

Coffs Harbour Jetty Foreshore

This document answers frequently asked questions about the Rezoning Proposal for the Coffs Harbour Jetty Foreshore Precinct currently on public exhibition.

What is the Rezoning Proposal?

The Department of Planning, Housing and Infrastructure (Department) has received a Rezoning Proposal from Property and Development NSW (PDNSW) for the Coffs Harbour Jetty Foreshore Precinct.

The Rezoning Proposal aims to amend the Coffs Harbour Local Environmental Plan 2013 to facilitate approximately 250 homes and 200 tourist accommodation rooms, as well as public open space and commercial floor space.

The Rezoning Proposal aims to:

- revitalise the Coffs Harbour Jetty Foreshore
- provide better connections and accessibility to the Jetty Foreshore to link the city with the harbour
- create a thriving economic hub by co-locating tourism, housing and non-residential uses
- create a vibrant destination to encourage increased tourist activity
- conserve Aboriginal heritage and connections
- extend the current maximum building height applicable to areas intended for development to between 2 to 6 storeys.

What is the State Significant Rezoning Policy?

The NSW Government introduced a State Significant Rezoning Policy in September 2024 to identify and deliver strategically important rezonings under 2 state-based pathways – State-led Rezonings and State-assessed Planning Proposals.

The policy is aimed at identifying land to address the housing and employment needs of NSW's growing population. The policy will help streamline planning efforts of local councils and the Department, cutting rezoning timeframes by up to 200 working days.

For more information visit [State Significant Rezoning Policy | Planning \(nsw.gov.au\)](https://www.nsw.gov.au/copyright)

Where is the site located?

The Precinct encompasses approximately 62 hectares of foreshore land on the Coffs Harbour coast and is located 4km east of the Coffs Harbour CBD.



What are the proposed building heights?

The Rezoning Proposal seeks to extend the current maximum building height applicable for development in the Precinct to between 2 to 6 storeys.

The building heights are intended to integrate with, and complement, the existing local scale and character of the surrounding area.

Building heights vary across the Precinct:

- unused transport land on the western edge of the Precinct, between Jordan Esplanade and the railway line, limits building heights to 6 storeys
- marina area limits building heights to between 3 to 4 storeys
- Corambirra Point deep sea fishing site/ Jetty Beach House limits building heights to 4 storeys
- sections of the southern headland area will have maximum building heights removed or be limited to 1 storey

There is no change to the current building heights outside of these areas.

How can you have your say?

Public exhibition and feedback for the Rezoning Proposal will close on 30 June 2025. To review the Rezoning Proposal and have your say, go to

<https://www.planningportal.nsw.gov.au/coffs-harbour-jetty-foreshore> and click on 'Make a submission'.