

# Coffs Jetty Revitalisation Refined Masterplan



Shaped by Community Feedback  
December 2022



# The Vision



The Jetty Foreshore will become a world-class oceanfront precinct by:

**Respecting**  
Gumbaynggirr, environmental and maritime roots now and into the future.



**Promoting**  
community character, coastal activity and local economic sustainability.



**Connecting**  
people to the water, the water to the city, and the city to the highlands.

## The Refined Masterplan

### A mandate for progress

The community has indicated strong support for the NSW Government to proceed with the planning for the revitalisation of the Jetty Foreshore, to add new local and regional attractions and public domain improvements while delivering broad economic benefits for Coffs Harbour.

A diversity of views were expressed on aspects of the draft masterplan underpinned by majority support for considered development in the Precinct that would realise regional and local community benefit.

Development will add vitality, activity and appeal to the region, stimulating sustainable economic benefits and delivering public realm upgrades with a unique, local character to maintain the current sense of community.

The land is not being developed for profit and revenue generated will be reinvested back into the Precinct.

### Design vision

Embedded in the natural and social history of this place, the Jetty Foreshore will be recognised for creating a new regional identity for Coffs Harbour built from the natural character of its site.

The design and architecture of this place will reflect the local regional character of Coffs Harbour while also delivering a new identity and destination for locals and visitors to enjoy.

The Jetty Foreshore will remain family-friendly with a combination of passive and active parklands capitalising on the site's coastal location, natural simplicity and community connection.

### Key drivers

Informed by community consultation, the key drivers for the refined masterplan include:

- No change to the size, scale and use of the existing Foreshore Park
- An increase in the amount and types of public open space across the Precinct
- Improved connections between new public open space with the existing Foreshore Park
- An extension of safe and engaged north-south connections through the foreshore, including:

- Extension of connected green parklands from Happy Valley through to the southern headland
- Establishment of a primary pedestrian link through the foreshore that connects the existing boardwalk and paths north of the Jetty to the boat ramp in the south
- Visible and impactful design celebrating Country alongside features telling stories of the past through to the present
- A diversity of tourist facilities, attractions and accommodation that position Coffs Harbour as a regional tourist destination
- Cafes, restaurants and commercial spaces that add to the diversity and attraction of the precinct
- An increase and improvement of public carparking including formalising ad-hoc gravel parking and dispersing accessible parking across the site
- Delivery of an active, vibrant and sustainable precinct with development that is limited to a maximum of 6-storeys in two specific locations, west of Jordan Esplanade

### Community benefit

The refined masterplan will:

- Commit a significant proportion of the currently fenced off rail lands to public open space and additional carparking
- Reallocate proposed formal carparking in the North Park area to sit along the railway line delivering more useable and connected public open space
- Create three regional tourism zones across the Jetty Foreshore – The Marina Precinct / Jetty Hub (including accommodation and regional playground) / Former Deep Sea Fishing Club
- Refine the combination of land uses to ensure the Jetty Foreshore is a mixed, vibrant and safe precinct across the week and the year
- Increase and improve carparking along the entire length of the Jetty Foreshore
- Deliver a regional playground set in the existing natural landscape and featuring adventure and water play components
- Provide design guidelines and introduce a design review process to ensure that all future development adheres to the intent of the Jetty Foreshores Masterplan



# Coffs Jetty Foreshore Refined Master Plan

## Acknowledgement of Country

We acknowledge Country and pay respect to the Gumbaynggirr people as the Traditional Owners and Custodians of the land and waters on which the Coffs Harbour Jetty Foreshore.

We show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work.

# Coffs Jetty Foreshore Refined Masterplan

Recreational courts which can double as major event overflow parking

Formalised parking now located adjacent to the rail line

Residential accommodation, max 4-storey, serviced by basement car parking

Massing of tourist accommodation steps down to max 4-storeys either side of iconic buildings

Tourist accommodation located adjacent to the jetty walkway in two iconic buildings max 6-storeys (serviced by basement car parking) creating streetscapes activated by a number of strategically located shops, cafes and restaurants

Green space and improved parking at the 'Whale Tail' site

New public car parking provided central to the parklands

New pedestrian walkway over the rail line link connecting to the activity hub

Local business activity hub, max 2-storeys, adjacent to the train station provides shops, cafes and locations for small business to activate the foreshore, supported by new carparking

Long-term potential (10yrs+) for pavilions, to anchor and activate the Village Green as demand arises. May include family friendly food and beverage, community uses, club houses and provide facilities, storage and support infrastructure for events

Potential sites for two storey tourist or community accommodation uses that may be required in the future

Passive recreation space retained

Boardwalk provides improved connection to and from Jetty Beach

New regional tourist destination, max 4-storeys, including publicly accessible cafes and restaurants, a function space, activity centre and tourist accommodation

North Park Pavillion, potentially linked to Aboriginal arts & culture

Increased green open space and recreation areas with picnic facilities to be located adjacent to the Pavilion

Marina Precinct - opportunities for the marina to be a charismatic regional destination whilst maintaining the working harbour and spaces for existing and future local marine industries

Potential for re-development of the Fish-Co-op with additional office space for marine industry

Yacht Club retained with opportunities for future enhancement

Potential for a podium over increased ground level parking, max 4-storeys, allows better connection to the ocean side, walkways and views

