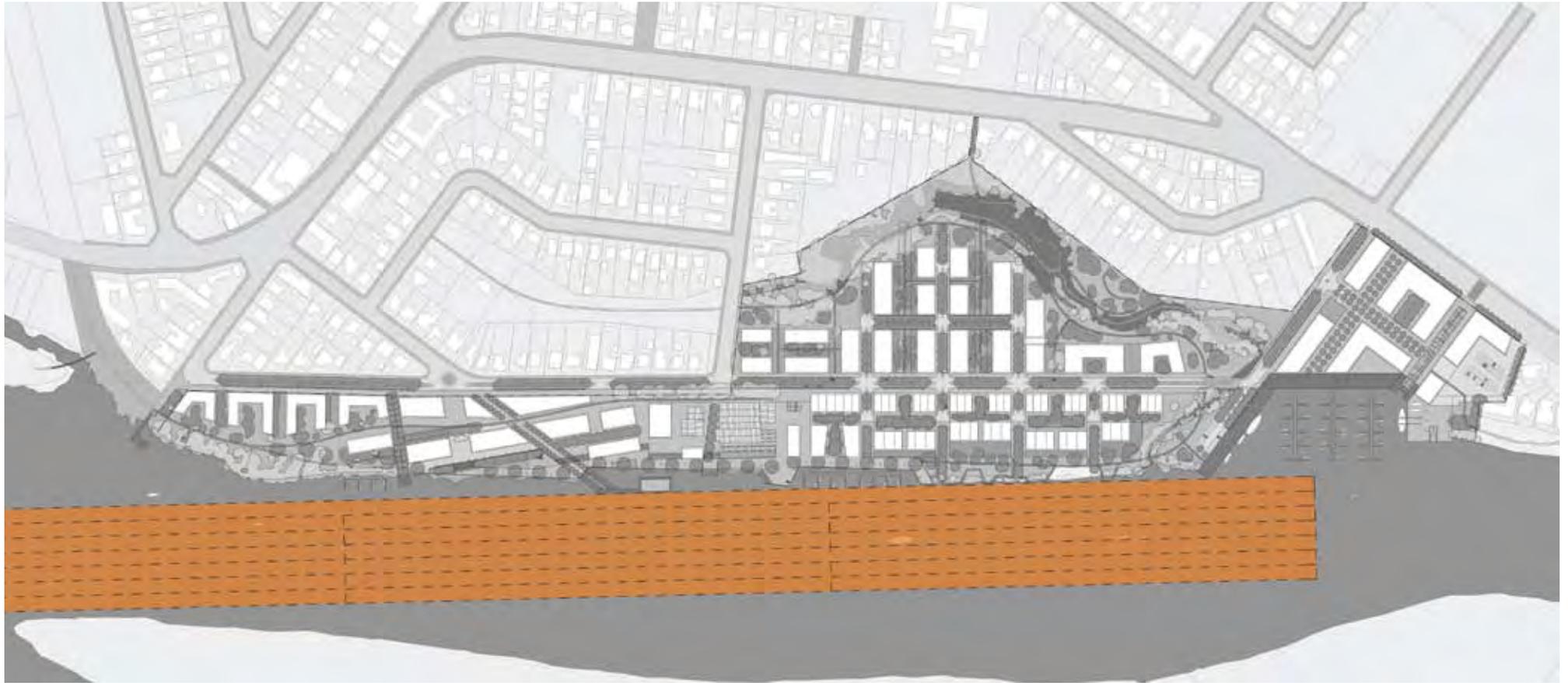


#### 04.2.3 River / Creek Setback

Figtrees on the Manning is dominated by waterfront. Waterfronts are both an opportunity and a constraint.

Appropriate setbacks are required to address waterfront constraints such as flooding and to provide for opportunities such as public open space, visual amenity, natural corridors and tourism.

A setback that links the built and natural elements of the site and provides for a mix of waterfront uses is sought.



#### 04.2.4 Rowing Course Setback

The rowing course is a major sporting and tourism asset. The physical integrity of the course must be maintained.

Development along the rowing course waterfront must not encroach on the rowing lanes and should complement and enhance the experience for rowers and spectators.



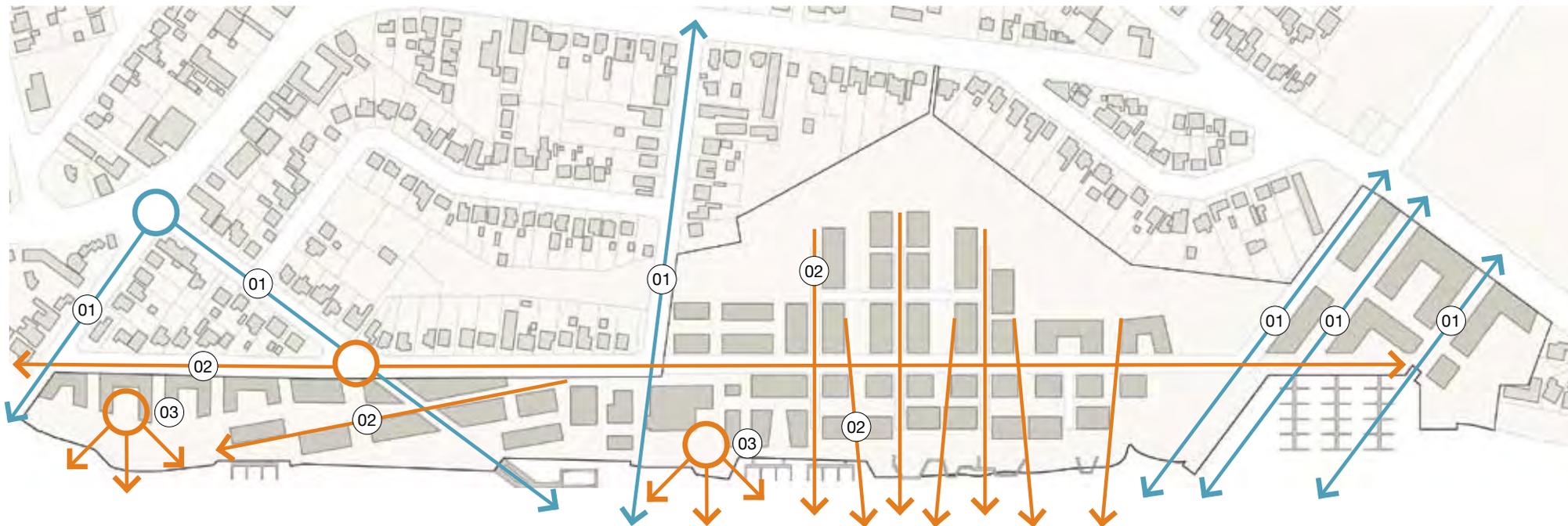
#### 04.2.5 Flooding

Major flooding is a very infrequent but significant hazard.

Development can occur in flood prone areas provided people and property are not subjected to unnecessary or unacceptable risks.

Setbacks from the river can ensure that buildings are placed out of high hazard areas.

# 05. KEY URBAN DESIGN STRATEGIES



## 05.1 Visual Connections

01. Enhance key view corridors to and from the site connecting the river and character of native vegetation to the town.
02. Create view corridors in development planning to foster a link in built form and natural landscape.
03. Establish built form that harnesses the natural aspect of the site.



## 05.2 Preserving + Integrating Public Buildings + Spaces

- 01. Establish a relationship between local context and site through preservation and integration of existing heritage buildings and development of public space.
- 02. Integrate and respect existing heritage buildings.
- 03. Integration of existing landscape features.





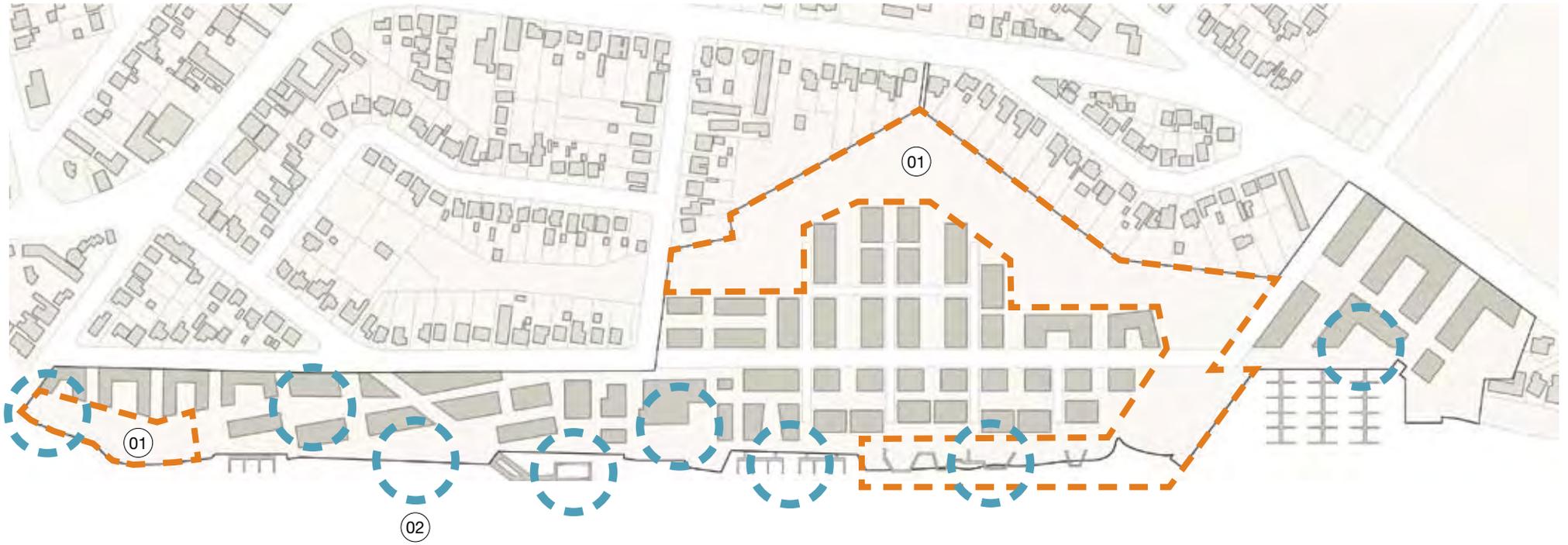
### 05.3 Natural Domain

- 01. Primary level of street landscaping.
- 02. Secondary level of street landscaping.
- 03. Integration of key site landscape element.
- 04. Rehabilitation and preservation of landscape and riparian zones providing contiguous and permeable green space throughout the site.



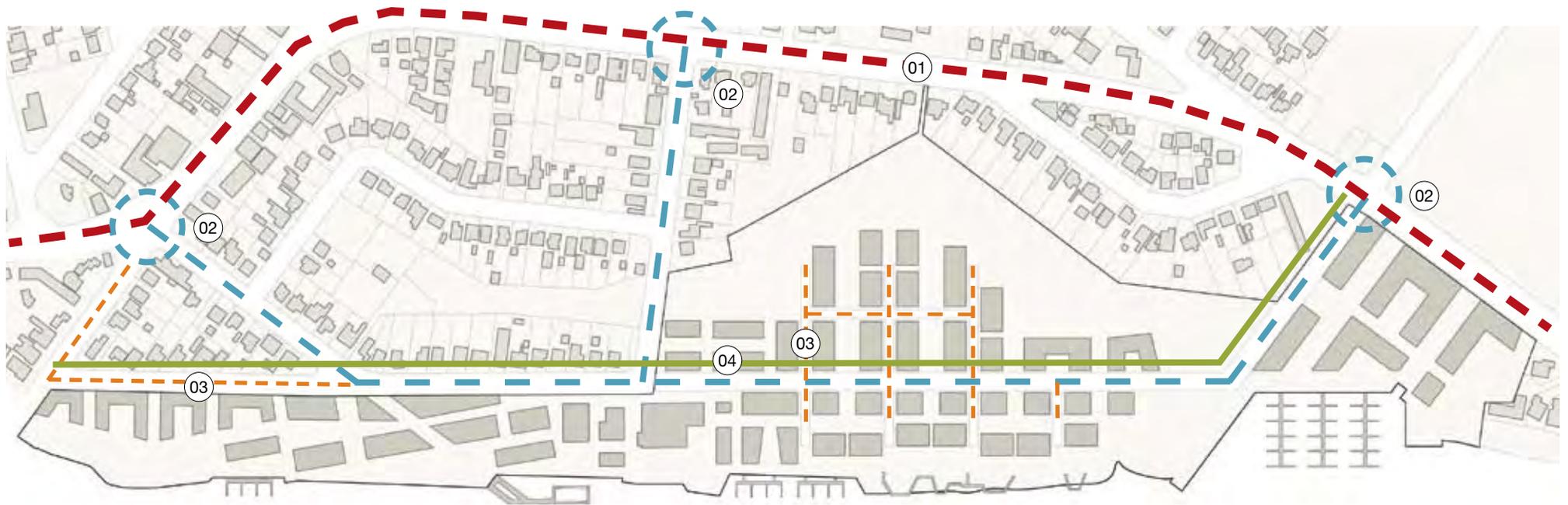
#### 05.4 Defining Main Street + Gateways + Pedestrian / Cycleways

01. Define major pedestrian / cycleway gateways to site.
02. Define main street gateways to site.
03. Establish major pedestrian / cycleway throughout site.
04. Establish main street.



## 05.5 Defining Public Spaces

- 01. Develop key landscape zones for public activity.
- 02. Establish key public infrastructure throughout site.



## 05.6 Traffic + Infrastructure

01. Maintain main traffic connection to town centre.
02. Establish key intersections and primary streets for site traffic.
03. Establish secondary street level for residential development.
04. Fibre-optic cable through site.



