

Department of Planning, Housing and Infrastructure

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Explanation of Intended Effect

Coffs Harbour Jetty Foreshore Precinct – State Assessed Planning Proposal

March 2025



Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land, and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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1 Introduction

1.1 Purpose

This Explanation of Intended Effect (EIE) for a proposed State Environmental Planning Policy (SEPP) has been prepared to set out the proposed changes to planning controls for the Coffs Harbour Jetty Foreshore Precinct (the Precinct) and describes the intended outcomes arising from the proposed changes. This EIE is being exhibited under section 3.30 of the *Environmental Planning and Assessment Act, 1979* (EP&A Act).

Under the State Significant Rezoning Policy the Department of Planning, Housing and Infrastructure (Department) identified the proposal as a State-assessed rezoning proposal (SARP). The SARP has been prepared by the applicant, Property and Development NSW (PDNSW), and the Department will assess the rezoning proposal.

The intention of the rezoning proposal is to enable the revitalisation of the Precinct and celebrate the unique location, history and culture of the area for the benefit of the Coffs Harbour community. The rezoning proposal is supported by a Masterplan that includes almost 6 hectares of new and upgraded open space and approximately 250 residential dwellings and 200 tourist accommodation rooms (hotel or motel accommodation and serviced apartments) along with retail, food and drink, community uses and parking.

It is proposed the planning controls will be implemented through a SEPP made under the EP&A Act that will amend controls for the Precinct in the *Coffs Harbour Local Environmental Plan 2013* (Coffs Harbour LEP 2013) and State Environmental Planning Policy (Planning Systems) 2021 (SEPP (Planning Systems)).

The objectives of the rezoning proposal are to:

- revitalise the Coffs Harbour Jetty Foreshore Precinct with new and improved open spaces
- provide better and accessible connections to the Jetty Foreshore to connect the city with the harbour
- create a thriving economic hub by co-locating tourism, housing and non-residential uses
- create a vibrant and active destination to encourage increased tourist activity
- conserve Aboriginal heritage and connections
- celebrate and enhance the natural coastal environment
- improve and manage car parking across the precinct.

The public are invited to comment on all matters in this EIE and supporting documentation. The EIE and supporting technical studies can be viewed on the NSW Planning Portal.

1.2 Coffs Harbour Jetty Foreshore Precinct

The Precinct is located on the traditional lands of the Gumbaynggirr people, in saltwater freshwater Country. The site is within Coffs Harbour, located approximately 4km east of the Coffs Harbour City Centre (Figure 1). Stretching from the Marina in the north to Corambirra Point in the south, the Precinct comprises a total site area of approximately 144.88 hectares, including 62 hectares of land, of which 17.7 hectares are subject to proposed amendments under the rezoning proposal (Figure 2).

The site is bound by the railway line and Coffs Harbour Railway Station to the west with residential and tourism uses located beyond the railway. To the north-west is the Orlando Street retail precinct and to the east the site is bound by the Pacific Ocean. Immediately north of the site is an area known as 'Happy Valley', which is freehold land that has been returned to the Coffs Harbour Local Aboriginal Land Council. To the north-east is Muttonbird Island, which does not form part of the Precinct and to the south is Boambee Beach and vegetation.

The land in the Precinct is owned by the NSW Government, except for a small portion of land owned by the Coffs Harbour Local Aboriginal Land Council.



Figure 1: Site Context Map (Source: Nearmap, overlay DPHI)



Figure 2: Coffs Harbour Jetty Foreshore Precinct (in blue) (Source: Nearmap, overlay DPHI)

1.2.1 The Masterplan

The rezoning proposal is supported by a Masterplan that identifies the aims for movement, built form and open space in the Precinct (Figure 3). The Masterplan also provides a potential development outcome, with land uses and built form for the Precinct based on the proposed planning controls. This includes 21.2 hectares parkland including 3 additional hectares of land zoned for recreation and approximately 250 residential dwellings and 200 tourist accommodation rooms (hotel or motel accommodation and serviced apartments) along with retail, food and drink, community uses and parking.

The Masterplan is broadly organised across six sub-precincts (Figure 4Figure 3) to reflect and define the character of the Precinct and includes:

1. Foreshore Parklands – improved amenities, new board walk, water and nature-based playground and new landscaped amphitheatre, and additional parking.
2. The Marina – an active working marina, with commercial and dining uses, improved public parking, and buildings of 3-4 storeys (max 15.5m).
3. North Park – landscaped open space with recreational courts and formalised parking. Residential development of 4-6 storeys (max 21.5m) fronting Marina Drive.

4. Jetty Hub – Residential and tourist accommodation supporting activation and tourism in mixed use buildings of 4-6 storeys (max 25m), with cafes and restaurants at ground floor. This area is situated on the inaccessible land adjacent to the railway corridor.
5. Activity Hub and Village Green – An active village green that is connected to the rail station via a pedestrian bridge, buildings of 2 storeys for retail (max 11m), food and drink and community uses, re-alignment of Jodan Esplanade to provide more useable open space and connections to the existing foreshore parklands.
6. Corambirra Point – A new regional tourist destination on the site of the former Deep Sea Fishing Club site including cafes and restaurants, a function space, activity centre and tourist accommodation - 4 storeys (max 15.5m).

