



PROPOSAL

ABOUT SHEARGOLD

Sheargold was founded in 1963, with over 50 years' experience our vision is to provide spaces that inspire people by exceeding expectations, delivering with integrity and creating inspiration for the future.

Over the last five decades we have created communities where over 3,000 people now call our spaces home, with this figure expected to double over the next 10 years.

Along with the marina village proposal, our current projects include further large scale master planned communities including:

- Shoreline Villas, Tea Gardens Ten architecturally designed over 55 seniors living villas (Completion due 2023)
- Parry's Cove, Tea Gardens 559 residential lots in 14 stages (DA 171/2020 approved April 2022. Construction start expected 2023)
- Vista Park, Wongawilli 500 dwellings
- Sussex Inlet Golf Village 900 dwellings

DEVELOPMENT SNAPSHOT

The envisaged Marina and Tourist Precinct will create a destination for Tea Gardens with local and regional facilities including:

80 BERTH MARINA	SHORT TERM ACCOMMODATION	MARINA VILLAGE WITH RETAIL & COMMERCIAL USES
PUBLIC FERRY & WATER TAXI SERVICES	PUBLIC BOAT RAMP	RIVERFRONT PARKLAND AND OPEN SPACE
	STAND UP PADDLE BOARD & KAYAK LAUNCH	

APPROVAL PROCESS & PROJECT TIMELINE

Sheargold are in the early stages of the approval process for the Marina and are engaging with the local community to understand any feedback you may have. The steps in the approval process are as follows:



- 1. Parry's Cove Marina is allocated as an Urban Release Area in Mid Coast Council's Settlement Expansion and Redevelopment Opportunities Analysis Review Report. Subject to a Planning Proposal, this site can be rezoned to allow for a Marina and other complementary uses..
- 2. Sheargold begin preparing a Planning Proposal to rezone the land from existing SP2 Infrastructure, E3 Environmental Management and R2 Low Density Residential Zones to the proposed B4 Mixed Use and W2 Recreational Waterways.
- 3. Following submission of the Planning Proposal, it will be assessed by Council and DPIE. If approved, Sheargold will prepare a Detailed Development Application with further community consultation to follow.