Taree CBD, NSW





## 06.1 Development Masterplan

- |  |   |   |
|--|---|---|
| 01. Alignment of Existing Rowing Course                  | 12. Water detention / quality feature   | 22. Beach   |
| 02. Pedestrian Connection to Chatham Avenue              | 13. Car Parking for Commercial Area   | 23. Commercial Marina   |
| 03. Urban Riverside Plaza With Constructed Edge To Water | 14. Shared Cycle Way + Footpath on Existing Railway Line                                    | 24. Boatel Marina   |
| 04. Retail Plaza   | 15. Children's Play Area  | 25. Boat Ramp   |
| 05. Nelson Street Park                                   | 16. Public Artwork / Sculptural Element   | 26. Boat Crane on Timber Deck   |
| 06. Wetland Park   | 17. Raised Boardwalk + Bridges along river + Creek to connect Marina + Residential Precinct | 27. Existing Eucalyptus Community to be retained                          |
| 07. Pitt Street – Garden Boulevard                       | 18. Viewing Platform  | 28. Existing Mangroves to be Retained                                     |
| 08. Communal Gardens                                     | 19. Floating Jetty  | 29. Existing Fig Trees on Pitt Street to be retained                      |
| 09. External Seating / Dining Areas                      | 20. Bridge to Connect to Botanical Gardens  | 30. Wetland Area with Native Aquatic Planting                             |
| 10. Floating River Pool / Stage                          | 21. Water Feature   | 31. Stormwater Filtration Biotope / Bioswale with Native Wetland Planting |
| 11. River Stairs   |   |   |

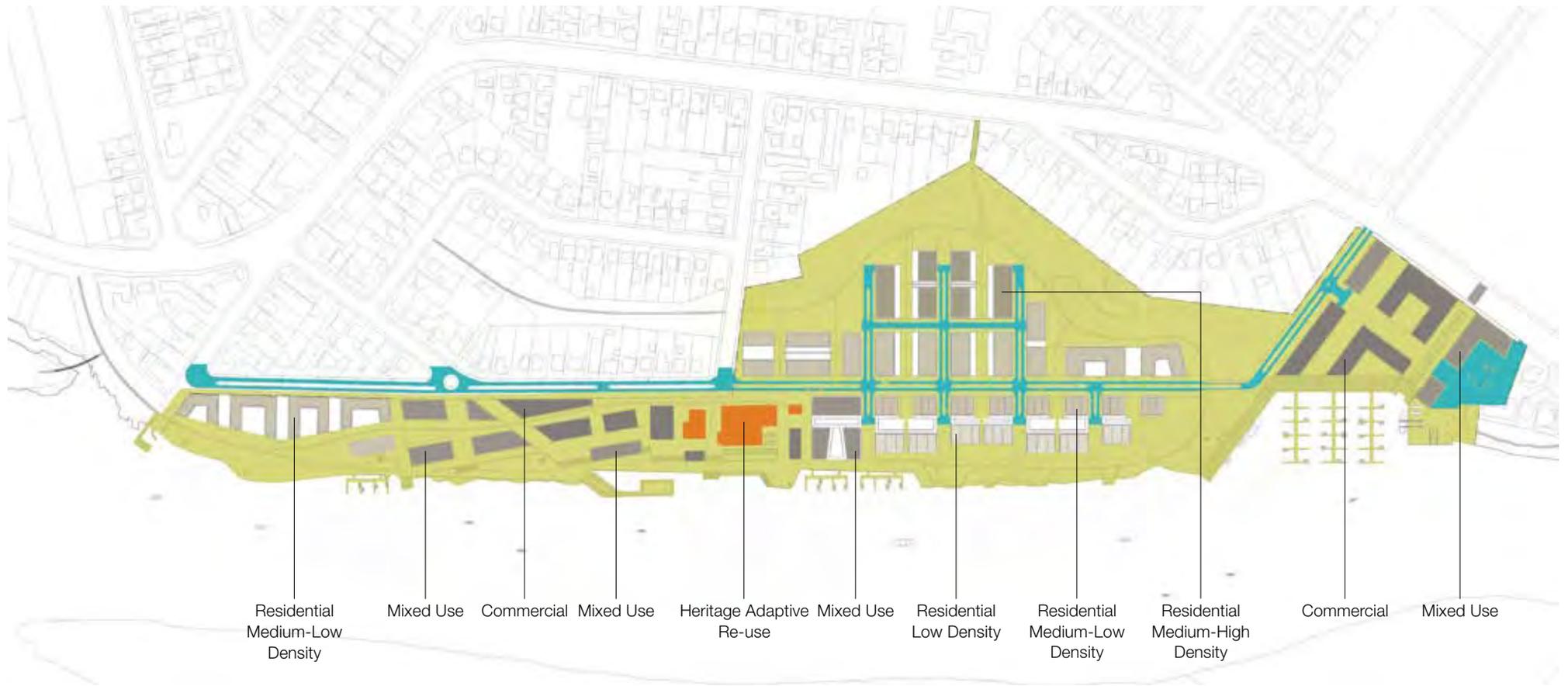


### 06.1.1 Public + Private

The Figtrees on the Manning proposal is for a residential and commercial development with a marina and community facilities that occupy the waterfront. Great consideration was given to developing the public domain aspects of the Masterplan. The scheme provides for a large expanse of publicly accessible space with areas of privately owned land dedicated for community use. The key vision for the Masterplan to connect Botanical Gardens and the Entertainment / Sports and Recreation Precincts of Taree established a link through the site via pedestrian paths, cycleways and boardwalks. This allows direct public access to the waterfront for the full length of the site and creates a multitude of unique development opportunities within the five precincts.

#### Key

- Public Space
- Privately Owned Space
- Public Accessible Privately Owned Space



06.1.2 Land Use Plan

- Residential - Low Density
- Residential - Medium-Low Density
- Residential - Medium-High Density
- Mixed Use
- Commercial
- Heritage Adaptive Re-use



06.1.3 Land Use Form

- Residential - Low Density
- Residential - Medium-Low Density
- Residential - Medium-High Density
- Mixed Use
- Commercial
- Heritage Adaptive Re-use

## 06.2 Diagrams

The following diagrams illustrate the public domain components of the Masterplan.



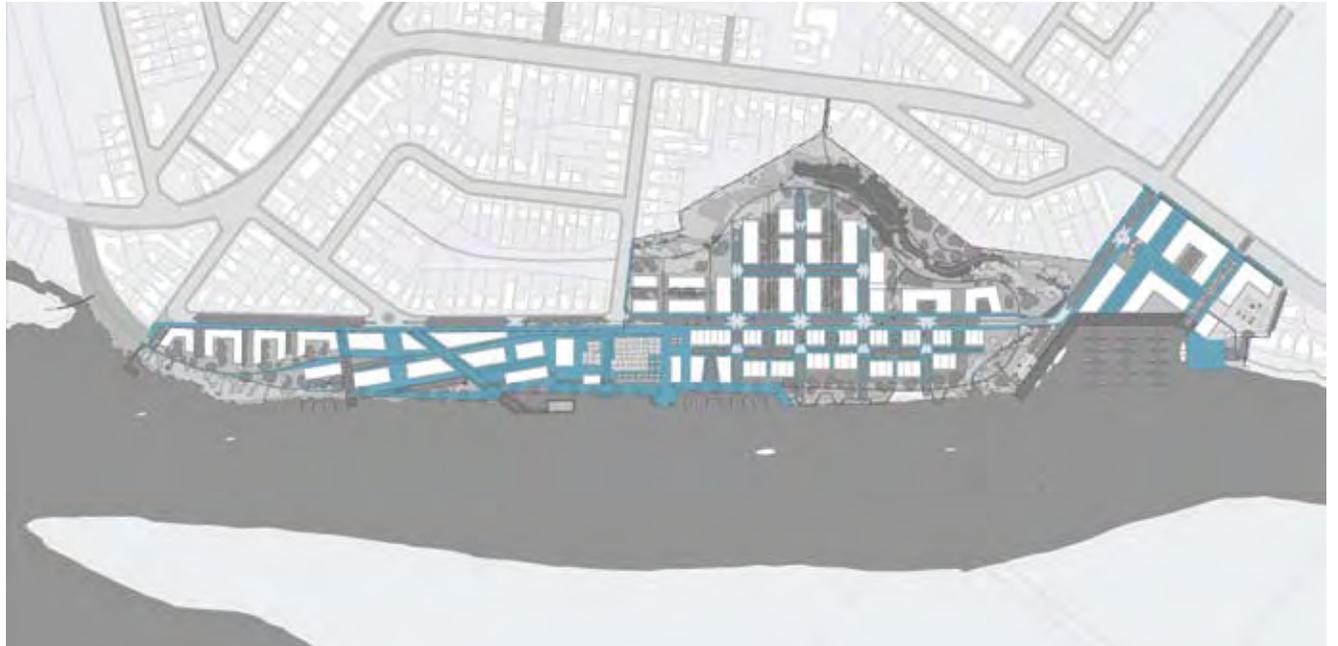
### 06.2.1 Images

Images of potential for Figtrees on the Manning to be an inviting area in which to live, work and play.



### 06.2.2 Plaza + Paving

The main pedestrian access is from Pitt Street. All proposed roads have a footpath system. A key and integral part of the proposed development is a pedestrian connection from the CBD via the Botanical Gardens along the Manning River to the Entertainment / Sports and Recreation Precinct. A bridge over Browns Creek to the west of the development forms a major connection to the Botanical Gardens. The existing railway line will be reused as shared cycleway and footpath. A promenade along the river and the various precincts that front it will allow the community to experience the water in an urban context. A Wetland Park provides a path system along the creek. A pedestrian access from Chatham Avenue provides a connection through the site to the Manning River.



### 06.2.3 Landscape

The riverine vegetation within the subject site forms part of a network of corridors. The main ecological function of these corridors is to provide connectivity for both the movement of fauna and for the local exchange of genetic material between native flora species. This would tend to reduce the risk of local flora populations becoming isolated. Since the land in the Taree urban area has mostly been highly cleared for public or private infrastructure, the vegetation may also represent one of the last refuges in the local area of many native flora species. This is the case with the strips of remnant native vegetation along the creek and the riverbank. Please refer to the Ecological Constraints Assessment (August 2007) for more information.



### 06.2.4 Boardwalk + Jetty

Through the marina, jetties, viewing platforms, boardwalks and river pool / stage Figtrees on the Manning establishes a direct relationship with the waterfront making it accessible to all for recreational use.



### 06.2.5 Existing Trees + Vegetation

It is proposed to integrate, revegetate and retain where appropriate the Spotted Gum/Ironbark/Stringybark Forest, the Mangrove/Marine Riparian Forest, the Freshwater Reedland, the Freshwater Riparian and the Fig Trees on Pitt Street. There are varying levels of disturbance to allow the achievement of a mixed use development that will achieve social and commercial outcomes while respecting appropriate aspects of the natural environment.



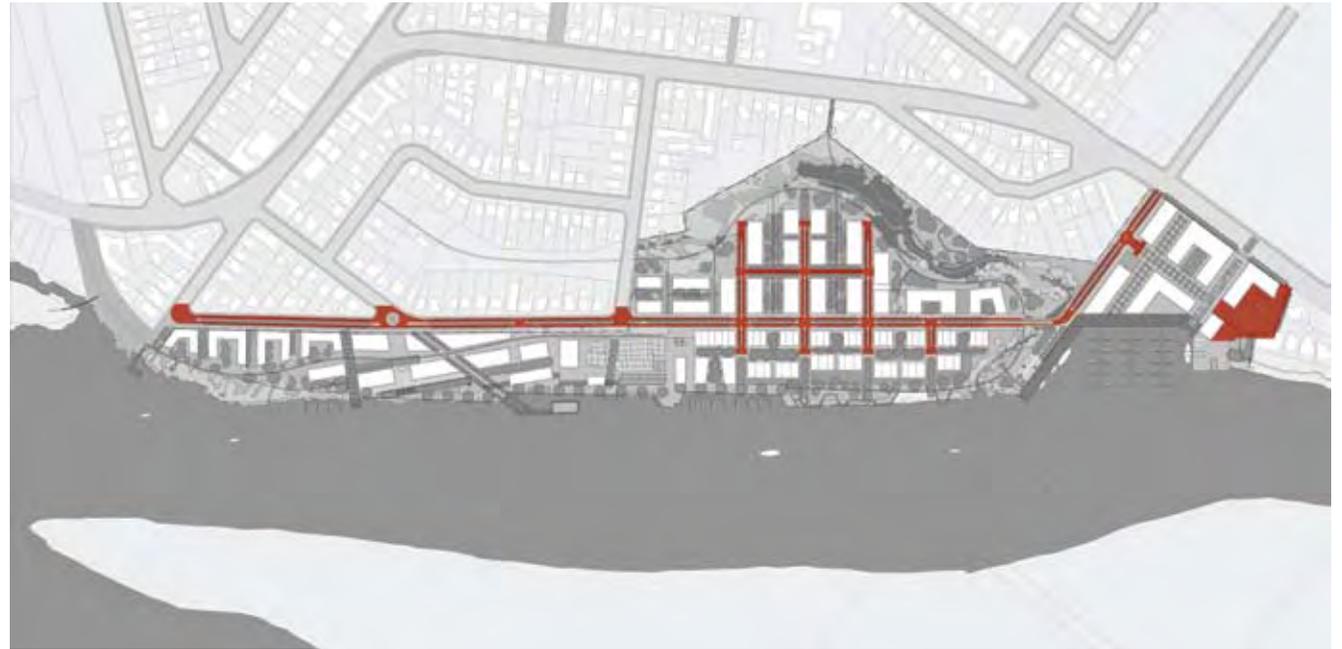
### 06.2.6 Proposed Trees + Vegetation

The design philosophy for the Landscape Architecture of the project encompasses expression of the remnant cultural heritage of the site through retention of most existing trees, reuse of most existing heritage buildings and refurbishment of the site. The project aims to fully adopt ecologically sustainable design principles. The design approach is influenced by the discipline of 'urban ecology', where the site design components are integral to the project's social, environmental and ecological systems. The primary site design objective has been to work with natural amenities such as flora and fauna, existing trees, existing topography, flood levels and setbacks from river and creek.



### 06.2.7 Road Network

The extension of Pitt Street to the northeast is proposed to provide access to the residential development. A turning head on the eastern end of Pitt Street will be designed as a small plaza. Four residential access ways to the south and three to the north are proposed to turn off Pitt Street. The three access ways in the north are connected with a residential loop road designed for passive surveillance and traffic calming. All residential roads lead into basement parking.



### 06.2.8 Basement + On Road Car Parking

Parking is to be predominately underground utilising the fall of the site and the need to keep buildings above the 1 in 100 year flood level. Parking will far exceed required parking for built form ensuring plentiful public parking to the river side of Pitt Street. Angle / parallel parking along Pitt Street will provide more opportunistic parks and provide a traffic calming effect.