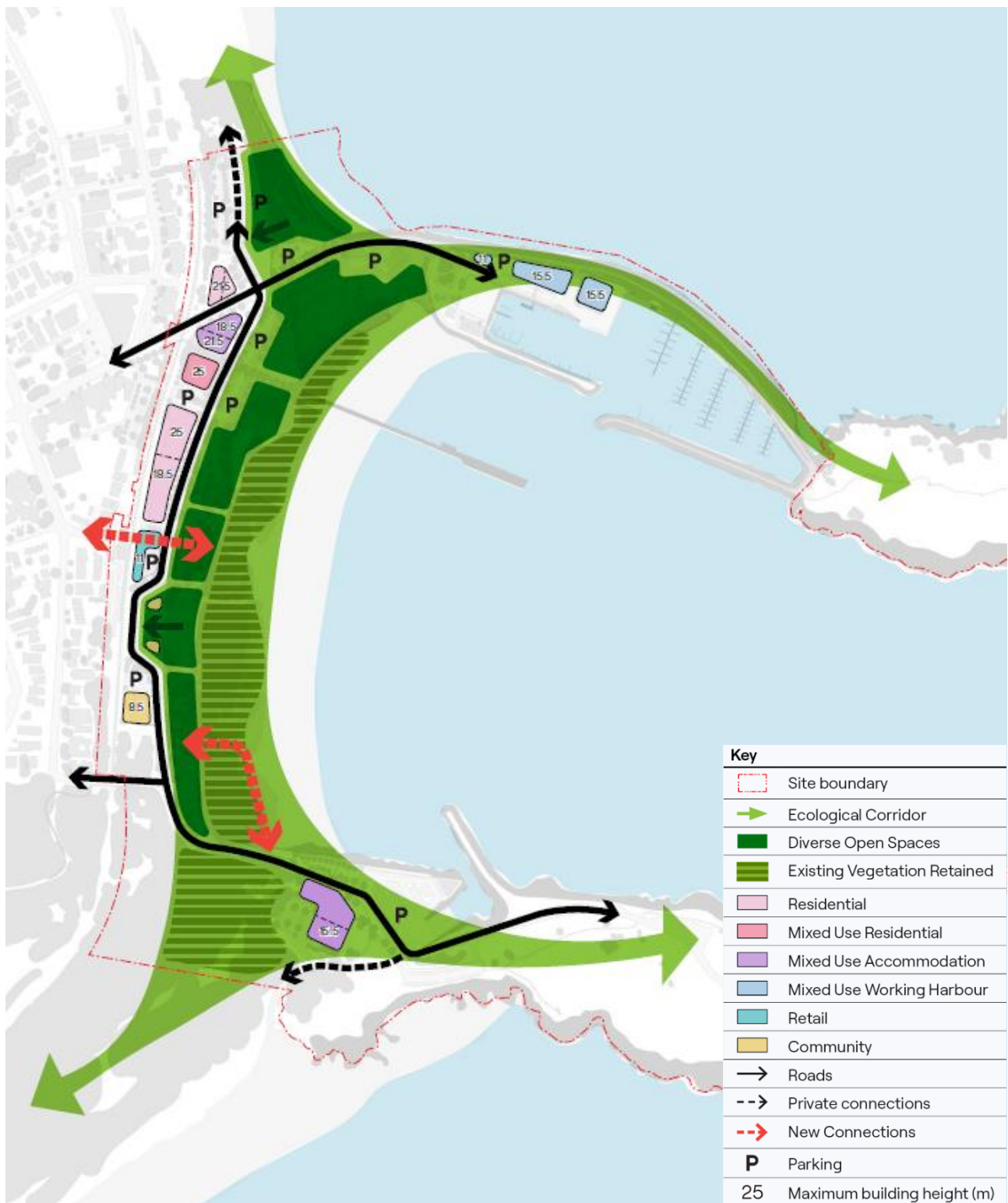


Figure 3: Coffs Harbour Jetty Foreshore Masterplan Structure Plan (Source: , SJB,) February 2025)

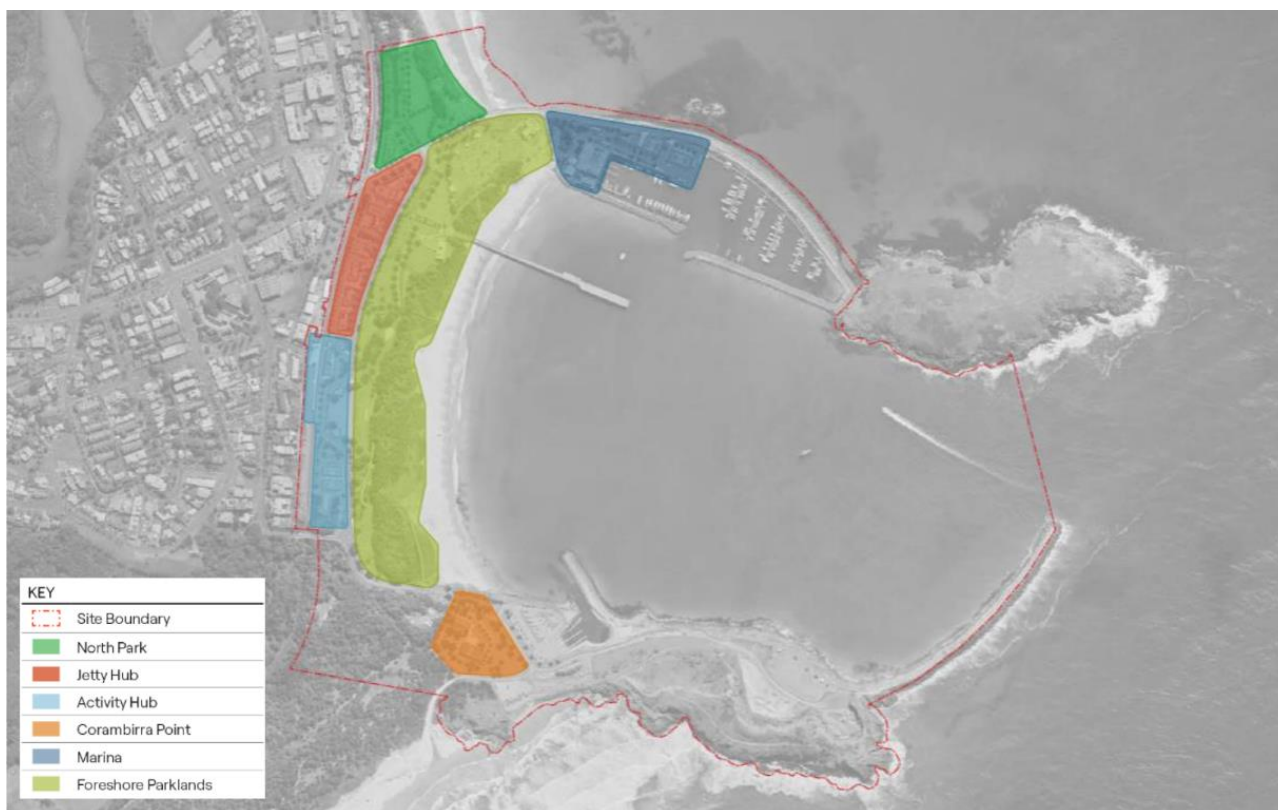


Figure 4: Sub-precincts of the Coffs Harbour Jetty Foreshore Precinct (Source: Urban Design Framework, SJB, February 2025)

1.3 Strategic context

In 2017, the NSW Government identified potential for the revitalisation of the Precinct and in 2018, an independent process of community consultation was undertaken to inform a preliminary concept plan. The preliminary concept plan was released in October 2018, with updates and greater detail added in October 2020. Following this, PDNSW set out 3 phases to revitalise the Precinct:

- Phase 1 – Shared Vision and Place Principles – to guide key decisions about future uses and masterplan considerations at the Precinct.
- Phase 2 – Masterplan – to gather community feedback on initial design considerations to inform a Masterplan that aligns with the Shared Vision and Place Principles.
- Phase 3 – Rezoning – following community input from Phase 2, finalise a Masterplan and seek formal planning approval to provide a framework to guide the delivery of the concept Master Plan over time.

This rezoning proposal represents Phase 3 of this process and has been informed by the preliminary consultation undertaken during the previous phases. The rezoning proposal has

also been developed in collaboration with other Government agencies through a Project Control Group (PCG) and State Design Review Panel (SDRP).

The PCG comprised senior executives from the Department, Transport for NSW, Crown Lands, Port Authority of NSW, Maritime Infrastructure Delivery Office, Department of Regional NSW and City of Coffs Harbour Council.

The SDRP delivers independent, expert and consistent design quality advice on projects that have or will undergo assessment by the state. The SDRP reviewed the proposal on four occasions in July 2023, September 2023, November 2023 and in March 2024 and provided extensive advice and feedback, which has informed the rezoning proposal submitted to the Department.

2 Proposed planning control amendments

2.1 Objectives and Intended Outcomes

The proposal is intended to be given effect through a SEPP, which will amend the planning controls that apply to the Precinct under the Coffs Harbour LEP 2013.

The proposed SEPP amendment intends to facilitate the revitalisation of the Precinct to support a vibrant destination with a mix of commercial, retail, tourism, residential, recreation and community uses.

