



Coffs Jetty Revitalisation

**A Draft Masterplan
to be Shaped by the Community**

Imagine the Possibilities
Explore the Opportunities

We're Listening,
Have Your Say
27 April to 13 June 2022

Scan the QR code or visit
coffsjettyrevitalisation.com.au to
find out more



Community Benefit Highlights



North Park
Increased green space

Current zoning height allows for six storey development

The Jetty Hub
Low scale development between two to six storeys proposed. Potential for tourist & residential accommodation, restaurants & cafes and tourism-related outlets & local businesses.

Funding
Development supports business viability and activation. The land is not being developed for profit and the revenue generated will be reinvested in the community.

Multi-purpose outdoor spaces (converts to overflow parking)



Former Deep Sea Fishing Club
Potential tourist and community attraction with a mix of publicly accessible food and beverage, hospitality venue, and tourist accommodation (80-100 rooms). Current zoning height - 8.5m (approx three storeys). Proposed zoning height - 11m (approx four storeys).

Parking
Managed and enhanced on-street and additional parking zones

North Park Pavilion
Overlooking Park Beach - potentially linked to Aboriginal arts & culture



Coffs Marina
Structure plan allows opportunities for businesses with diverse venues to plan for redevelopment

An active, working harbour for all community
Current zoning height - 11m (approx three storeys)
Proposed zoning height - 14.5m (approx four storeys)

The Jetty Hub North
Six storey development proposed in the northern part



The Jetty Hub Central
Development scaling down to four, three and two storeys heading south



Community Building

The Billabong
Better treatment of stormwater



Dune Care & Wild Play



Widened pathway

Pedestrian overpass bridge

Opening up of fenced-off railway lands

Widened pathway

Proposed extension of beach front boardwalk

Manage dune habitat

Proposed boardwalk

Shared Path - pedestrians and bicycles

A diversity of experiences across the whole precinct

Family & Youth Play
Splash park and regional playground



Corambirra Point
Culturally significant site that through further engagement with the community will ensure impactful and respectful outcomes.

Masterplan Sub-Precincts

-  Jetty Hub
-  Foreshore Parkland
-  Coffs Marina
-  Corambirra Point

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.

Frequently Asked Questions

Why is the NSW Government revitalising the precinct?

The precinct includes several parcels of land that are owned by the NSW Government with the potential to be enhanced to provide better uses, activities and services for the Coffs Harbour community, including residents and visitors.

The delivery of the Coffs Harbour Bypass provides a unique opportunity for structural change and potential to reimagine Coffs Harbour and the city centre. The bypass has promoted the need to create new and improved tourism facilities and attractions in Coffs Harbour, in order to continue to attract visitors to the area.

Given its locational attributes, accessibility and amenity features, the precinct presents a unique opportunity to create a thriving and vibrant foreshore precinct in the heart of Coffs Harbour, that provides improved connectivity between the waterfront, CBD and broader Coffs region.

What is the expected timeline for this project?

The NSW Government is currently delivering consultation on the draft masterplan for the precinct, that will be used to inform the final masterplan and precinct planning proposal.

Further consultation will be undertaken on the precinct planning proposal through 2022 to 2023.

What has happened so far?

Over 2021, the NSW Government consulted with the community about the draft Vision, Place Principles and 'Big Ideas' proposed to guide the future masterplan. Based on feedback from over 1500 people, we have developed a draft masterplan that reflects the aspirations of the community.

It highlights the potential for a new and revitalised Jetty Foreshore whilst maintaining the majority of the current open space in the area. Considered development options are proposed to sustainably fund improvements that deliver an active, safe and vibrant waterfront that provides an accessible and enjoyable experience for everyone in Coffs Harbour, whether resident or visitor.

We are now seeking your feedback on this draft masterplan.

What is the draft masterplan?

The draft masterplan sets out a vision for how the Coffs Harbour Jetty Foreshore can be revitalised to meet the

community's needs in the future. It proposes key design moves and development outcomes in four key precincts around the Jetty Foreshore. It also suggests possible uses, height limits and building scales. As a community-led masterplanning process, now we want to hear from you before we finalise the masterplan.

What are the key benefits proposed in the draft masterplan?

We've heard that community benefits must be at the heart of the masterplan. The community has very clearly identified that quality, accessible open space and seamless connections are key features that they want to see in the draft masterplan.

The masterplan will deliver:

- A thriving and vibrant foreshore precinct for Coffs Harbour
- Activation of public spaces for the benefit of the community, both night and day
- Enhanced cultural and existing qualities of the local area
- Improved connectivity between the foreshore and the CBD
- Additional housing opportunities
- Improvements to the public domain
- Job growth and economic activity
- Connection with Country, celebration of history and protection of heritage.

Who will deliver the masterplan?

A fundamental objective is that revenue generated from development activity within the precinct will be reinvested back into community led initiatives – such as new playgrounds, boardwalks, preservation of natural areas and infrastructure upgrades. This funding model ensures that investing in the Jetty Foreshore benefits the community in the long term, making it sustainable beyond the initial investment and providing a platform for partnership between the Government, private and not-for profit sectors.

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