## 07. CHARACTER PRECINCTS

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## 07.1 Five Precincts

The proposal is for five main precincts, all with their own distinctive character and identity. The precincts are linked by road, pedestrian paths and cycleways.

01. Gateway Residential Precinct
02. Figtree Commercial Precinct
03. The Dairy Heritage Precinct
04. Riverpark Village Precinct
05. Marina Commercial Precinct

### Mixed Use Definition

Mixed Use allows for a combination of Residential and Commercial uses.

- Commercial component could include: general office; general retail; cafes and; restaurants.
- Residential component is preferred to be incorporated in all Mixed Use areas and includes: permanent residential dwellings; serviced apartments and; short to medium term accommodation.

### Commercial Definition

Commercial allows for a variety of more specific commercial activities and could include: retail; office; hotels; motels; boatels; pubs, clubs; night clubs; function centres; cinemas; function spaces; cafes; restaurants; take-aways; markets; health and fitness facilities; cultural facilities and; community facilities.



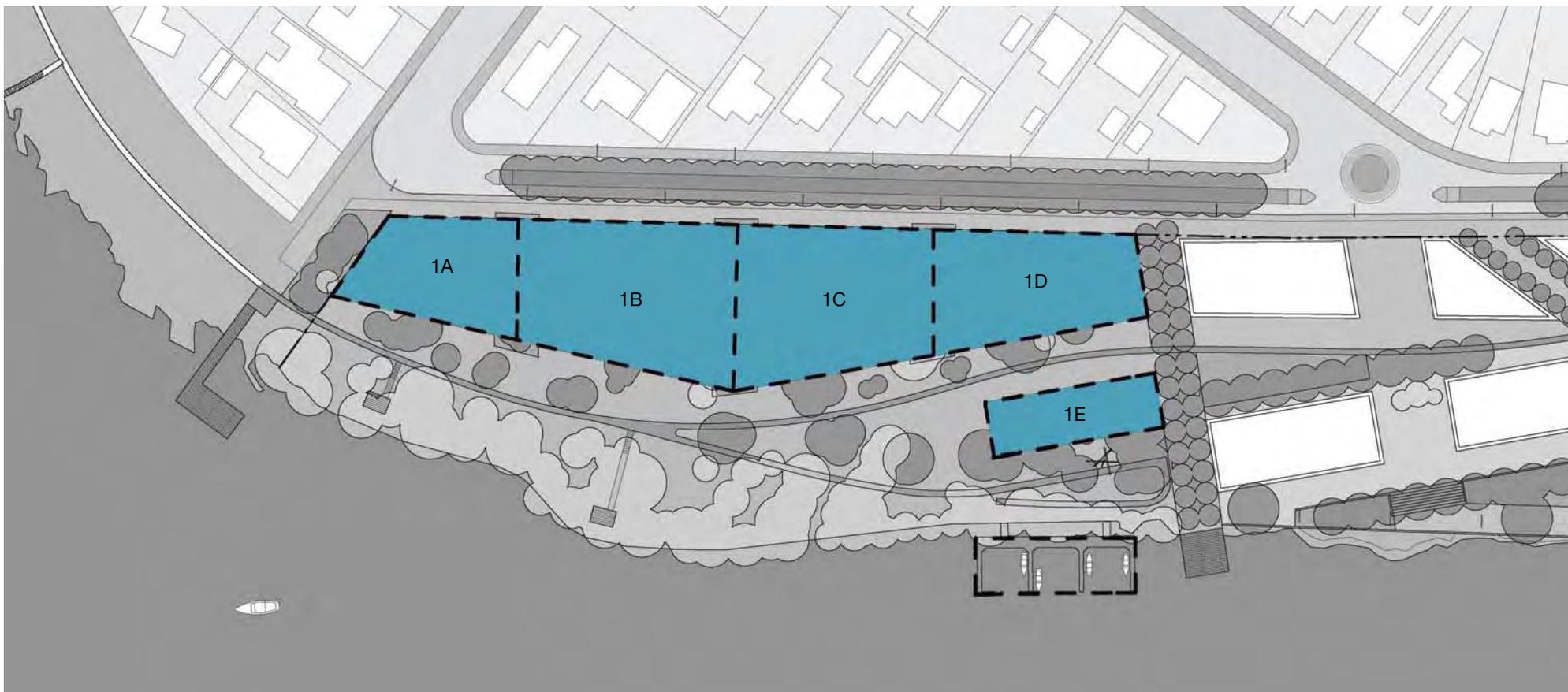
## 07.2 Gateway Residential Precinct

The Gateway Residential Precinct fronts Pitt Street on the north and the river to the south, and forms the western gateway to the site. It overlooks the natural ironbark and spotted gum reserve, historic railway cutting and walking tracks to provide many comprehensive vistas along the Manning River and into the public domain. The built form is of modest scale with predominantly three storeys which steps down to the adjoining residences and opens towards the river and public spaces, defining an ambient open area that encourages people to meet, interact and relax.





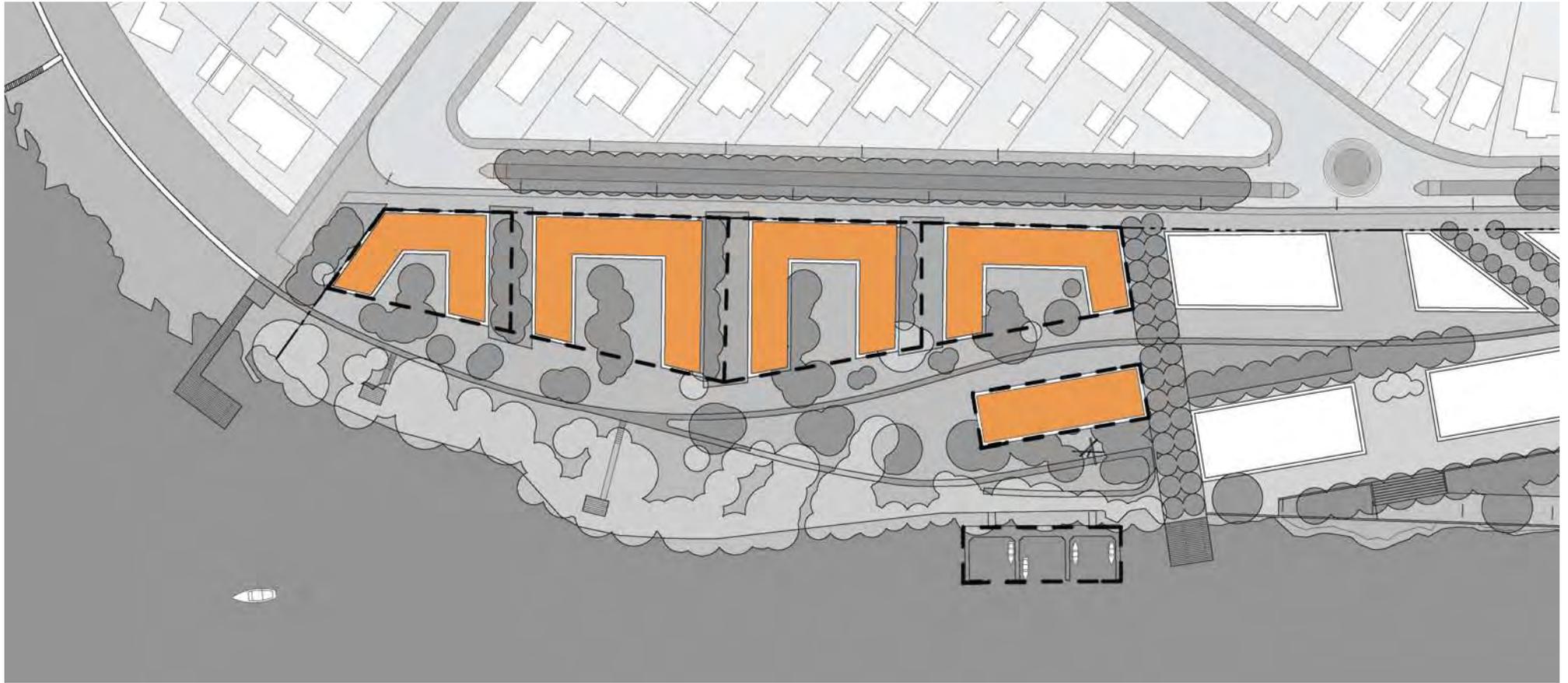
- Retention of the existing Eucalyptus community on the river and the Fig trees on Pitt Street provide the site with a pleasant environment and reduce the visual impact of the built form.
- The Nelson Street Park is the 'Gateway' into the site from the west. Entering either from the Botanical Gardens or Nelson Street through the old Railway corridor will be an extraordinary experience. After passing the raised old Eucalyptus community on the right and residential development on the left, the space will open up into wide Parkland with lawn, a children's play area and a picnic/BBQ area.
- The disused rail corridor is to be adapted to provide a pedestrian / cycleway through to the foreshore promenade.
- Casual viewing, picnic and children's play areas are provided sporadically throughout the site.
- A pedestrian / cycle bridge will be constructed over Browns Creek to create a link along the Manning River to the CBD.
- It is proposed to extend the site to the west along the rail corridor to provide a pedestrian connection to Chatham Avenue.



### Development Lots

R = Roof and loft space

Lot	Area (m <sup>2</sup> )	FSR	Height	Max Height (m above natural ground)	Permissible Uses	Setbacks	Density
1A	1 230	2.0:1	3 Storeys	10 + R	Residential	6m from Eastern Boundary	Medium-Low Density
1B	2 340	1.5:1	3 Storeys	10 + R	Residential	6m from Eastern + Western Boundary	Medium-Low Density
1C	2 150	1.5:1	3 Storeys	10 + R	Residential	6m from Eastern + Western Boundary	Medium-Low Density
1D	1 620	2.0:1	3 Storeys	10 + R	Residential	6m from Western Boundary	Medium-Low Density
1E	615	2.0:1	2 Storeys	8.5 + R	Residential with associated marina berths	No setbacks from boundary	Medium-Low Density

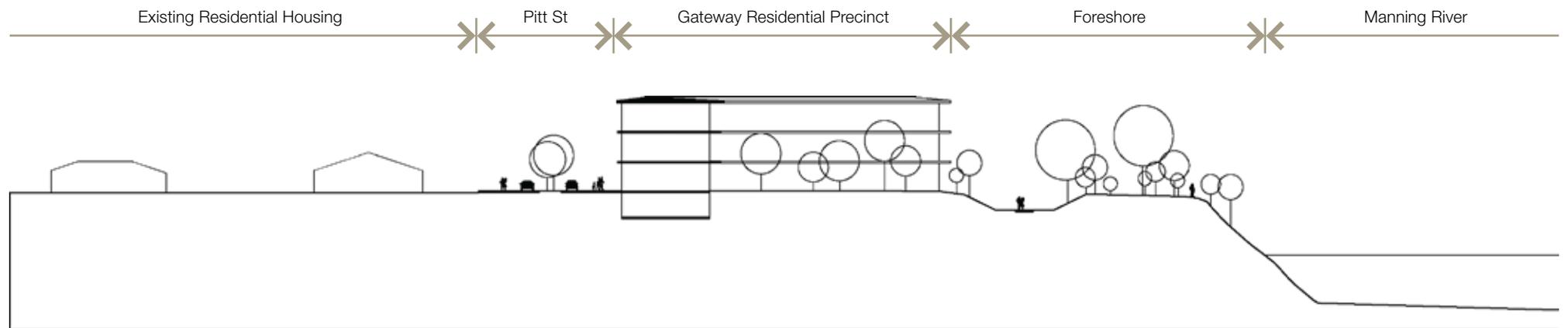


Suggested Building Envelope

# Height Limit + Form

## Key

- Residential - Low Density
- Residential - Medium-Low Density
- Residential - Medium-High Density
- Mixed Use
- Commercial
- Heritage Adaptive Reuse