Community building and landscape area

Enhanced landscaping with ponds providing natural filtration of stormwater to the harbour

Residential buildings, max 4-storeys, along landscaped lanes with parking at rear with opportunities for affordable, diverse and key worker housing

Carparking distributed across the foreshore and located adjacent to key public uses

Regional playground including water and adventure play, set amongst the existing trees and landscape (relocating existing carparks)

Widened and fully accessible pathway connecting the parkland

Jordan Esplanade set back to run alongside the rail line and allow previously fenced off land to be connected with the foreshore parklands

The Village Green - a new landscaped amphitheatre providing a large scale destination for community use, events and displays at the southern end of the parklands

Additional car parking areas provided across the length of the foreshore and adjacent to Village Green

Enhancements to existing play areas

Provision for fast cycle ways to be provided in replanned Jordan Esplanade, not through the parkland area

New beachside boardwalk located east of the dune landscape

Corambirra Point is a culturally significant site that requires ongoing collaboration with the community to ensure impactful and respectful outcomes

View south to Corambirra Point with the proposed boardwalk in the foreground



Regional playground



View south from Happy Valley with the proposed recreation courts in the foreground



Please note: These renders are for illustrative purposes only.

# The Refined Masterplan

## Key Facts & Figures

### Car parking

- Consolidates and increases public parking across the Jetty Foreshore, delivering permanent and formal car parking arrangements for the wider community (over 70% formal parking spaces as opposed to currently 36% with remainder ad hoc car parking)
- Approximately 15% additional public car parking across the Jetty Foreshore (not including the marina and former deep sea fishing site)
- Includes 25% of the previously fenced off rail lands as public parking

### Open space

- The Foreshore Parkland increases with over 15% additional green open space—equivalent to an extra 10 Olympic swimming pools or 30 basketball courts or 2.5 football fields
- A new green open space is provided north of harbour drive
- Over 50% of the previously fenced off rail lands is dedicated as public domain, green open space, the new alignment of Jordan Esplanade and extra parking
- The existing waterfront park is now connected and expanded
- The expansion of the Foreshore Parkland includes a new landscaped amphitheater which will be a focal point for future events, gathering and community activities
- Two pods of car parking from the foreshore area are reconfigured to return over 3,700m<sup>2</sup> to green parklands

### Mix of land uses

- Of the total site area, 20% is for parking and roads, 35% is dedicated to open space and public domain, 39% is enhanced existing vegetation and 6% is being developed with 3% for tourism uses, 1.5% is for residential and 1.5% for commercial and community
- After incorporating the community's feedback, the proposed land uses have been consolidated to limit residential development to 30% of the developable Gross Floor Area (GFA), allowing for more public space, more local business, tourist accommodation and parking
- Affordable, diverse and key worker housing is proposed within the Government-owned land earmarked for residential development to enhance inclusiveness within the precinct

### Design excellence

- The refined masterplan will include design guidelines and introduce a design review process to ensure that all future development adheres to the Vision for the Jetty Foreshore

### Planning pathway

- The refined masterplan now presents outcomes that could be achieved for the Jetty Foreshore and forms the basis of a rezoning planning proposal
- Work is already underway on a rezoning proposal that will be lodged directly with the Department of Planning and Environment. It will be subject to a merit-based assessment and approval in accordance with the Environmental Planning and Assessment Act 1979

- A rezoning proposal process is likely to take up to two years
- Property & Development NSW (PDNSW) will continue to work with The City of Coffs Harbour on the rezoning proposal. PDNSW believes it can work positively and collaboratively with the Council, noting there are more similarities than differences in the desired outcomes sought for the Jetty Foreshore
- The rezoning proposal moves forward with the 20-year vision for Coffs Harbour to create a vibrant foreshore precinct that boosts tourism to make Coffs Harbour a must-see North Coast destination that both locals and visitors can enjoy

### Delivering community, economic and environmental benefits

- The NSW Government is not developing land for profit and all funds generated will be reinvested back into the Precinct
- Development has been minimised, prioritising the delivery of community, economic and environmental benefits. This aligns with the community's aspirations to retain the local character of the Jetty Foreshore
- A for-profit scheme would propose much taller heights across the Precinct and a higher proportion of residential development; this scheme is not being pursued
- The refined masterplan limits building heights to 2 to 6-storeys, with a majority of the proposed buildings capped to a maximum of 4-storeys. The proposal only includes 2 buildings at 6-storeys at the Jetty Walkway
- Financial forecasts show that the costs of delivering public open space, civil infrastructure, community spaces and additional parking will not be met by the proceeds of development detailed in the revised masterplan, thereby requiring additional Government investment in the precinct
- PDNSW will submit a Business Case with NSW Treasury in 2023, outlining a range of funding options to deliver on the masterplan vision for the Precinct
- A minimum of approximately \$15 million is needed to upgrade basic services like electricity and sewer to adequately service the existing marina and add sewer capacity for toilets and public conveniences across the Precinct
- The NSW Government is committed to enhancing the economic, social and environmental benefits for the region by creating a vibrant Foreshore Precinct that locals will embrace and boosts the tourism offering for Coffs Harbour
- Progress of this masterplan is already underway with the NSW Government committing \$20 million of stimulus funding and investment. The new iconic community-owned building is nearing completion to activate this part of the Foreshore Parklands



## **DISCLAIMER**

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