

## **Statement of Intent for the FIGTREES on the Manning Voluntary Planning Agreement**

The FIGTREES on the Manning Voluntary Planning Agreement (VPA) is currently being developed and will be progressed separately, but concurrently with the rezoning of the site. The aim of this VPA is to ensure that the visions of the FIGTREES on the Manning Masterplan are successfully achieved and realised.

The VPA will be a legally binding Planning Agreement that is proposed to be entered into by the developers of the site and Council.

This agreement will essentially be a public domain and infrastructure strategy, which will guide the provisions, quality and standard levels of finishes for the public domain areas, and the infrastructure requirements that will be necessitated as a result of the proposed development of the site.

The VPA is proposed to be separated into 9 main sections consisting of: River Front Edge Treatments, Bridges and Boardwalks, Marinas and Jetties, Hardstand and Footpaths, Landscaping, Street Furniture, Equipment and Public Art, Lighting and Signage, Traffic and Infrastructure. Within each of these sections a variety of possible design options will be presented, with plan drawings, section drawings and precedent images used to explain the intended vision for the site. Additionally, there will be a tabulated specification for each element, which describes the construction type, finish, colour, maintenance requirements and adherence to relevant regulation and standards.

Many public domain outcomes contained within the VPA will be representative of the final intended outcomes, allowing for final design solutions to be achieved on a case-by-case basis.

Upgrades to utilities and infrastructure that will be detailed within the VPA have been justified through detailed engineering assessment that will result in appropriate development of such services prior to the undertaking of the proposed mixed use development.

The extensive public domain outcomes proposed as part of the FIGTREES on the Manning development will be publically owned and managed, and will be allocated to Council as public land through agreement between Council and the developers. This agreement will be detailed within the VPA.

The management of current publically owned land within the precinct is anticipated to become the responsibility of Council in an agreement between Council and the Land and Property Management Authority whereby the Land and Property Management Authority will remain as owners of the site.

The draft VPA will be publically exhibited separately and finalised prior to gazettal of the rezoning.

For further information on the FIGTREES on the Manning VPA, you can contact Council's Environmental and Strategic Planning section on 6592 5329.