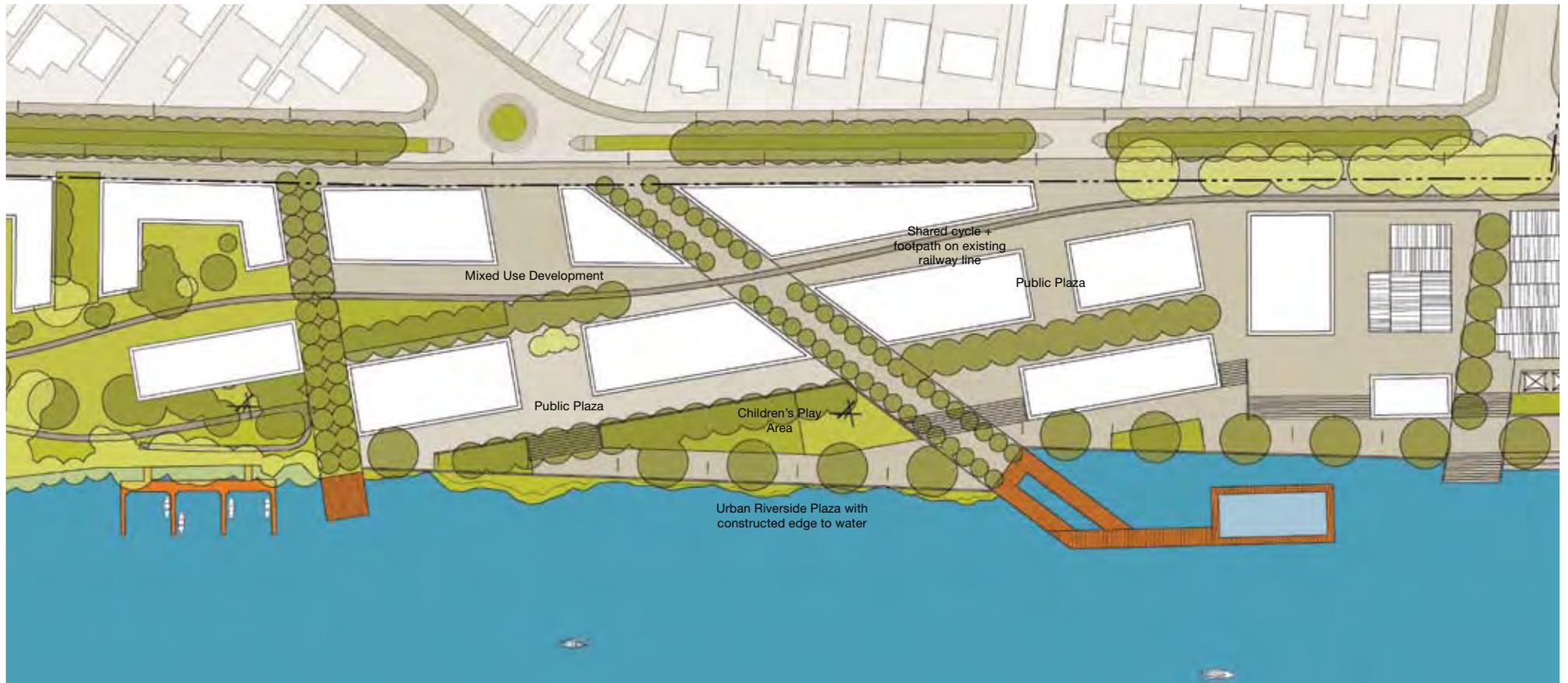
Artist's Impression



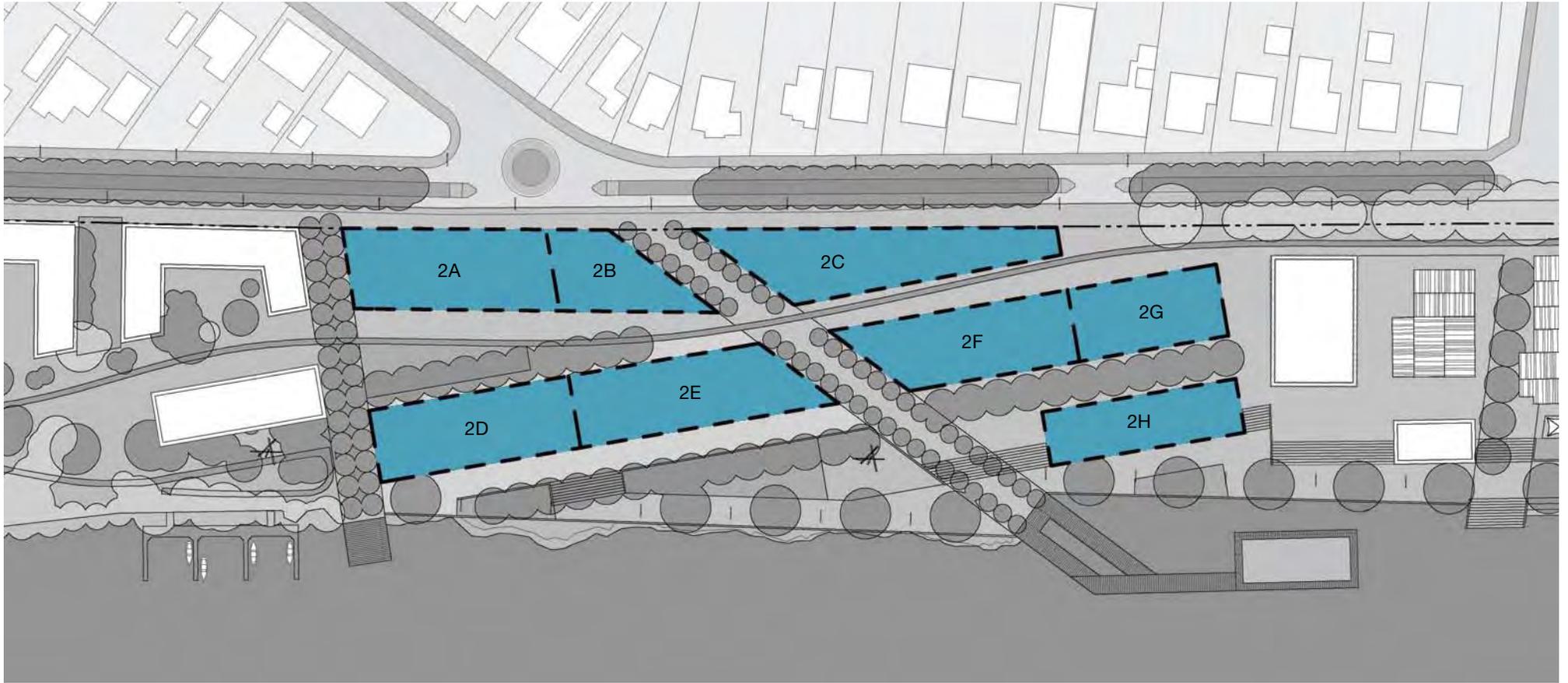
### 07.3 Figtree Commercial Precinct

The business hub of the proposal, this precinct incorporates mixed uses including high quality and speciality restaurants and cafes opening out to the terraced public domain areas. Commercial office is Green Star rated with professional residences over. Accommodated in buildings ranging from three storeys to a maximum of five storeys in height this precinct provides a public plaza containing external seating and dining areas as well as selective landscaping and terraced paving which activates the hard edged urban waterfront.





- The park character turns into a more urban promenade along the water edge and its adjacent heritage buildings.
- Construct urban riverside plaza and provide external seating and dining areas and plant trees to create a pleasant environment.
- Commercial building opportunities.
- Connection to fibre optic cable in Pitt Street.
- Jobs for new/existing residents especially as home-based occupations and separate lifestyle.



### Development Lots

R = Roof and loft space

Lot	Area (m <sup>2</sup> )	FSR	Height	Max Height (m above natural ground)	Permissible Uses	Setbacks	Density
2A	1 250	2.5:1	4 Storeys	15.6 + R	Mixed Use	10m from Eastern Boundary	Medium Density
2B	700	2.0:1	4 Storeys	15.6 + R	Mixed Use	10m from Western Boundary	Medium Density
2C	1 360	4.0:1	4 Storeys	15.6 + R	Commercial	No setbacks from boundary	Medium Density
2D	1 125	2.5:1	3 Storeys	11 + R	Mixed Use	10m from Eastern Boundary	Medium Density
2E	1 265	2.5:1	3 Storeys	11 + R	Mixed Use	10m from Western Boundary	Medium Density
2F	1 150	3.0:1	4 Storeys	15.6 + R	Commercial	6m from Eastern Boundary	Medium Density
2G	840	3.0:1	4 Storeys	15.6 + R	Commercial	6m from Western Boundary	Medium Density
2H	820	3.0:1	3 Storeys	11 + R	Mixed Use	No setbacks from boundary	Medium Density

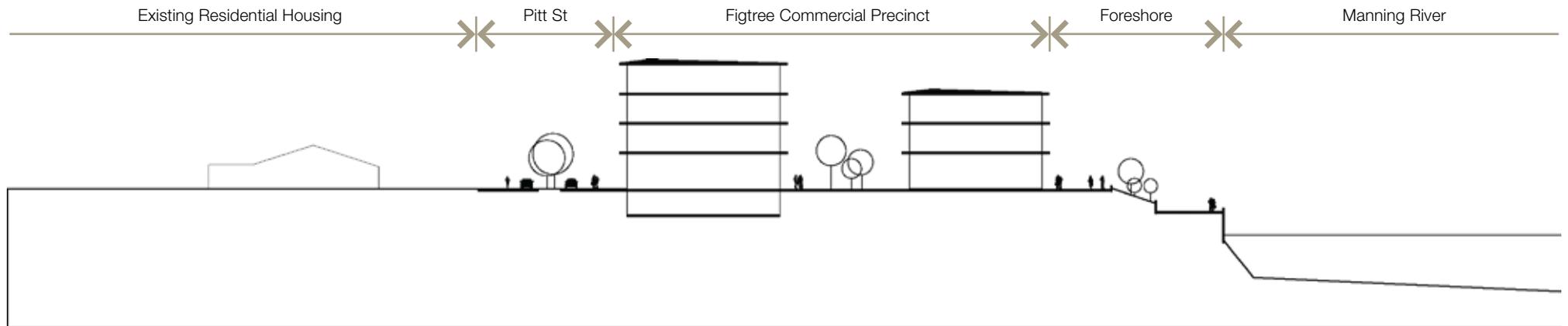


Suggested Building Envelope

Height Limit + Form

Key

- Residential - Low Density
- Residential - Medium-Low Density
- Residential - Medium-High Density
- Mixed Use
- Commercial
- Heritage Adaptive Reuse



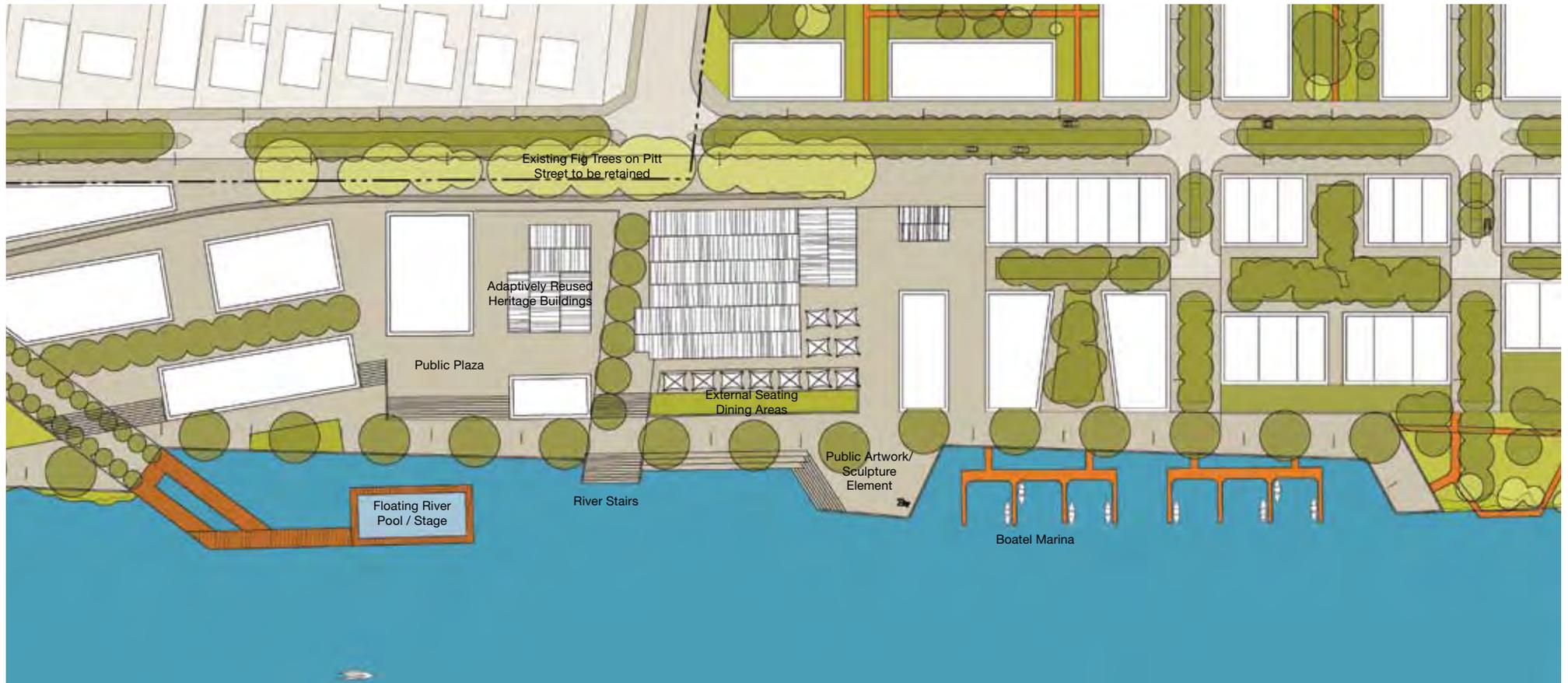




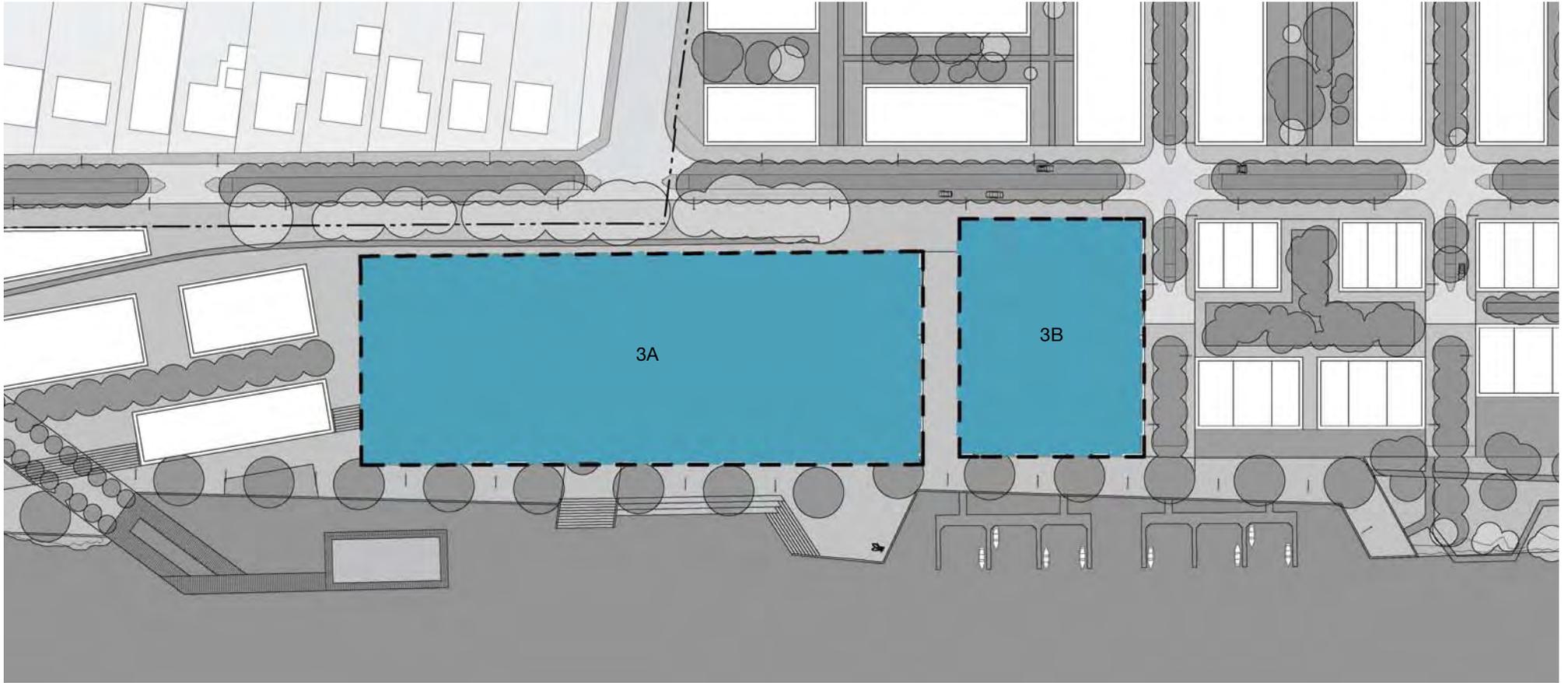
#### 07.4 The Dairy Heritage Precinct

The Dairy Heritage Precinct is a heritage enclave with a mixture of new and existing buildings and in particular refurbishment of the unique heritage buildings with an appropriate adaptive reuse function to activate sheds and public open spaces. Primary uses of this area could include multipurpose cultural and educational facilities, taverns, restaurants, fish co-op, fresh produce markets, community facilities, museum and potential hotel and conference facilities. The variation of external spaces and landscaping strategies will generate an active precinct. The public pontoon and pool / stage is the major public domain feature. An extension of the pedestrian walk and a great place to enjoy a riverside swim or performance. Bulk and scale of built form does not exceed the existing heritage building fabric.