The objectives and intended outcomes of the rezoning proposal are:

- revitalise the Coffs Harbour Jetty Foreshore Precinct with new and improved open spaces
- provide better and accessible connections to the Jetty Foreshore to connect the city with the harbour
- create a thriving economic hub by co-locating tourism, housing and non-residential uses
- create a vibrant and active destination to encourage increased tourist activity
- conserve Aboriginal heritage and connections
- celebrate and enhance the natural coastal environment
- improve and manage car parking across the precinct.

The proposed SEPP will seek to introduce a new site-specific clause under the Coffs Harbour LEP 2013 and implement a series of map amendments as described below in section 2.2.

Additionally, the proposal also seeks to amend SEPP (Planning Systems) 2021 to establish a State Significant Development (SSD) pathway for future development applications.

2.2 Proposed Mapping Amendments

2.2.1 Land Zoning

It is proposed to rezone land in the Precinct to support a mix of land uses including commercial, retail, tourism and residential, recreation and community and cultural.

Specifically, the rezoning proposal seeks to implement the following changes:

- Rezone majority of land zoned SP2 Infrastructure (Railway) and a small portion of land zoned RE1 Public Recreation in the Jetty Hub sub-precinct to MU1 Mixed Use (Figure 5).

- Rezone a portion of land in part of the North Park sub-precinct from RE1 Public Recreation to MU1 Mixed Use (Figure 5).
- Rezone land in the Activity Hub and Village Green sub-precinct from SP2 Infrastructure (Railway) to MU1 Mixed Use and RE1 Public Recreation (Figure 5).
- Rezone land in the Foreshore Parklands sub-precinct abutting the Jetty from SP2 Infrastructure (Tourism, Marine, Wharf and Boating Facilities) to RE1 Public Recreation (Figure 5).
- Rezone land in the Corambirra Point sub-precinct from RE2 Private Recreation and RE1 Public Recreation to MU1 Mixed Use (Figure 6).
- Rezone the southern headland area outside of the Corambirra Point sub-precinct from SP2 Infrastructure (Tourism, Marine, Wharf and Boating Facilities) to SP1 Special Activities (Figure 6). The area is intended for cultural, community and recreational activities.

All other land use zones are proposed to be retained, including the:

- W4 Working Waterfront zone for the Marina sub-precinct.
- RE1 zoning for the existing foreshore parkland.
- SP2 Infrastructure (Railways) for the North Coast Rail Line and Coffs Harbour Train Station.
- R2 Low Density Residential zone applying to the Coffs Harbour and Region Local Aboriginal Land Council lot.

The proposed Land zoning map is shown at **Appendix A**.



Figure 5: Existing & proposed Land Zoning Map depicting western portion of the Precinct (Jetty Hub, North Park and Activity Hub and Village Green sub-precincts) (Source: Planning Report, Ethos Urban, February 2025)

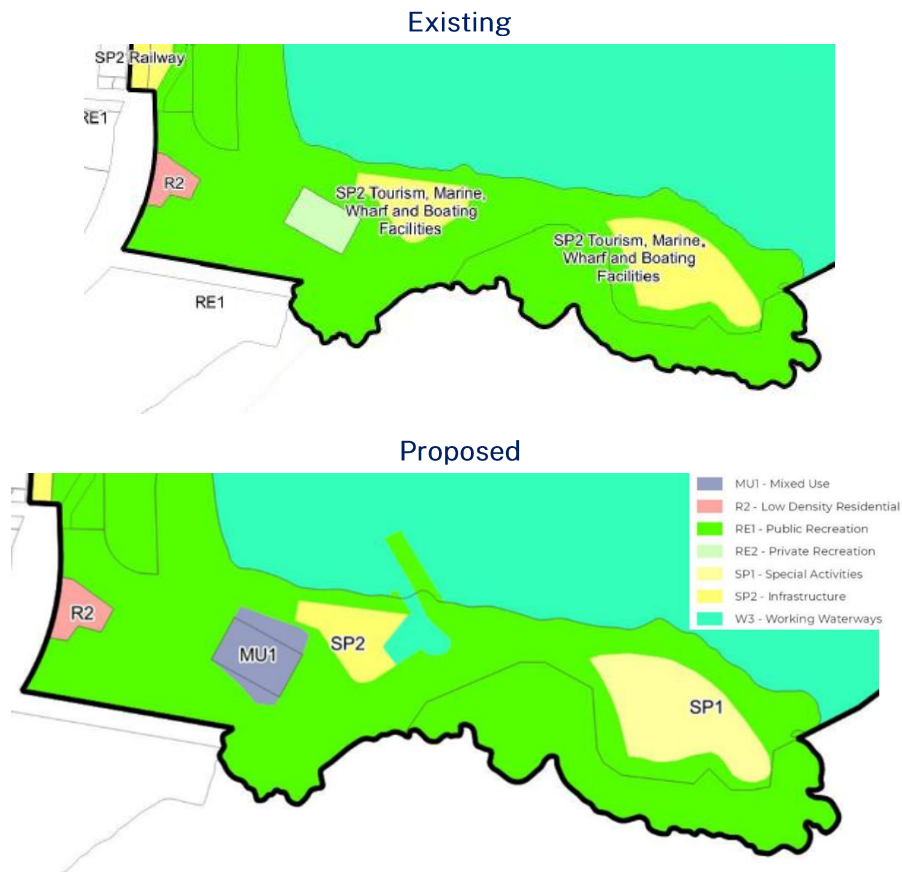


Figure 6: Existing & proposed Land Zoning Map depicting southern portion of the Precinct, including the Corambirra Point sub-precinct (Source: Planning Report, Ethos Urban, February 2025)

2.2.2 Height of Buildings

It is proposed to introduce new maximum building heights across the Precinct in areas intended for development. The building heights range between 2 to 6 storeys and are intended to integrate with and complement the existing local scale and character of the surrounding Coffs Harbour area. New development is concentrated in the Jetty Hub sub-precinct with a maximum height of 6 storeys, located towards Marina Drive and the existing Jetty Strip precinct. In the Marina sub-precinct heights have been limited to 3-4 storeys to limit adverse view impacts from Muttonbird Island and in Corambirra Point sub-precinct the proposed height responds to the iconic headland location and the topography of the hill.

The proposed amendments to the Height of Buildings Map are as follows:

- Increase maximum building height from:
 - 5.4m to 21.5m in part of the North Park sub-precinct (Figure 7).
 - 5.4m to 18.5m, 21.5m and 25m in the Jetty Hub sub-precinct (Figure 7).
 - 5.4m to 8.5m and 11m in part of the Activity Hub and Village Green sub-precinct (Figure 7).
 - 11m to 15.5m in part of the Marina sub-precinct (Figure 8).

- 8.5m to 15.5m in the Corambirra Point sub-precinct (Figure 9).
- Decrease maximum building height from:
 - Remove the maximum building height from land proposed to be zoned SP1 Special Activities on the southern headland area outside of the Corambirra Point sub-precinct (Figure 9).
 - 8.5m and 22m to 5.4m in the remaining southern headland area outside of the Corambirra Point sub-precinct that is to be zoned RE1 Public Recreation (Figure 9).

The proposed Height of Buildings map is shown at Appendix B.