ARTIST'S INTERPRETATION





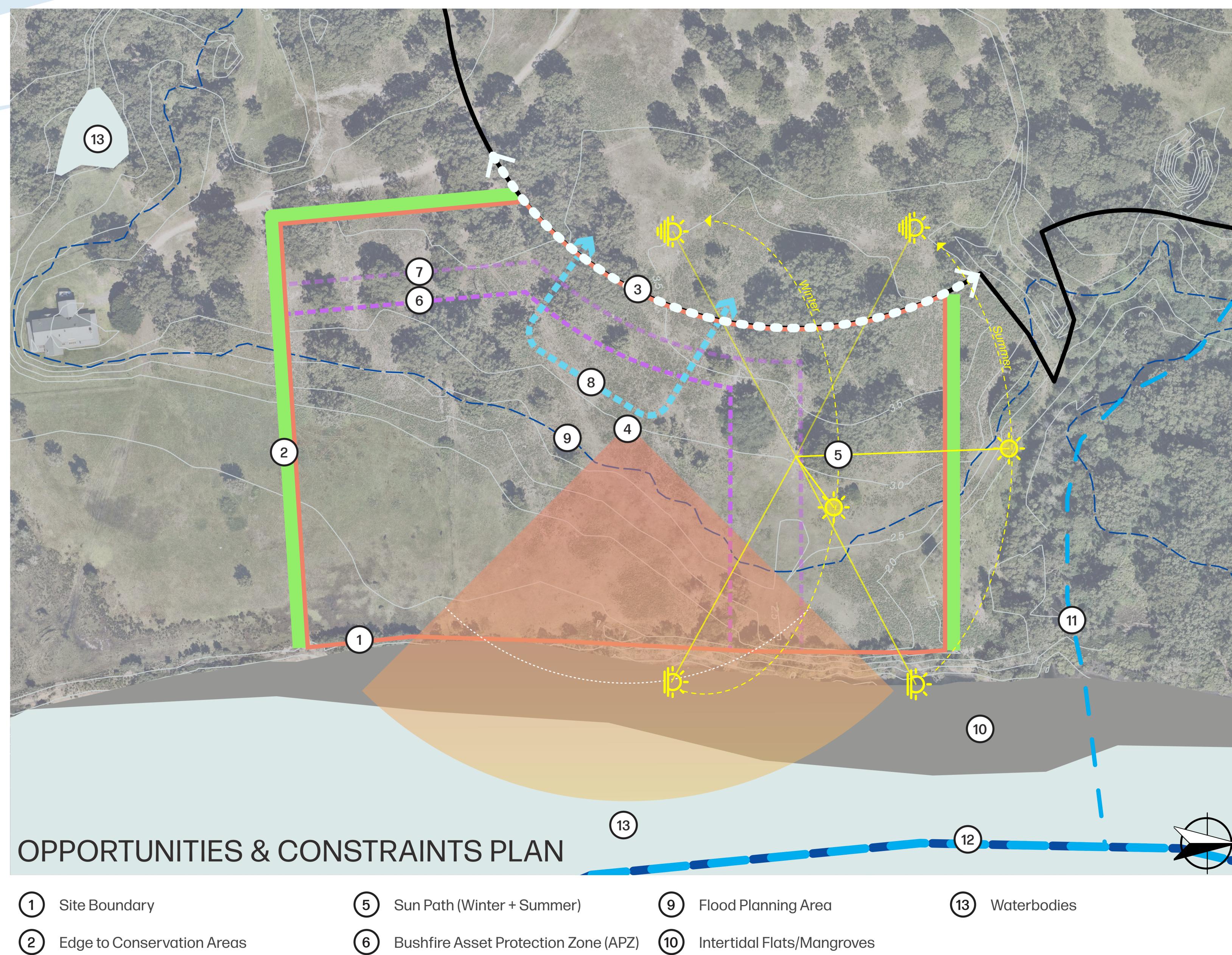


OPPORTUNITIES & CONSTRAINTS

The proposed Marina Village is located to the east of the Parry's Cove development on the western bank of the Myall River. It is bound by the future residential community of Parry's Landing, a precinct of Parry's Cove.

The proposed site has the Parry's Cove biobank lands bordering the north and part of the western boundaries, and is currently zoned as C3 - Environmental Management.





7 Bushfire Asset Protection Zone (SFPP) (11) Creek Hydrolines

8 Emergency Access & Egress

(12) Watercourse

3 Primary Pedestrian Path to Site

4 Views Across the Site to Myall River





MASTER PLAN APPROACH

To create a unique mixed-use waterfront destination that serves a wide variety of purposes for both the local community and visitors alike.

(1) A Gateway to the River

Creating a destination for the local and regional area. A proposed public promenade could connect the marina village to the existing Tea Gardens waterfront, Hawks Nest and the wider local area.

A ferry stop has also been proposed with the potential to extend the Tea Gardens to Nelson Bay Ferry or provide access for water taxis or other private watercraft.

(2) Interact with the River

A marina, berths, ferry stop, launching and loading/unloading area for stand-up paddle boards and kayaks, and a public boat ramp will be provided for water enthusiasts.

(3) Recreational Activities

A waterfront park would be provided with children's playground, bbqs and benches/shelter for use and enjoyment of the whole community all year round.

Footpaths and cycleways will join the broader Parry's Cove pedestrian and cycle network.

(4) Local Employment Opportunities

Incorporate a small village node on the marina frontage that comprises of cafes, restaurants, tourism service providers, limited local retail, an interpretive education centre, and dedicated function/community facilities.

(5) Short-Stay Accommodation

Create enhanced year-round tourist activity by providing short-stay accommodation that is sensitive to the local surroundings and has proximity to village retail and restaurants.

(6) Environmentally Sustainable Marina Design

Sheargold's vision is to utilise best practices in sustainable and environmentally friendly marina design, construction and ongoing management. We will explore opportunities to integrate programs such as Fish Friendly Marinas and Living Sea Walls at the Parry's Cove Marina.