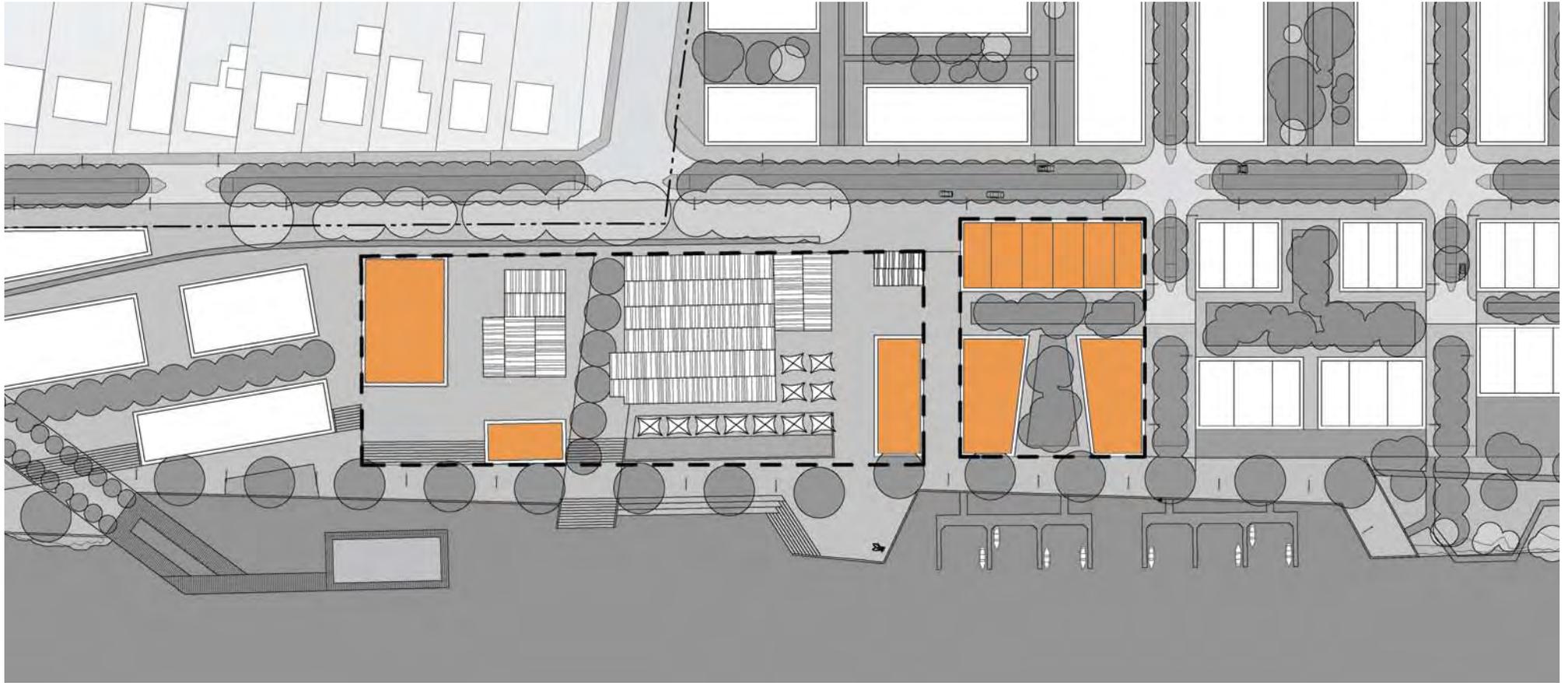
- Adaptive reuse of the unique heritage buildings using potential gaps in the Taree infrastructure such as: art, family market, organic market, local farmers market, high quality and speciality restaurants, hotel/motel, business incubation, reception facilities, function space and child care.
- The interaction with the water will be enhanced through the construction of viewing platforms, floating jetties, floating river pool/ stage and river stairs.
- Open up the buildings towards the river and the public open spaces to encourage people to interact, meet and relax in the heritage precinct.



### Development Lots

R = Roof and loft space

Lot	Area (m <sup>2</sup> )	FSR	Height	Max Height (m above natural ground)	Permissible Uses	Setbacks	Density
3A	9 100	0.75:1	2 Storeys	6.6 + R / 8.5 + R	Commercial / Adaptive Reuse	No setbacks from boundary	Residential Medium-Low Density / Commercial
3B	3 360	2.0:1	3 Storeys	11 + R	Mixed Use	No setbacks from boundary	Commercial

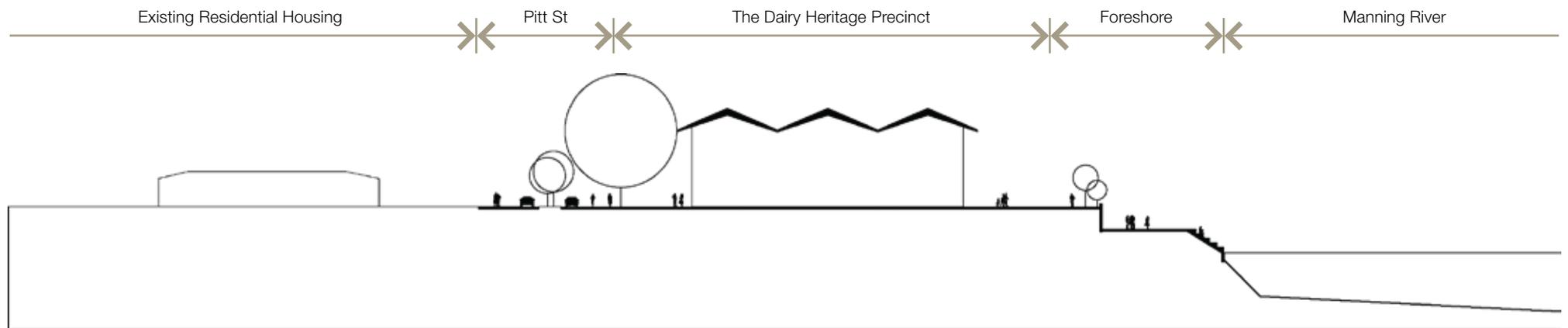
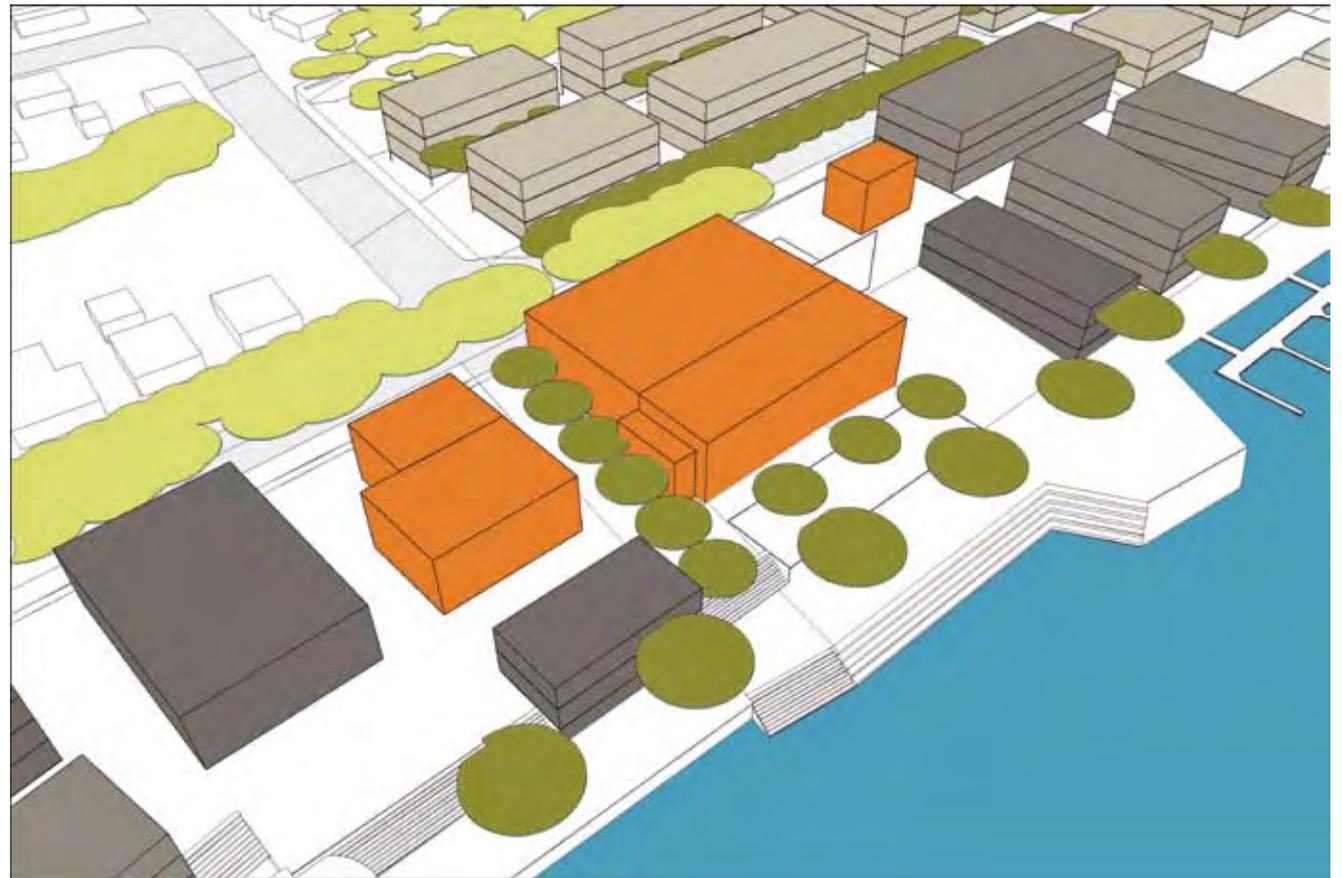


Suggested Building Envelope

Height Limit + Form

Key

- Residential - Low Density
- Residential - Medium-Low Density
- Residential - Medium-High Density
- Mixed Use
- Commercial
- Heritage Adaptive Reuse







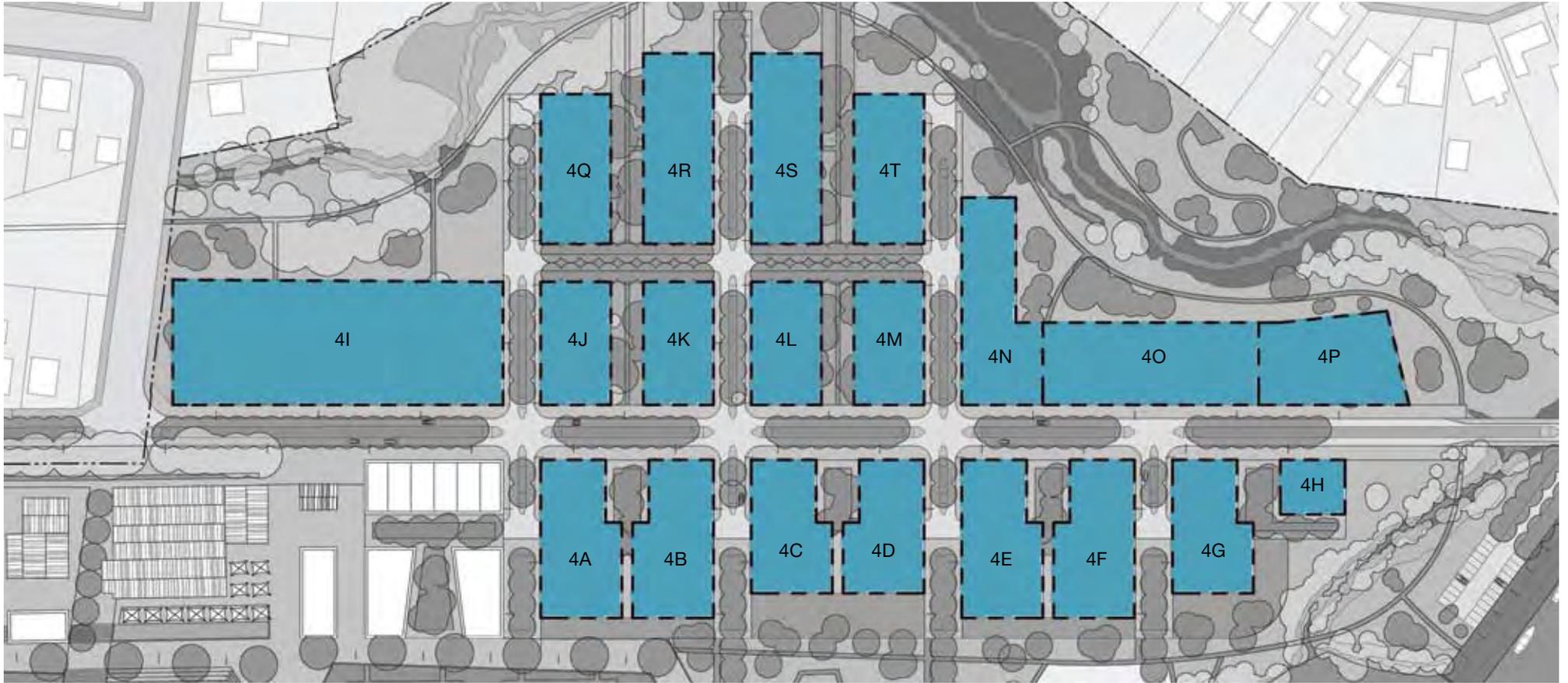
## 07.5 Riverpark Village Precinct

The Riverpark Village Precinct is a residential village which proposes an assorted number of dwellings, with a mixture of residential types including medium density, integrated housing and apartments. The concept framework for the residential area is proposed as a flexible approach to allow for a range of residential development types including some mixed use and home based business. Nestled between the existing creek, vegetation and riverside, the structure allows building frontage to enjoy a landscaped aspect with a variety of panoramic and glimpse views of the river. Lookout nodes are connected to a boardwalk between existing riverside vegetation. The built form is predominantly two to three storeys with some loft spaces towards the northern fringe to take advantage of the fantastic views.