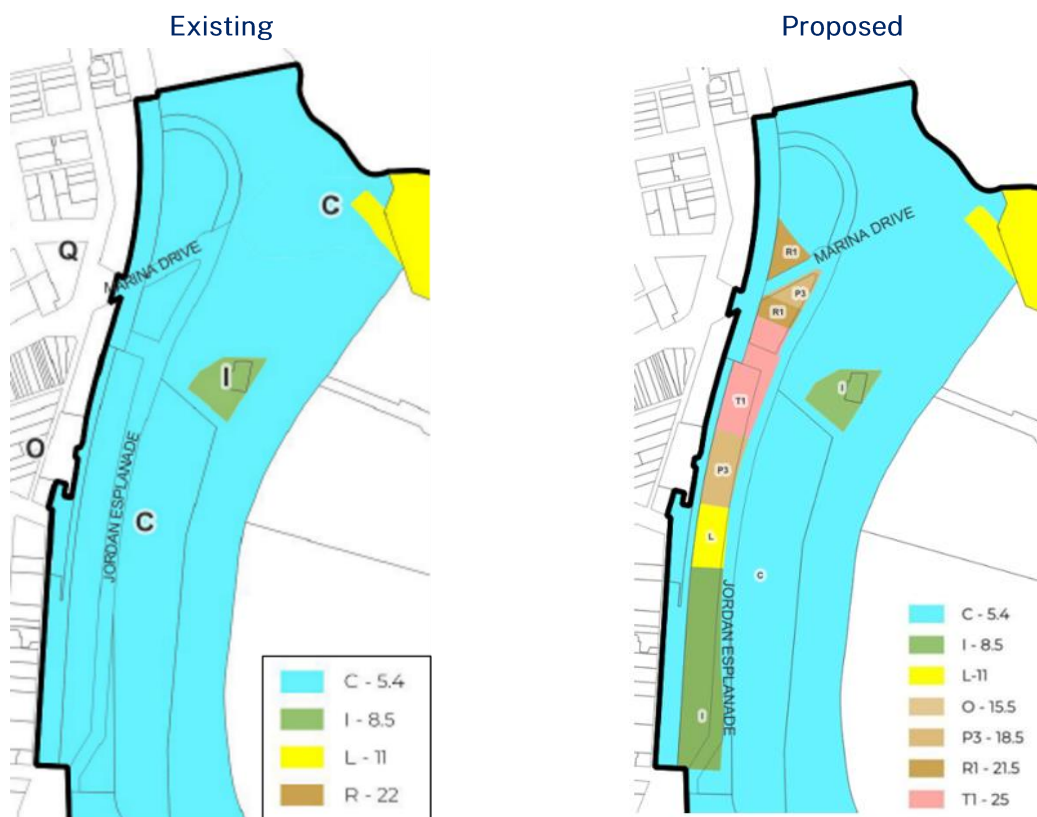


Figure 7: Existing and proposed Height of Buildings Maps depicting the western portion of the Precinct (the Jetty Hub, North Park sub-precinct and Activity Hub and Village Green sub-precincts) (Source: Planning Report, Ethos Urban, February 2025)

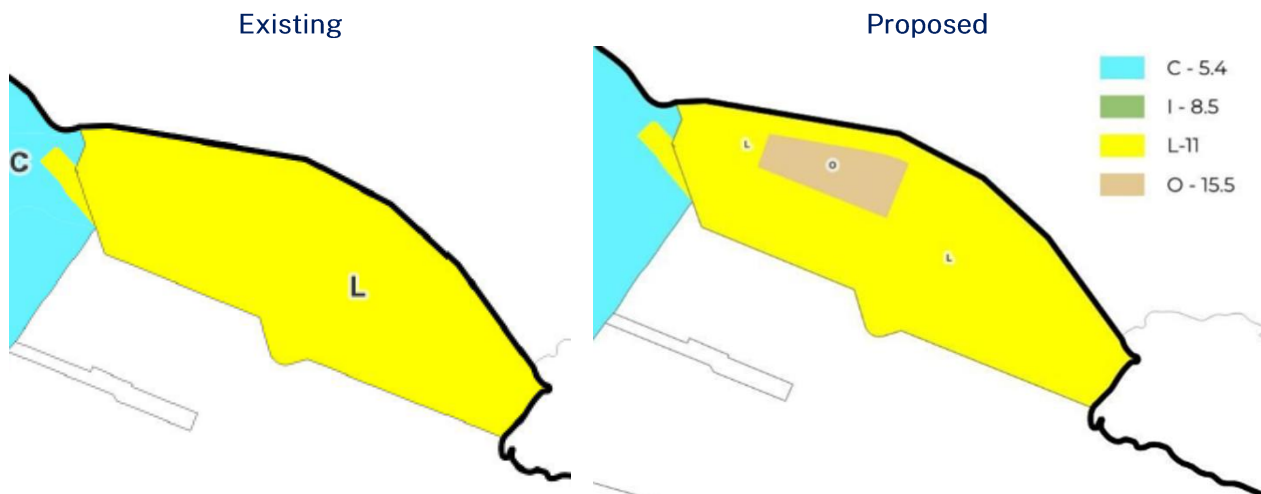


Figure 8: Existing and proposed Height of Buildings Map depicting northern portion of the site, including the Marina sub-precinct (Source: Planning Report, Ethos Urban, February 2025)

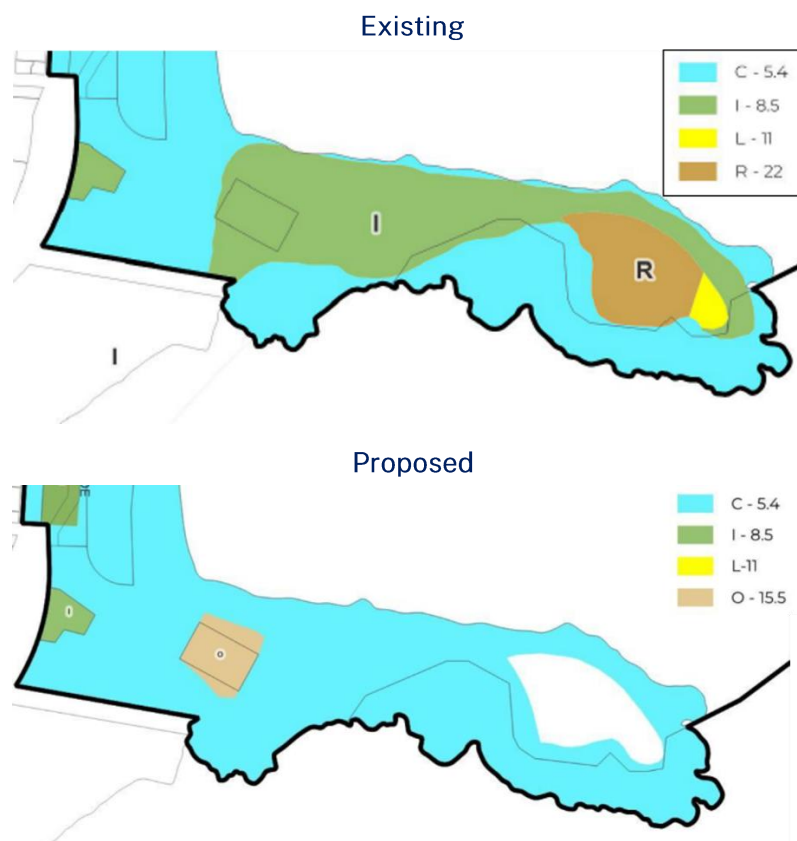


Figure 9: Existing and proposed Height of Buildings Map depicting southern portion of the Precinct, including the Corambirra Point sub-precinct (Source: Planning Report, Ethos Urban, February 2025)

2.2.3 Floor Space Ratio

It is proposed to remove the floor space ratio (FSR) provisions that apply to the site under the Coffs Harbour LEP 2013. Currently in the Precinct, FSR controls only apply to the land surrounding the Marina and Corambirra Point sub-precincts (Figure 10), with development controlled through the height of building map and Coffs Harbour Development Control Plan.