CONCEPT MASTERPLAN







PRECINCTS PLAN

RECREATION + TOURISM OPPORTUNITIES



THE VILLAGE

- The heart of the village with dining and convenience retail along the public promenade of the marina.
- A public promenade running the perimeter of the marina linking all precincts and providing access to the ferry stop, and contemplative outdoor seating areas.
- A multi-functional open space coupled with shared pedestrian/ vehicular paths.
- Dedicated public parking positioned directly off William Parry Boulevard.



THE MARINA

 Approximately 80 marina berths for short and long term boat mooring for vessels up to 15m lengths.



FOURIST ACCOMMODATION

- Short term accommodation for tourists and visitors adjacent to the Village for a access to dining and retail.
- Tourist amenities and dedicated parking.



FERRY STOP

- Accessible to all at the end of the public promenade between the public boat ramp and the marina.
- Providing the added dimension for visitors to Parry's Cove.

PUBLIC OPEN SPACE + FACILITIES



RIVERSIDE PARK + PLAYGROUND

- Direct access to the open space from William Parry Boulevard.
- Parkland facilities with children's playground with cycle loop, and covered picnic areas for locals and visitors alike.
- Transition to retained significant vegetation..
- SUP / kayak launch and leisure hire.
- Dedicated public parking directly off William Parry Boulevard.



BOAT RAMP

A new public boat ramp with dedicated public trailer parking.











Sheargold

THE PRECINCTS

THE VILLAGE & THE MARINA

1 Main Entry

- The main entrance for visitors to The Marina Village at Parry's Cove.
- Plays a navigational role with direct access to The Village, The Marina, and associated parking.

The Village Shops

- A total non-residential GFA of 1.000m2.
- Employment benefits of small scale waterfront retail and dining, function spaces, and interpretive centre.

Vehicular Drop-off

 Carefully designed north facade with servicing/loading and vehicular drop-off point on a pedestrian priority shared road.

4 Village Parking

Dedicated public parking of 99 spaces.

5 The Marina

 Approximately 80 berths for vessels with a maximum length of 15m.

Public Promenade

- A public promenade around the north, west, and south perimeter of the marina.
- Provides public access to all precincts within the development including the ferry stop.
- Includes waterfront seating areas for around-the-clock enjoyment.

Multi-Function Outdoor Space

 A multi-use threshold space between the tourist accommodation and The Village.