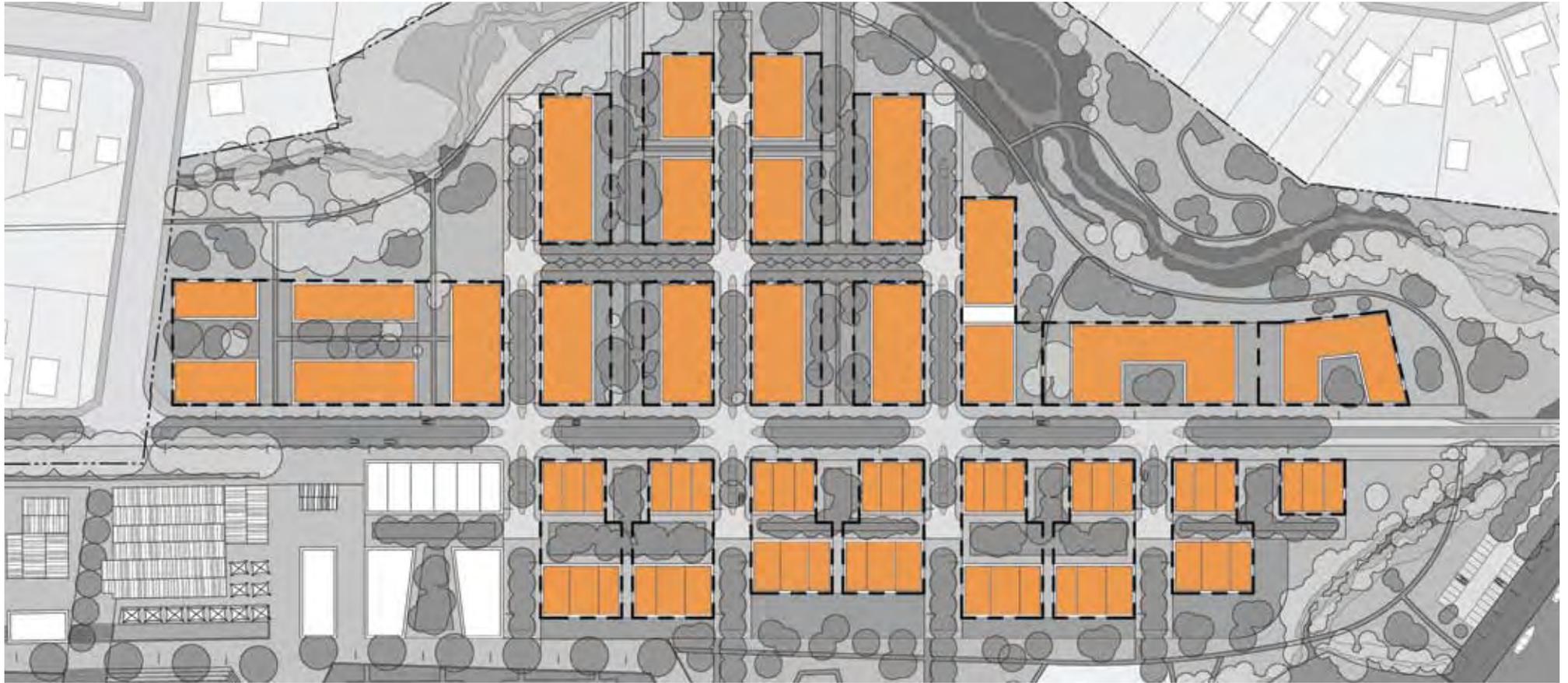
- The residential village, located in between the scenic existing landscape elements, creek & river, is a place where people want to live.
- The use of locally endemic vegetation will enhance the natural environment.
- Water sensitive urban design will reinforce the sensitive and sustainable ecology of the site.
- A public beach at the river's edge provides a place for recreation and social use.
- Raised boardwalks and bridges along the river and creek will connect the Heritage Precinct with the Riverpark Village Precinct and the Marina Commercial Precinct.
- The Wetland Park provides a recreation space for the community. A boardwalk and path system is designed to enjoy different landscape elements such as water, wetland, trees and open grassland. Viewing points are located on natural peaks in the existing topography to overlook the park. Connections to Pioneer Street and Chatham Avenue will be created.



### Development Lots

R = Roof and loft space

Lot	Area (m <sup>2</sup> )	FSR	Height	Max Height (m above natural ground)	Permissible Uses	Setbacks	Density
4A / 4E	1 600	1.5:1	2/3 Storeys	10 + R	Residential	No setbacks from boundary	Residential - Medium-Low / Low Density
4B / 4F	1 600	1.5:1	2/3 Storeys	10 + R	Residential	No setbacks from boundary	Residential - Medium-Low / Low Density
4C / 4G	1 330	1.5:1	2/3 Storeys	10 + R	Residential	No setbacks from boundary	Residential - Medium-Low / Low Density
4D	1 330	1.5:1	2/3 Storeys	10 + R	Residential	No setbacks from boundary	Residential - Medium-Low / Low Density
4H	480	3.0:1	3 Storeys	10 + R	Residential	No setbacks from boundary	Residential - Medium-Low / Low Density
4I	5 550	2.0:1	3 Storeys	10 + R	Residential	No setbacks from boundary	Residential - Medium-Low Density
4J / 4K	1 170	2.0:1	3 Storeys	10 + R	Residential	6m from Eastern Boundary	Residential - Medium-Low Density
4L / 4M	1 170	2.0:1	3 Storeys	10 + R	Residential	6m from Western Boundary	Residential - Medium-Low Density



Suggested Building Envelope

Development Lots cont.

Lot	Area (m <sup>2</sup> )	FSR	Height	Max Height (m above natural ground)	Permissible Uses	Setbacks	Density
4N	1 820	2.0:1	3 Storeys	10 + R	Residential	10m from Eastern Boundary	Residential - Medium-Low Density
4O	2 400	2.0:1	3 Storeys	10 + R	Residential	10m / 8m from Western / Eastern Boundary	Residential - Medium-Low Density
4P	1 650	2.0:1	3 Storeys	10 + R	Residential	8m from Western Boundary	Residential - Medium-Low Density
4Q	1 430	3.0:1	4 Storeys	13.2 + R	Residential	6m from Eastern Boundary	Residential - Medium-High Density
4R	1 820	3.5:1	5 Storeys	17.5 + R	Residential	6m from Western Boundary	Residential - Medium-High Density
4S	1 820	3.5:1	5 Storeys	17.5 + R	Residential	6m from Eastern Boundary	Residential - Medium-High Density
4T	1 430	3.0:1	4 Storeys	13.2 + R	Residential	6m from Western Boundary	Residential - Medium-High Density

Height Limit + Form



Key

- Residential - Low Density
- Residential - Medium-Low Density
- Residential - Medium-High Density
- Mixed Use
- Commercial
- Heritage Adaptive Reuse

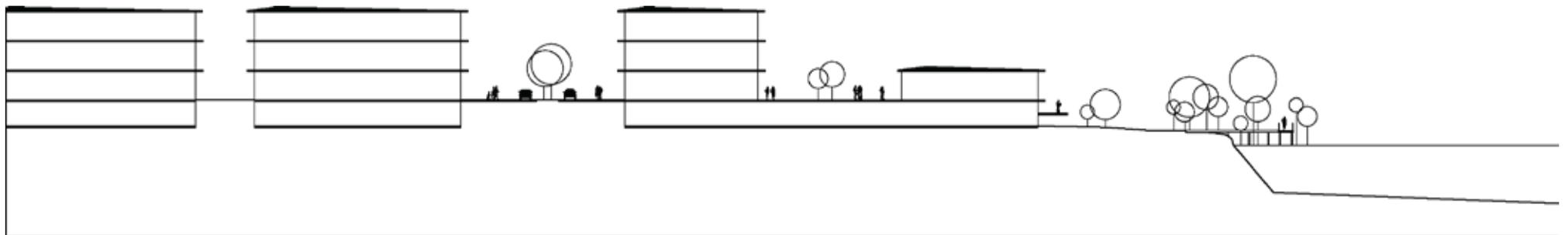
Riverpark Village Precinct

Pitt St

Riverpark Village Precinct

Foreshore

Manning River





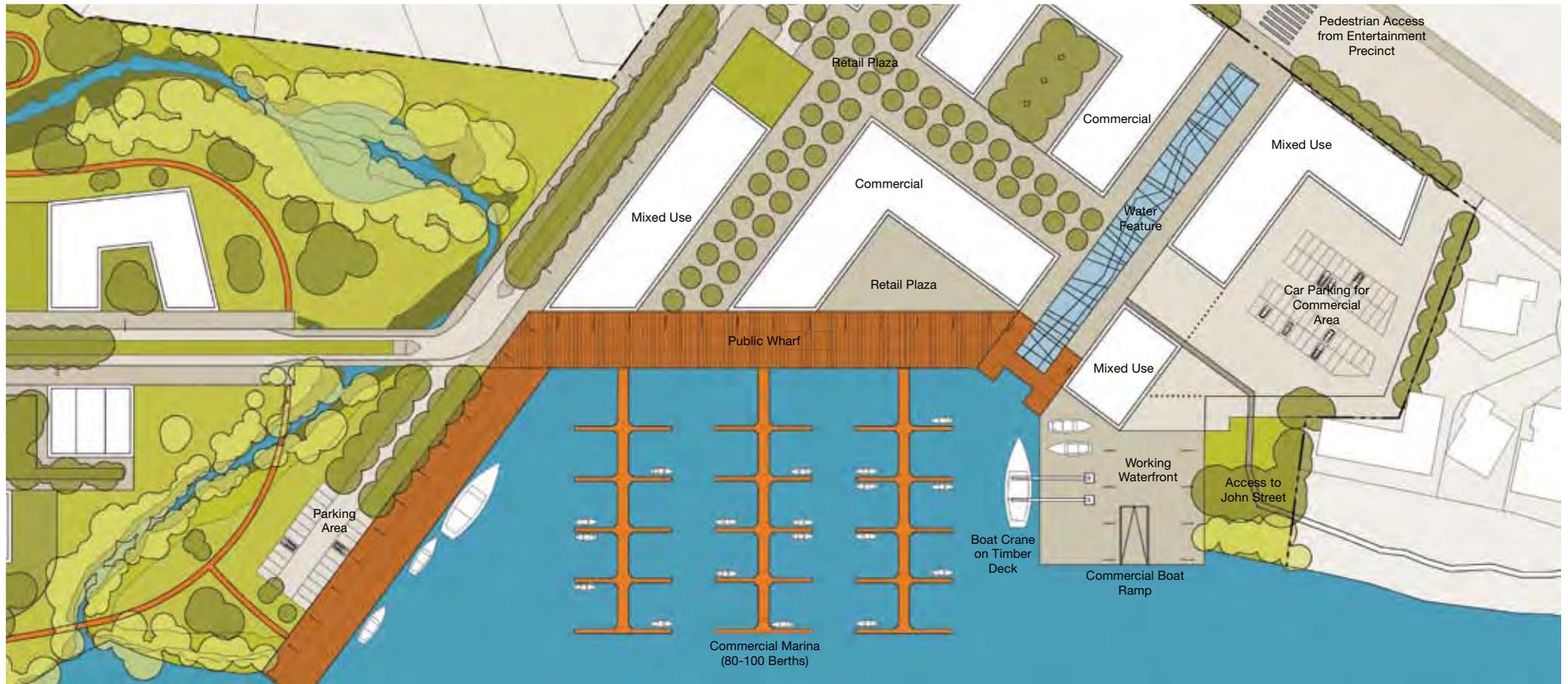
FIGTREES ON THE MANNING  
LOCAL AREA PLAN / MASTERPLAN



## 07.6 Marina Commercial Precinct

The Marina Commercial Precinct is a commercial/mixed use centre with a dual frontage to the main road, it forms the eastern gateway to Taree and to the marina and Manning River. Cutting into the riverside to create a protected marina environment provides a significant commercial opportunity. A built form of up to four storeys would be encouraged in the commercial centre with the potential for an iconic gateway landmark. Public access through the site to the Entertainment / Sports and Recreation Precinct to the north and along the Manning River to the east will be included.





- Working waterfront is the character of the marina. It is a commercial and recreational precinct.
- Establish first in existing buildings and later in new buildings a range of uses such as administration for sailing/yachts/house boats/ fishing and whale watching tours, fitness club, cycling centre yoga/ health and lifestyle centre.
- Establish a marina with facilities such as: landing stage, maintenance areas, dry dock, dry storage and boat building facility on the big oyster site.
- A water feature from the east provides the gateway to the site and guides pedestrians from Chatham Avenue to the marina and the Manning River.
- Access around the commercial marina site ensures continuity of public access along the waterfront.