The removal of the FSR controls for the Precinct is proposed as the site is largely unsubdivided and the exact location of development will be subject to future subdivision. Applying FSR controls may unnecessarily hinder future development, and instead the Design Guideline will provide detailed design controls to guide future development in the Precinct.

The Design Guideline (refer Section 2.3.1) will provide design controls for elements including height in storeys, setbacks, separation distances, floor to floor heights, active frontages, landscaped and communal space requirements and view protection to ensure the future built form in the Precinct has an appropriate bulk and scale and responds to the surrounding area.

The Design Guidelines also work in conjunction with Height of Buildings Map and the design excellence provisions of the Coffs Harbour LEP 2013 to ensure future development is appropriate.

An extract of the existing and proposed FSR Map is provided below in Figure 10 and the proposed FSR Map is provided at Appendix C.



Figure 10: Existing and Proposed FSR Map (Source: Planning Report, Ethos Urban, 17 October 2024)

2.2.4 Additional Permitted Uses

It is proposed to introduce an additional permitted use to the Marina sub-precinct to permit office premises with development consent on land zoned W4 Working Waterfront. This is intended to provide for an additional use that is complementary to the current land zoning and assist in facilitating future renewal of this area.

It is proposed to give effect to this change through a new provision under Schedule 1 Additional Permitted Uses and a mapping amendment (Additional Permitted Uses Map) to identify the relevant portion of the Precinct as depicted in Figure 11 below.

The proposed Additional Permitted Uses Map is shown at Appendix D.

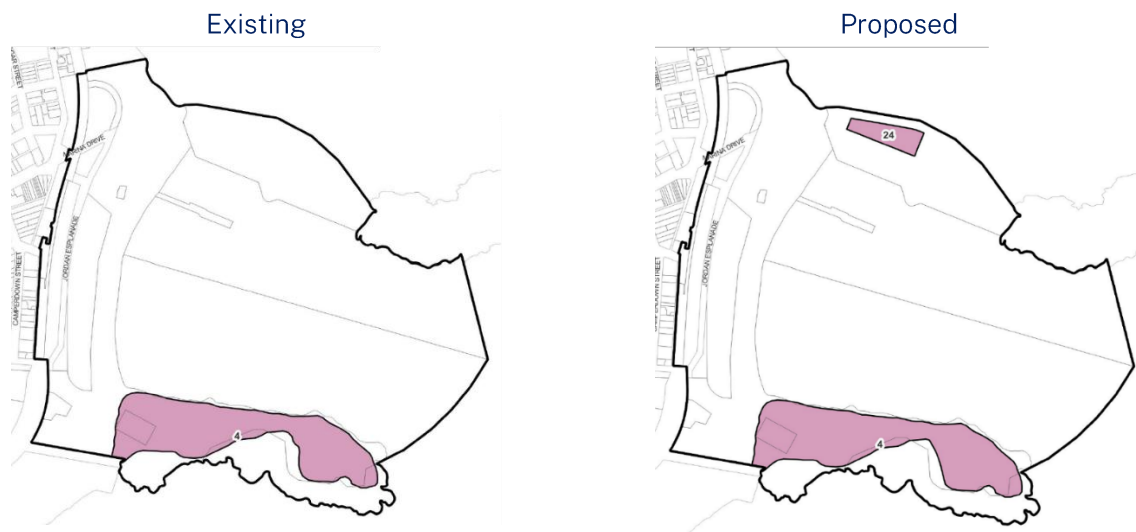


Figure 11: Existing and Proposed Additional Permitted Uses Maps (Source: Planning Report, Ethos Urban, 17 October 2024)

2.3 Site Specific Provisions

It is proposed to insert new site-specific provisions in the Coffs Harbour LEP 2013 relating to the Coffs Harbour Jetty Foreshore Precinct. These provisions will set out controls and objectives that will apply to the Precinct. The following sections outline the proposed provisions.

2.3.1 Design Guidelines

The rezoning proposal seeks to introduce the Coffs Harbour Jetty Foreshore Design Guidelines to support the implementation of the proposed amendments to the Coffs Harbour LEP 2013. The site-specific clause is intended to include a provision which gives effect to the Design Guidelines and require the consent authority to consider the Design Guidelines before granting consent.

The Design Guidelines, exhibited with this EIE, set out built form and urban design provisions to ensure that new development in the Precinct achieves high quality outcomes for built form, public domain and seeks to improve the amenity of the Precinct and its surrounds. Specifically, the Design Guidelines will address:

- Precinct vision, objectives and principles
- Connecting with Country
- Design Excellence
- Built form for residential and non-residential uses
- Transport, movement networks and parking

- Public domain and landscape
- Environmental management and sustainability, including heritage and archaeology, coastal hazard management
- Sub-precincts and detailed design controls.

2.3.2 Key Sites Map

The application of the site-specific provisions set out above will be illustrated through an amendment to the existing Key Sites Map to identify the extent of the Precinct. An extract of the proposed Key Sites Map is provided below at Figure 12 and the proposed map is shown at Appendix E.



Figure 12: Proposed Key Sites Map (Source: Planning Report, Ethos Urban, 17 October 2024)

2.4 Proposed amendments to other Environmental Planning Instruments

2.4.1 State Environmental Planning Policy (Planning Systems) 2021

State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) declares certain kinds of development as State Significant Development (SSD).

It is proposed to amend Schedule 2 ‘State significant development—identified sites’ of the Planning Systems SEPP to include the Precinct and identify the following types of development as SSD on land within the Precinct:

- Development for the purpose of a principal subdivision establishing major lots or public domain areas, or the creation of new roadways (including the proposed pedestrian bridge) and associated works.
- Development with an Estimated Development Cost (EDC) of more than \$30 Million.

The proposed amendment will be reflected through the introduction of a map identifying the extent of the Precinct. A copy of the proposed map is provided below at [Figure 13](#) and at **Appendix F**.

PDNSW has provided the following reasons to support the proposed SSD pathway:

- Regional significance – the proposal will deliver on State government objectives in the *North Coast Regional Plan 2036* and the *Coffs Harbour Regional City Action Plan 2036*, and will increase local jobs, housing, tourism and recreation opportunities.
- Public benefits – the proposal will deliver new and upgraded public open space, jobs, tourism and housing.
- Significant environmental benefits – the proposal will retain and enhance more than 37 hectares of foreshore open space and sensitive environmental areas, as well as retain and protect State heritage items and important Aboriginal cultural heritage areas.
- Economic benefits - the proposal will deliver significant economic benefits to Coffs Harbour by creating a vibrant and thriving foreshore Precinct that will support new jobs and tourism opportunities.
- Complex and unique - There is a key role for State Government in the delivery of the Precinct. This will support the orderly and efficient development of the Precinct and benefit the community by delivering infrastructure and open space early in the development process.