Ferry Stop and Water Taxi Location

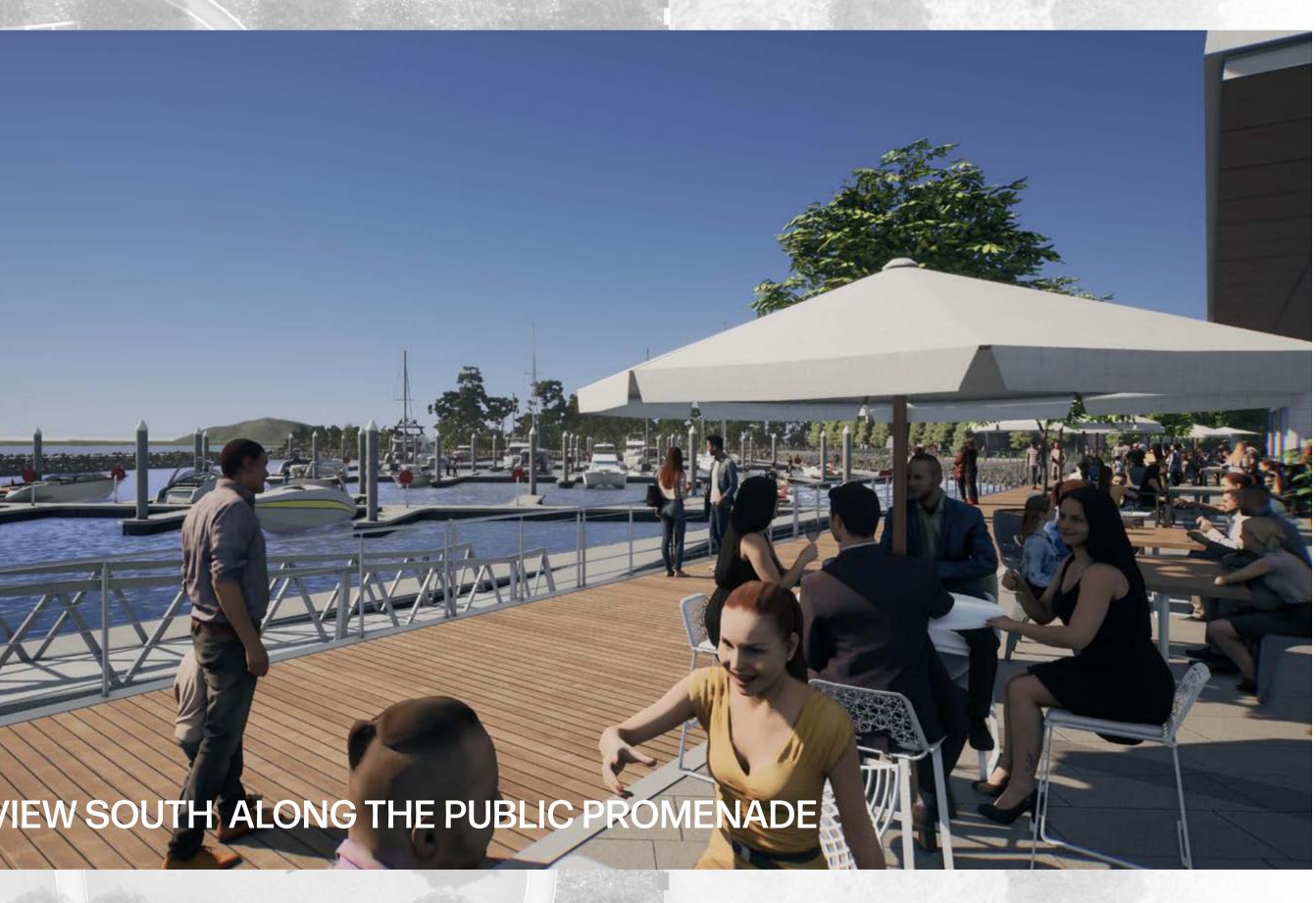
 Accepts water taxis and leisure ferries.

Footpath

 Direct access from the ferry stop/boat ramp to William Parry Boulevard.

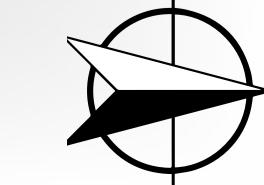








ARTIST'S INTERPRETATIONS







PARK + PLAYGROUND & TOURIST ACCOMODATION

RIVERFRONT PARK + PLAYGROUND & RIVER ACCESS

- **Park Entry**
 - The entrance for visitors to the northern part of the site playing a navigational role directing access to the Riverfront Park + Playground, SUP/kayak launch, public boat ramp, and ferry stop.
- Riverfront Park + Playground
 - Public open space facilities for the community's benefit including:
 - » Playground;
 - » Picnic areas;
 - » Cycle path;
 - » Trails; and » Natural flora and fauna

Boat Ramp

- A community facility which is open to the public allowing direct boat and small vessel access to the Myall River.
- Stand Up Paddle Board (SUP) / Kayak Unloading and Launch
 - Also for the public enjoyment of other passive on-water activities.
 - Potential ability to hire SUP for hourly/daily use along the river.

Parking

- Park and Playground 20 spaces
- Boat Trailer Parking 38 spaces

Footpath

 Pedestrian access from the public promenade to Riverfront Park.



PARK + PLAYGROUND PRECINCT

TOURIST ACCOMMODATION

- Entry

 - The welcome point for short stay visitors and locals.
- Garden Accommodation
 - Located to the west of the precinct the Garden Accommodation looks out over the guest facilities and recreation space.
- Waterfront Accommodation
 - Located on the public promenade of the marina, the waterfront accommodation looks over the marina to the east and the guest facilities to the west.

- **Guest Recreation Space**
- Guest facilities for the use of visitors staying in the tourist accommodation.
- **Shared Road**
 - Ensuring pedestrian safety and providing vehicular access to parking for the waterfront accommodation.
- **Parking**
 - Dedicated parking of 63 spaces

Landscaping

- Landscaping/planting appropriate for APZ (SFPP) development.
- **Access Road**
 - For vehicular access to the tourist accommodation, marina, and fire trucks.