### Development Lots

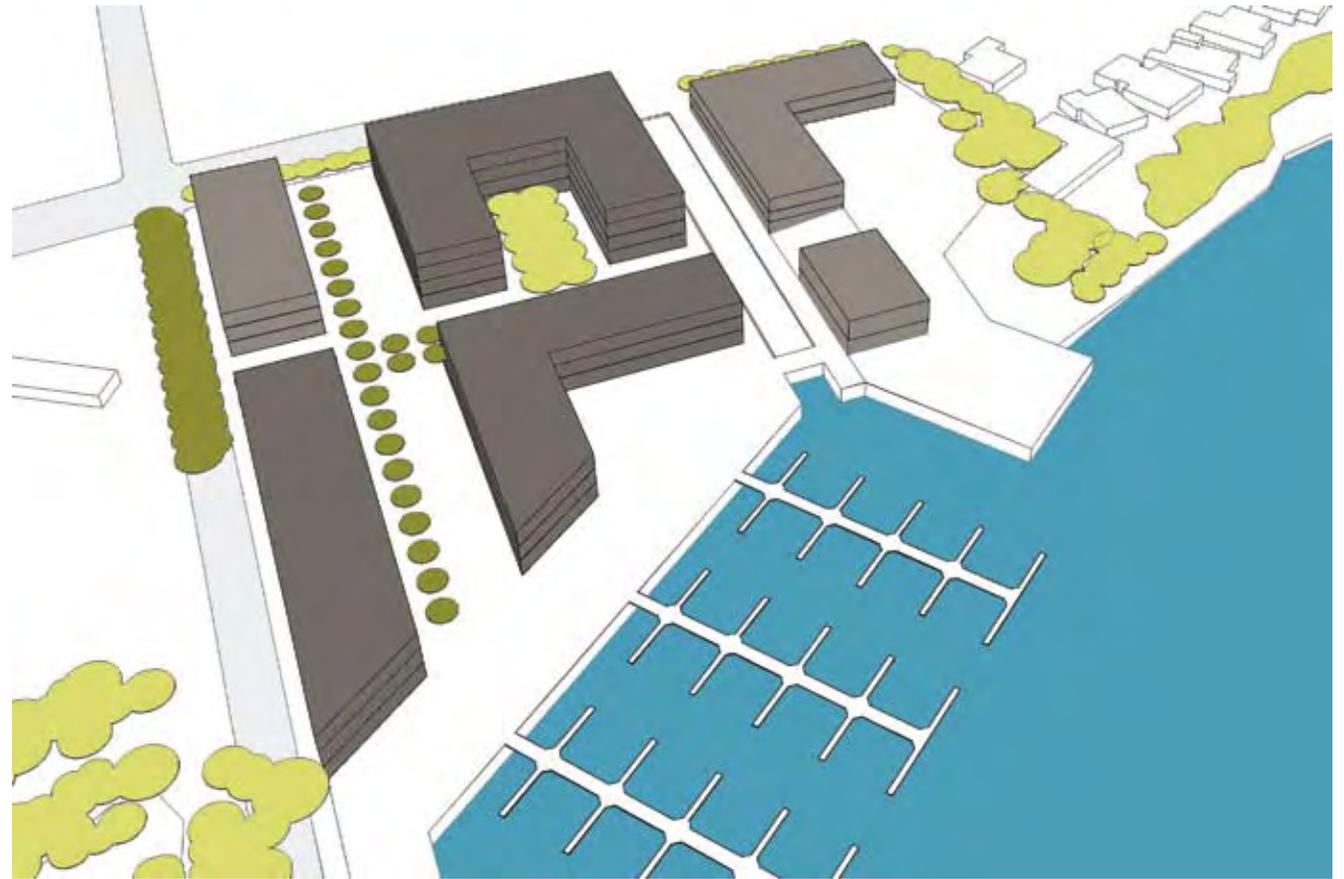
R = Roof and loft space

Lot	Area (m <sup>2</sup> )	FSR	Height	Max Height (m above natural ground)	Permissible Uses	Setbacks	Density
5A	1 480	3.0:1	3 Storeys	12 + R	Commercial	No setbacks from boundary	Mixed Use
5B	1 210	3.0:1	3 Storeys	12 + R	Mixed Use	No setbacks from boundary	Mixed Use
5C	3 800	3.0:1	4 Storeys	15.6 + R	Commercial	No setbacks from boundary	Commercial
5D	2 800	3.0:1	4 Storeys	15.6 + R	Commercial	No setbacks from boundary	Commercial
5E	7 380	1.0:1	2 Storeys	12 + R	Mixed Use	No setbacks from boundary	Mixed Use
5F	-	-	-	-	Commercial Marina	No setbacks from boundary	-



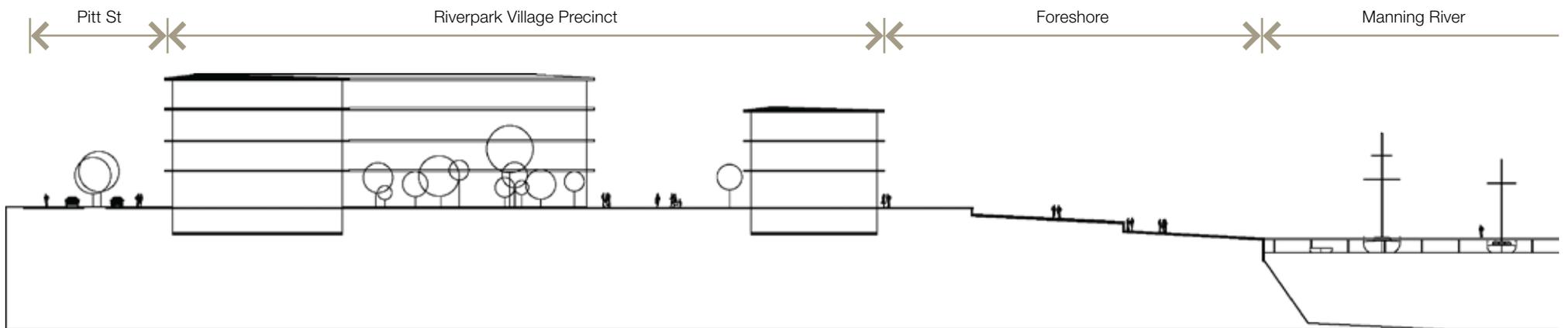
Suggested Building Envelope

Height Limit + Built Form



Key

- Residential - Low Density
- Residential - Medium-Low Density
- Residential - Medium-High Density
- Mixed Use
- Commercial
- Heritage Adaptive Reuse





## 08. PERFORMANCE MEASURES

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## 08.1 Development Controls

### 08.1.1 Existing Controls

Development is regulated by multiple layers of planning controls but not all controls apply to all developments. Council must assess proposals against all relevant planning controls.

Each development proposal will have its own regulatory niche. Planning controls undergo regular revision and updating so attempting to specify applicable controls in advance can be misleading. The advice of Council should be sought for each individual Figtrees on the Manning development proposal prior to commencing design.

Broadly the regulatory context is as set out below. Each level can contain relevant controls.

- Commonwealth legislation
- Ministerial directions
- NSW Environmental Planning and Assessment Act 1979 and regulations
- State Environmental Planning Policies
- Regional Strategies
- Regional Environmental Plans (although these may soon be redundant)
- Local Environmental Plan
- Development Control Plan (DCP)
- Developer Contributions plans
- Local policies such as master plans and area plans

This section of the document sets out Council's expectations for individual developments within the Figtrees area. It will also be necessary to comply with all the other relevant controls applying at the time.

Any variations to the DCP controls referred to in this document will need to be in accordance with the procedures and information requirements of the DCP. Any variations will need to be justified as part of a Development Application (DA) submission. Any conflicts between the Masterplan and Council's DCP requirements should be resolved in favour of the Masterplan.

### 08.1.2 Compliance with the Masterplan

Council has adopted the Sutera Architects and s\_Lab Masterplan for the Figtrees on the Manning area. Development applications will need to comply with the requirements of the Masterplan. Council will consider variations to the Masterplan provisions but only if justified by an appropriate study.

The Figtrees on the Manning will be developed under the design principles and standards established by the Masterplan.

#### Design Panel Process

- Panel of experts to be formed to review development proposals.
- The panel will review plans and advise Council on quality of proposed designs.
- A registered architect must be appointed by an applicant to carry out designs in order to lodge a Development Application within the Figtrees on the Manning precinct for the construction or alteration of any building.

#### Urban Design

Each development proposal will need to address the urban design principles set out in Section 05 of the Masterplan.

- Visual Connections
- Preserving + Integrating Public Buildings + Spaces
- Natural Domain
- Defining Main Street + Gateways + Pedestrian / Cycleways
- Defining Public Spaces
- Traffic

#### Land Use

Each development proposal will need to comply with the land use requirements set out in Section 06 of the Masterplan.

- Land Uses as specified
  - Plaza + Paving
  - Landscape
  - Boardwalk
  - Existing Trees + Vegetation
  - Proposed Trees + Vegetation
  - Road Network
  - Basement + On Road Car Parking

#### Character Precinct Controls

Each development proposal will need to comply with the land use requirements set out in Section 07 of the Masterplan.

Building envelopes are to be justified through site and design analysis.

- Precinct Objectives
- Lot Controls
  - FSR
  - Height Storeys
  - Height from Natural Ground Level
  - Permissible Uses
  - Setbacks
  - Density / Form
- Suggested Building Envelopes





- INTERSECTION HUXLEY ST / LYNHURST ST**
- NEW TRAFFIC CONTROL SIGNALS
  - RATIONALISE / CLOSE NELSON ST, RETAIN AS LEFT OUT ONLY
  - PROVIDE RIGHT TURN BAY, DEDICATED PHASE TO LYNHURST STREET



- INTERSECTION CHATHAM AVE / PIONEER ST**
- MODIFY EXISTING TRAFFIC CONTROL SIGNALS
  - EXTEND RIGHT TURN BAY TO PIONEER ST



- INTERSECTION CHATHAM AVE / BLIGH ST**
- NEW TRAFFIC CONTROL SIGNALS
  - EXTEND RIGHT TURN BAY TO BLIGH STREET
  - POSSIBLE IMPACT ON RIGHT TURN BAY TO COWPER ST



**LEGEND**  
 — MAJOR TURNING MOVEMENTS  
 — MINOR TURNING MOVEMENTS

**TRAFFIC VOLUME AND GENERATION NOTES**

- PREVIOUS DAILY TRAFFIC ON OLD PACIFIC HIGHWAY ESTIMATED 25000 VPD IN 1998, PRIOR TO OPENING OF TAREE BYPASS
- ESTIMATED DAILY TRAFFIC VOLUMES ON OLD PACIFIC HIGHWAY IS CURRENTLY 10500 VPD
- TOTAL ESTIMATED DAILY TRAFFIC GENERATION IS UP TO 9000 VPD
- APPLICATION OF SITE DISCOUNTS REDUCE DAILY GENERATION TO 6000 VPD
- DAILY PEAK GENERATION UP TO 300 VEHICLES PER HOUR
- PROPOSE TO MODIFY EXISTING INTERSECTIONS AS SHOWN

Civil Traffic Generation Plan

## 08.3 Landscaping

Part G2 of the Draft Greater Taree Development Control Plan 2008 provides landscaping requirements for development sites including the provision for a landscaping plan to be submitted as part of any development application.

The landscape design provided for the site by McGregor Partners encompasses expression of remnant cultural heritage of the site through retention of most existing trees, reuse of heritage buildings and refurbishment of the precinct into a series of spaces guided by the existing and future built context. The design has embraced 'urban ecology' principles where the site design components are integral to the social, environmental and ecological systems.

The Masterplan provides for a diverse range of landscaping treatment in the public and private spaces as provided by the landscape plan.

### Master Plant List

#### Trees 25 L [min.] 400L [max.]

*Acacia maidenii* - Maidens Wattle [5-6m]  
*Acmena smithii* - Lill-pilly [5-10m]  
*Allocasuarina littoralis* - Black She-oak [5-10m]  
*Allocasuarina torulosa* - Forest She-oak [5-7m]  
*Angophora costata* - Smooth-barked Apple [10-15m]  
*Angophora floribunda* - Rough-barked Apple [10-15m]  
*Banksia aemula* - Saw Banksia [4-6m]  
*Banksia ericifolia* - Heath Banksia [4-6m]  
*Banksia integrifolia* - Coastal Banksia [6-10m]  
*Brachychiton acerifolius* - Flame Tree [6-10m]  
*Casuarina glauca* - Swamp Oak [6-10m]  
*Ceratopetalum gummiferum* - NSW Christmas Bush [4-7m]  
*Corymbia gummifera* - Red Bloodwood [8-15m]  
*Corymbia maculata* - Spotted Gum [8-15m]  
*Cupaniopsis anacardioides* - Tuckeroo [5-12m]  
*Eucalyptus globoidea* - White Stringybark [15-20m]  
*Eucalyptus microcorys* - Tallowwood [10-20m]  
*Eucalyptus pilularis* - Blackbutt [15-20m]  
*Eucalyptus robusta* - Swamp Mahogany [10-15m]  
*Elaeocarpus reticulatus* - Blueberry Ash [5-10m]  
*Eucalyptus saligna* - Sydney Bluegum [15-20m]  
*Eucalyptus signata* - Scribbly Gum [15-20m]  
*Ficus coronata* - Creek Sandpaper Fig [4-6m]  
*Ficus macrophylla* - Moreton Bay Fig [15-20m]  
*Ficus obliqua* - Small-leaved Fig [15-20m]  
*Hakea salicifolia* - Willow-leaf Hakea [4-6m]  
*Hymenosporum flavum* - Native Frangipani [5-8m]  
*Melaleuca armillaris* - Bracelet Honey-myrtle [6-8m]

Where planting areas are located above parking areas or on structures a minimum of 800mm soil depth is to be provided for tree planting and 500mm for shrub/ground cover planting.

According to the 'Ecological Constraints Assessment' (prepared by: Ecotone Ecological Consultants, August 2007), the site only contains relatively minor remnants of natural vegetation, mainly in the form of discontinuous patches of narrow bands or riparian vegetation along the riverbank and creek. The bulk of the site is open and consists of cleared pasture. Large areas of the remnant vegetation are degraded and invaded by noxious and environmental weeds to varying degrees, from minor invasions in edge zones to almost complete replacement by exotic species.