Figure 13: Proposed State Significant Precinct Site Map (Source: Planning Report, Ethos Urban, 17 October 2024)

3 Infrastructure funding and delivery

Council has a number of local contributions plans that apply to new development that result in an increase to the resident and visitor population, including:

- Coffs Harbour Contributions Plan Road Network Contributions Plan 2024
- Open Space Contributions Plan 2024
- Surf Rescue Facilities Contributions Plan 2024
- Administration Levy Contributions Plan 2024.

The local infrastructure that is funded by Council's contribution plans includes:

- Open space and recreation land and works, including new and upgraded parks, outdoor playing fields, and playgrounds
- Surf rescue facilities
- Road network improvements.

Council's current contributions plans do not anticipate redevelopment and renewal in the Precinct and as such the plans do not include any specific local infrastructure upgrades for the Precinct.

PDNSW has recommended a Planning Agreement in lieu of the applicable section 7.11 contributions. Consultation regarding infrastructure needs, costs and mechanisms for delivery will occur in collaboration with the City of Coffs Harbour Council, PDNSW and the Department.

4 Consultation

The Department will collaborate with key State Government agencies and stakeholders throughout the assessment of the rezoning proposal and consult with Council at key stages of the proposal.

PDNSW has consulted with the Department in the preparation of the rezoning proposal and met with key State Government agency stakeholders.

The public exhibition of the rezoning proposal will provide a formal consultation period for the community, Council and agencies to make submissions.

The Department will publicly exhibit the rezoning proposal on the Planning Portal. During this time the public is encouraged to view the proposal documents and provide formal feedback through a submission.

As PDNSW is the applicant managing the site on behalf of the NSW Government, it will lead the public consultation activities during the public exhibition period.

5 Next steps

Following public exhibition, the Department will consider all matters raised in submissions.

The final proposed changes will be forwarded to the Minister for Planning and Public Spaces for consideration and determination.

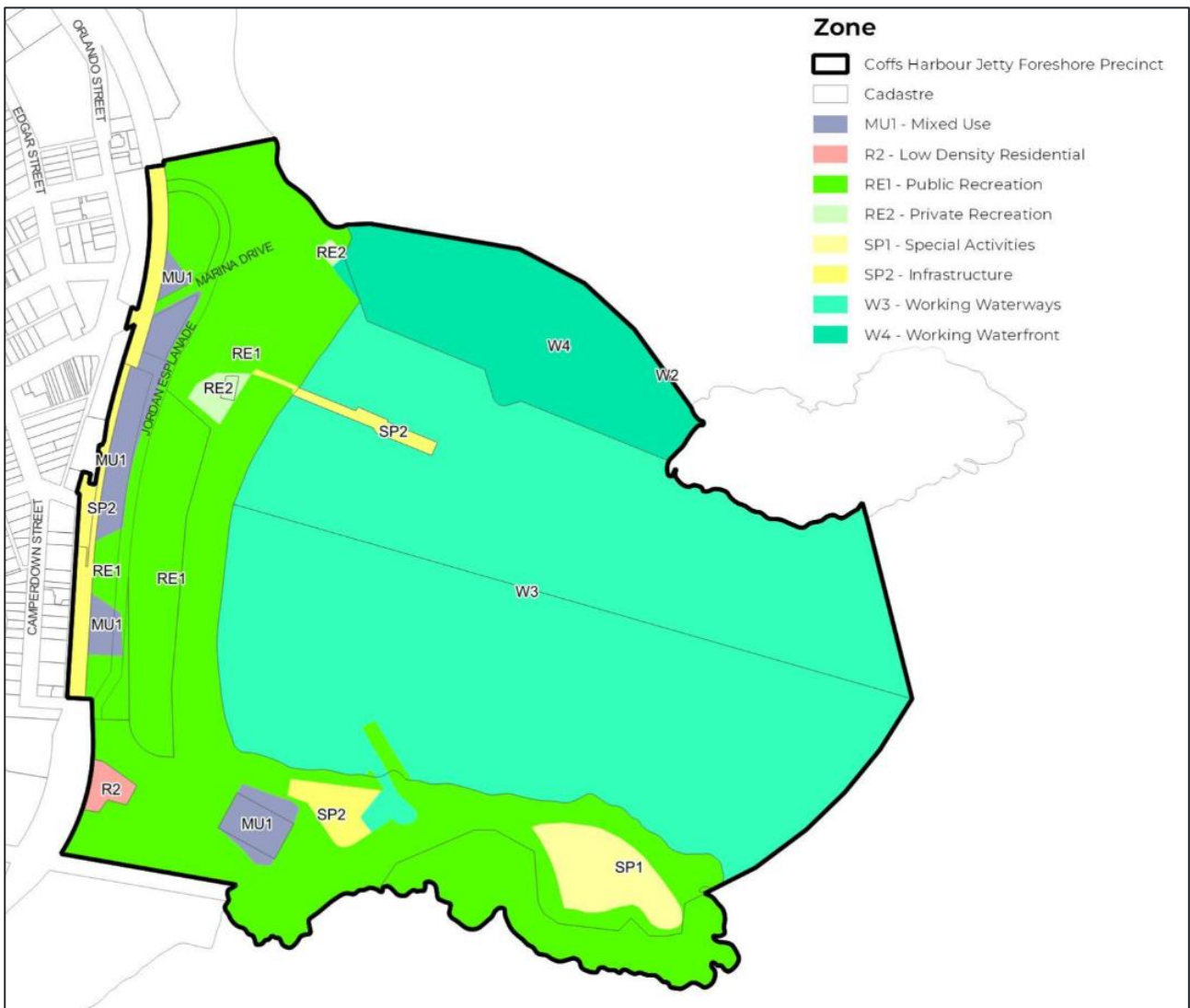
The rezoning proposal is expected to be finalised later in 2025.