*Melaleuca ericifolia* - Swamp Paperbark [4-6m]  
*Melaleuca linariifolia* - Snow-in-summer [6-10m]  
*Melaleuca nadosa* - Ball Honey-myrtle [4-6m]  
*Melaleuca quinquenervia* - Broad-leaf Paperbark [6-12m]  
*Melia azederach* - White Cedar [6-10m]  
*Syzygium paniculatum* - Magenta Lilly Pilly [7-12m]

#### Native Ferns

*Blechnum cartilagineum* - Gristle Fern [80cm]  
*Doodia aspera* - Prickly Rasp Fern [50cm]

#### Native Shrubs [min. 150mm containers]

*Acacia falcata* - Sickle Wattle [3-4m]  
*Acacia floribunda* - White Sallow Wattle [4-6m]  
*Acacia implexa* - Lightwood Wattle [4-6m]  
*Acacia irrorata* - Green Wattle [4-6m]  
*Acacia longifolia* - Sydney Golden Wattle [2-4m]  
*Acacia obtusifolia* - Blunt-leaf Wattle [2-4m]  
*Acacia mearnsii* - Black Wattle [3-10m]  
*Banksia marginata* - Silver Banksia [4-6m]  
*Banksia oblongifolia* - Swamp Banksia [2-3m]  
*Banksia pululosa* - Swamp Banksia [2-3m]  
*Banksia robur* - large-leaf Banksia [2-3m]  
*Banksia spinulosa* - Hairpin Banksia [4-16m]  
*Busaria spinosa* - Sweet Bursaria [2-4m]  
*Callistemon linearis* - Narrow-leaf Bottlebrush [2-3m]  
*Ceratopetalum gummiferum* - NSW Christmas Bush [2-4]  
*Correa reflexa* - Common Correa [1-2m]  
*Crowea exalata* - Crowea [1.5m]  
*Dadonaea viscosa* - Narrow-leaf Hopbush [3-5m]  
*Elaeocarpus reticulatus* - Blueberry Ash [3-5m]

The master plant list is derived of native and locally endemic plant species of Greater Taree, to enhance biodiversity. Appropriate species will be chosen from this list according to final site conditions, availability and detailed design considerations.

For a full reference refer to McGregor + Partners 'Landscape Architecture Report for Local Area Plan'.

*Hakea dacyloides* - Heathland Hakea [1-1m]  
*Hakea teretifolia* - Dagger Hakea [2-3m]  
*Kunzea ambigua* - White Kunzea [2-3m]  
*Myoporum acuminatum* - Mangrove Boobialla [3-4m]  
*Prostranthera incisa* - Cut-leaf Mint Bush [2-3m]  
*Westringia fruticosa* - Coastal Rosemary [2m]

#### Native Ground Covers/Climbers/Grasses [min. 150mm containers]

*Clematis aristata* - Clematis  
*Dianella caerulea* - Paroo Lily  
*Dianella longifolia* - Blue Flax Lilly [1m]  
*Hardenbergia violacea* - False Sardaparilla [10cm]  
*Hibbertia scandens* - Snake Vine  
*Eustrephus latifolius* - Wombat Berry  
*Isolepsis nodosa* - Knobbly Club-rush  
*Lomandra longifolia* - Spiny Mat Rush [1m]  
*Lomandra hystrix* - Tall Mat Rush [80cm]  
*Pandorea pandorana* - Wonga Wonga Vine  
*Poa labillardieri* - Large Tussock-grass  
*Viola hederacea* - Native Violet [10cm]

#### Native Wetland Plants/Sedges [min. 150mm containers]

*Carex apressa* - Tall Sedge [.8m]  
*Carex fascicularis* - Tassell Sedge [1m]  
*Isolepsis inundata* - Swamp Club rush  
*Juncus usitatus* - Common rush [0.5m]  
*Juncus pallidus* - [1.25m]  
*Juncus articulatus* - Jointed Rush [0.6m]  
*Juncus pallidus* - Pale Rush [1m]  
*Gahnia sieberiana* - Sedge [1.5m]







## 08.4 Floodplain Management

Low lying parts of the site are subject to flooding as identified by the site analysis undertaken as part of the Masterplan process. Development of flood prone land is to comply with Part E of the Draft Greater Taree Development Control Plan 2008.

## 08.5 Subdivision

The Masterplan provides for a number of development lots within each precinct having regard for the proposed road layout plan. Subdivision is to be consistent with the Masterplan and comply with Part C of the Draft Greater Taree Development Control Plan 2008.

## 08.6 Heritage

Part F of the Draft Greater Taree Development Control Plan 2008 provides development guidelines for heritage items which should be complied with. A Heritage Impact Statement is required to be considered as part of any development application for works with the potential to affect heritage items and should have regard to The Aboriginal and Historical Heritage Assessment – Pitt Street Waterfront Development, Chatham, Taree (HLA-Envirosceinces September 2007). This assessent identified two heritage items within the area:

- The Manning River Co-operative Dairy Society (ex Dairy Farmers) Factory; and
- The Lime kilns tramway and wharf

In addition the report further identified a number of potential archaeological heritage items of local significance including; railway siding, fuel depots, large shed, readymix, produce store, fishermans cooperative, area of archaeological potential along the Manning River bank, Pitt Street, housing along Pitt Street, farm remains and the Big Oyster. In addition the railway cutting site is a locally rare example of a river side Aboriginal stone artefact site

One of the key design principles for the Masterplan is to protect, retain and reuse as many of the heritage sites as possible. The Masterplan provides for the conservation of number of local heritage buildings within the 'Dairy Heritage Precinct'. The sensitive adaptive re-use of these buildings is an important element to the future development of the area and provides an opportunity to link the site to its past use and create a community focal point.

## 08.7 Stormwater Management

Stormwater management for the site is to comply with Part C3.5 of the Draft Greater Taree Development Control Plan 2008.

A stormwater strategy has been prepared by Connell Wagner & McGregor Partners as part of the Masterplan design process incorporating water sensitive urban design principles for both public and private space. Stormwater from the site is to be managed to protect natural systems and reflect predevelopment flows in terms of water quality and quantity. The Masterplan makes provision for stormwater design to be intrinsically linked to the natural and proposed landscape features of the site including:

- Stormwater from roads and paved surfaces flows to biotopes/ bioswales where it is filtered under low flow conditions before being released into natural systems.
- Overflow from the road bioswales will be directed into biofiltration biotapes located in the public open space before entering the creek or river.
- Clean roof water from buildings is stored for reuse, including irrigation of public space and private spaces.



Landscape Stormwater Management Plan

**Typical Domestic System**  
 This is the typical domestic system. All wastewater is piped to the sewerage main.



**Generalised System**  
 This is a generalised system. It is a typical domestic system with a rainwater harvesting tank for toilets and washing machines. The rainwater is piped to the sewerage main. The rainwater harvesting tank is connected to the sewerage main via a valve. The rainwater harvesting tank is also connected to the sewerage main via a valve. The rainwater harvesting tank is also connected to the sewerage main via a valve.



INDIVIDUAL RAINWATER HARVEST TANK FOR TOILETS AND WASHING MACHINE. OVERFLOW TO COMMUNITY HARVEST TANK

ROAD DRAINAGE SYSTEM

COMMUNITY RAINWATER HARVEST TANK FOR COMMUNITY LANDSCAPING

INDIVIDUAL RAINWATER HARVEST TANK FOR TOILETS AND WASHING MACHINE. OVERFLOW TO COMMUNITY HARVEST TANK

OPT AND QUALITY CONTROL PIT

## 08.8 Sustainability

ARUP Sustainability has completed a sustainability action plan for the future development proposed under the Figtrees on Manning Masterplan. This plan has been guided by the NSW Government policy on sustainability (BASIX and the draft Mid North Coast Regional Strategy). The sustainability action plan identifies a range of sustainability measures for the future development of the site across four key performance measures:

- Environment
- Natural Resources
- Societal
- Economic

In order to meet the sustainability commitments to achieve a very high standard in regards to sustainability the performance measures identified by the ARUP sustainability action plan must be addressed at a Development Application stage.

The following is a summary of the sustainability performance measures of the Masterplan. For a full reference refer to ARUP Sustainability's 'Figtrees on the Manning Sustainability Report for Local Area Plan / Masterplan - June 2008'.

### Environment

- Ecology: Remediation of creek and adjoining space with 100% native species. Significant increase of vegetation cover against existing condition. Bioswales, creek line and detention pond improve and create new aquatic habitat. Requirement in the DCP for a comprehensive Landscape and Environment Strategy to be developed for the site.
- Water Quality: Bioswales, detention pond and remediated creek to filter stormwater prior to release to Manning River. Requirement in the DCP for a comprehensive Water Strategy to be developed for the site. The Water Strategy to address both water quality and water reduction requirements.
- Management: Regulatory compliance to be exceeded. Best practice sustainability outcomes to be the goal.
- Site: Connections with the surrounding community implemented. Inclusion of a pedestrian and cycle link through the site and linking the CBD.

### Natural Resources

- Land Use: No requirement for fill to leave the site (except for Marina excavation). No contaminated land known to be present.
- Energy Reduction: Solar energy is preferred renewable energy source. Use of solar powered street lighting, solar hot water and PV panels. DCP to include energy efficiency standards (e.g. Green Star). Requirement in the DCP for a comprehensive Energy and Carbon Strategy to be developed for the site.
- Materials: DCP to include materials specification. Local materials and local labour to be maximised. Heritage materials to be reused onsite (e.g. rail line).
- Waste: Green and organic waste to be collected as feedstock for composting and community garden. Recycling bins provided in public areas. Construction waste recycling target of 60% by mass. Requirement in the DCP for a comprehensive Waste Strategy to be developed for the site.
- Water Reduction: Greywater recycling onsite. Rainwater to be captured, stored and used for irrigation and other non-potable purposes. AAA water efficient fittings to be specified. Requirement in the DCP for a comprehensive Water Plan to be developed for the site. The Water Plan to address both water quality and water reduction requirements.

### Societal

- Community: Design incorporates significant open space areas, public space, entertainment and recreational opportunities. A community garden is proposed. Opportunities for public art to be investigated. Requirement in the DCP for a comprehensive Healthy Community Strategy to be developed for the site.
- Transport: Major cycleway and walkway along the riverfront. New road network, to be kept low speed and designed to minimise through traffic.
- Health and Welfare: Crime prevention through environmental design including passive surveillance by mixed use zones. Local food outlets, low impact traffic, encouragement of walking and cycling.
- Heritage: Significant reuse and adaption of heritage buildings and features.

- Amenity: Provide access to riverbank for entire community. Design guidelines to include minimised fencing use, building orientation to maximise thermal comfort, IEQ requirements (e.g. user controls and natural ventilation).
- Access: Access to the site from many entry points, via road, walkway, cycleway and riverfront. The existing community will be encouraged to use the site.

### Economic

- Planning: Site is a mixture of brownfield and greenfield and is effectively infill development. A number of land uses and large areas of open space are proposed.
- Employment: A wide variety of business to be established onsite. Scope for inclusion of commercial office space.
- Viability: Funding security and staging to be determined.
- Innovation: Numerous potential opportunities for Innovation (water supply, energy, built form). Yet to be fully determined.
- Security: Precedence is given to crime prevention through environmental design over systems that require ongoing cost (e.g. security guards).

**Manning Riverfront Development  
Traffic Generation Assessment**

Precinct	Area	Dwellings / Rooms	Classification	Assumed Daily Rate	Traffic Generated	Assumed Peak Rate	Base Peak	Site Discount	Discounted Peak	Week Day AM		Week Day PM		Saturday Morning		Sunday Afternoon		
										Incoming	Outgoing	Incoming	Outgoing	Incoming	Outgoing	Incoming	Outgoing	
Chase Residential 1	19860	166	HD Residential	4 / dwelling	662	0.3	50	20%	40	10	30	30	10	5	15	15	5	
Chase Mixed Use	13650		Mixed Use	4 / 100m2	546	0.8 / 100m2	109	20%	87	34	10	10	34	60	27	27	60	
Chase Commercial	14190		Commercial	10 / 100m2	1419	2 / 100m2	284	40%	170	120	50	50	120	60	25	25	60	
Chase Heritage	6310		Heritage	2 / 100m2	126	0.4 / 100m2	25	0%	25	5	0	0	5	20	5	5	20	
Chase Hotel and Conference	7550	94	Tourist	4 / unit	378	0.6 / unit	57	0%	57	10	0	0	10	42	15	15	42	
Chase Residential 2	4160	35	HD Residential	4 / dwelling	139	0.3	10	20%	8	2	6	6	2	1	3	3	1	
Hocana Residential 1	59395	495	HD Residential	4 / dwelling	1980	0.3	148	20%	119	29	90	90	29	15	45	45	15	
Hocana Residential 2	12055	67	MD Residential	6 / dwelling	402	0.7	47	20%	38	8	30	30	8	4	15	15	4	
Marina 1	38130		Commercial	8 / 100m2	3050	1.6 / 100m2	610	40%	366	300	66	66	300	150	30	30	150	
Marina 2	8190		Recreational	4 / 100m2	328	0.8 / 100m2	66	0%	66	10	6	6	10	46	20	20	46	
				Base Daily Generation	9029		1406		975	528	288	288	528	403	200	200	403	
<b>Assumptions</b>				Discounted Daily Generation	6496				<b>Directional Split</b>									
Hotel Rooms	80 m2 each								Taree CBD / Taree West	65%	343	187	187	343	262	130	130	262
HD Units / Apartments	120 m2 each								Taree North	25%	132	72	72	132	101	50	50	101
MD Dwellings / Townhouses	180 m2 each								Chatham / Cudletown	10%	53	29	29	53	40	20	20	40
											<b>528</b>	<b>288</b>	<b>288</b>	<b>528</b>	<b>403</b>	<b>200</b>	<b>200</b>	<b>403</b>
									<b>Intersection 1</b>									
										Left Out / Right in	132	122	122	132				
										Right out / Left In	40	40	40	40				
									<b>Intersection 2</b>									
										Left Out / Right in	42	32	32	42				
										Right out / Left In	4	22	22	4				
									<b>Intersection 3</b>									
										Left Out / Right in	279	65	65	279	176	45	45	176
										Right out / Left In	31	7	7	31	20	5	5	20
											<b>528</b>	<b>288</b>	<b>288</b>	<b>528</b>	<b>196</b>	<b>50</b>	<b>50</b>	<b>196</b>

Volume on Old Pacific Highway at Browns Creek

1990	1995	1998 (Estimate)	2001	2004	2007 (Estimate)
20806	22707	25000	13722	15095	16600