6 Appendix – Proposed Statutory Mapping Amendments

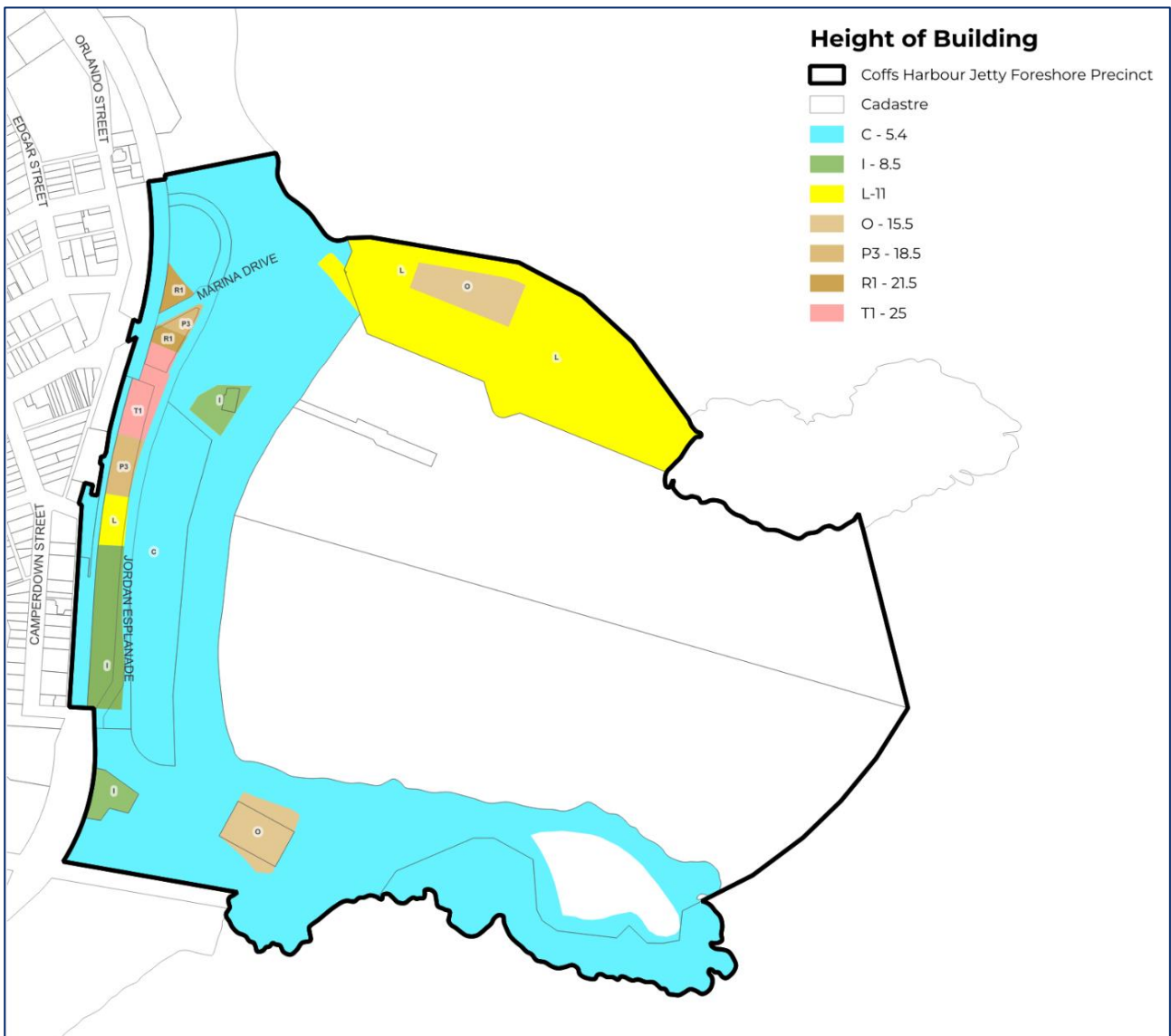
The statutory maps to implement the proposed controls include the following:

- Land use zoning map
- Height of Buildings map
- Floor Space Ratio map
- Additional permitted uses map
- Key sites map
- Coffs Harbour Jetty Foreshore Precinct State Significant Development map.

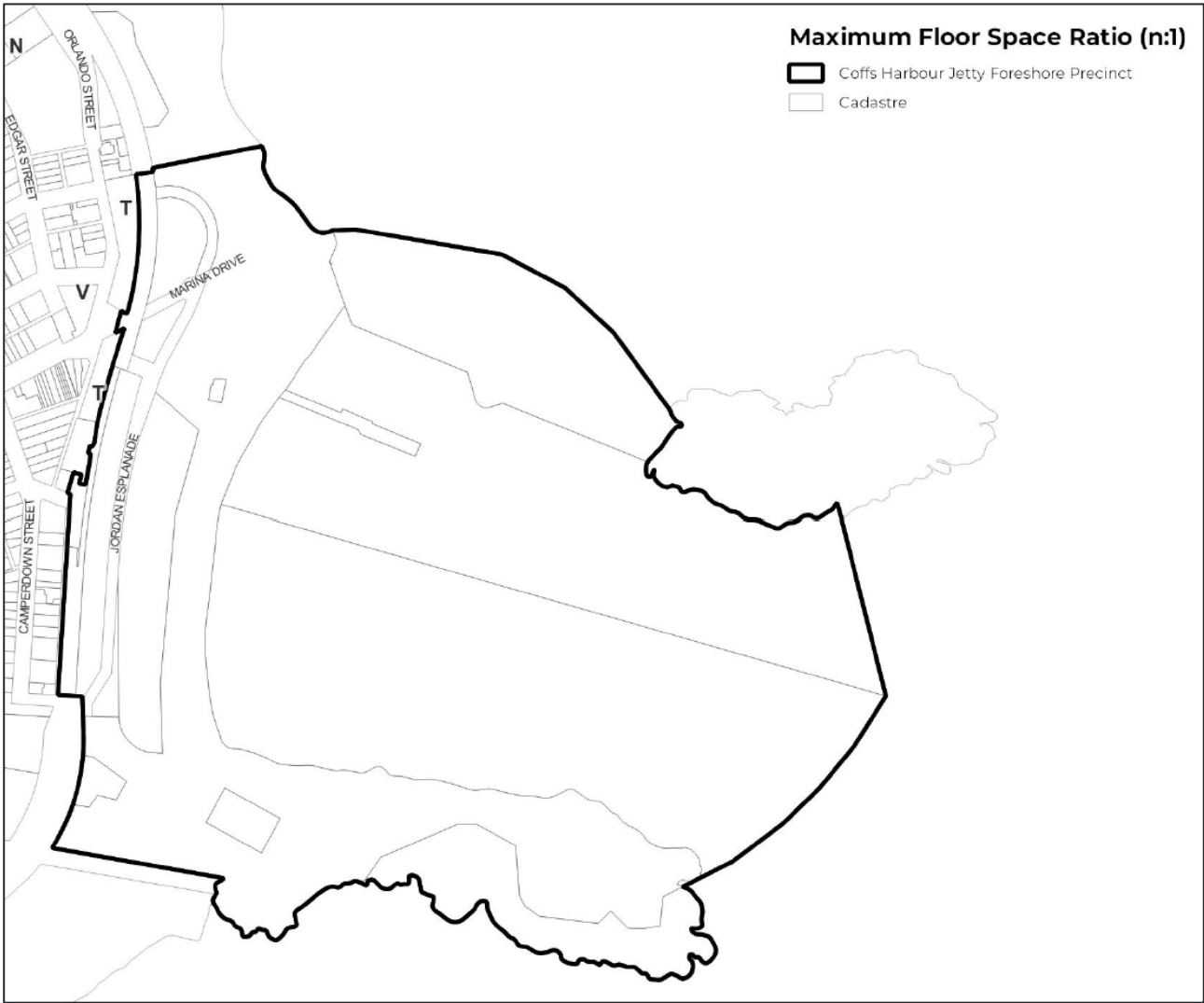
Appendix A – Land Zoning Map



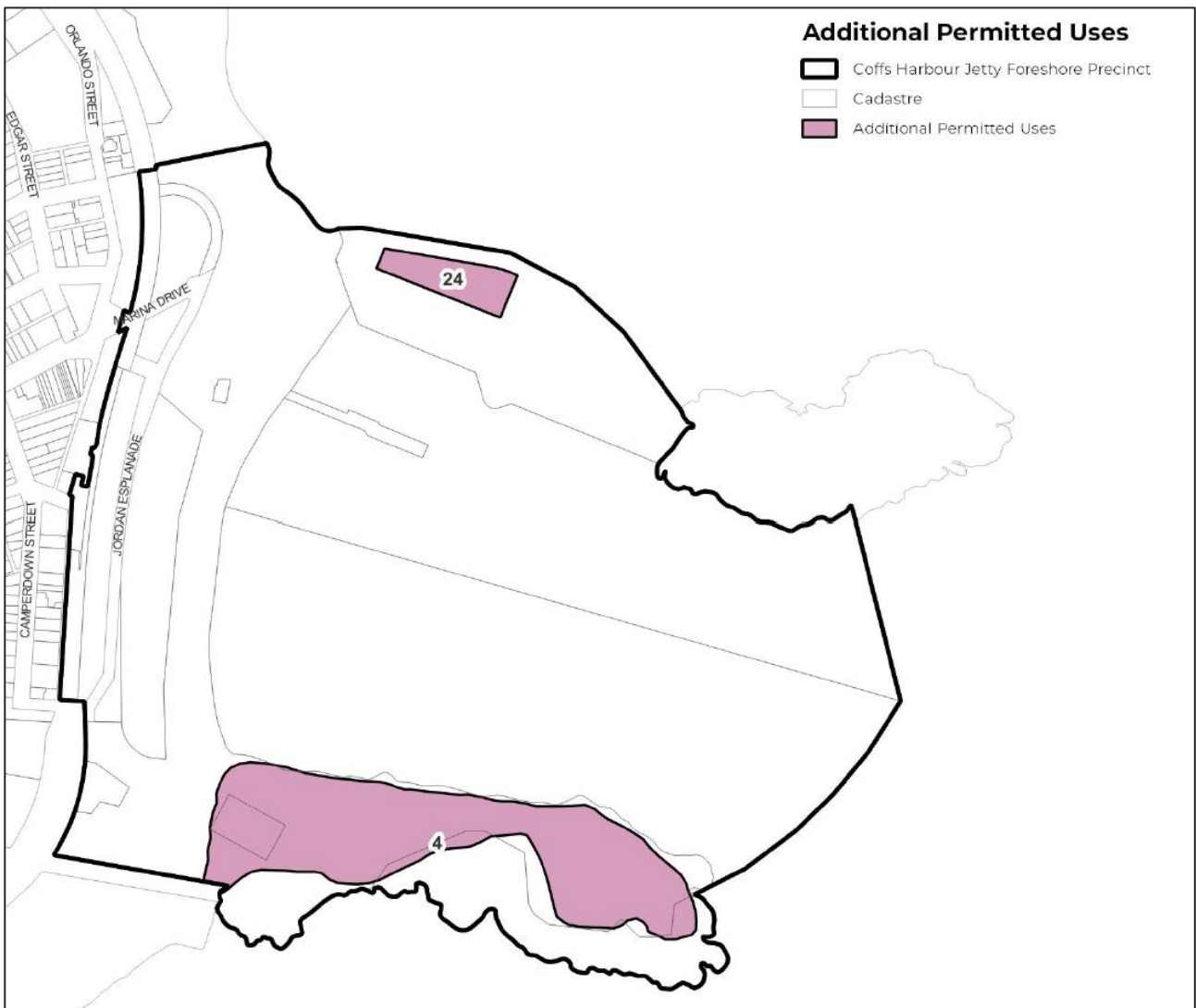
Appendix B - Height of Buildings map



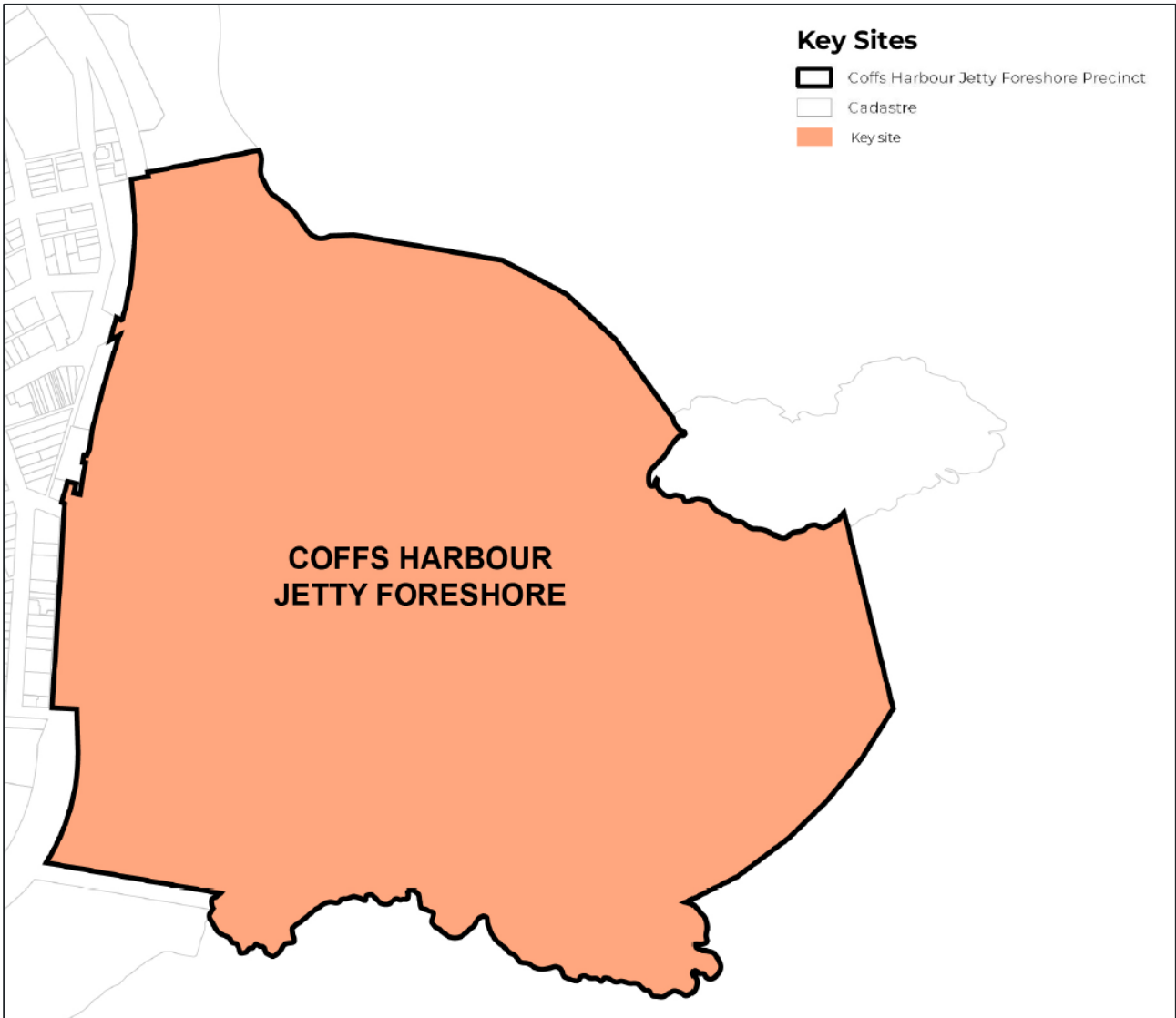
Appendix C - Floor Space Ratio map



Appendix D - Additional permitted uses map



Appendix E - Key sites map



Appendix F - Coffs Harbour Jetty Foreshore Precinct State Significant Development map

