

Community Infrastructure Needs Analysis

Coffs Harbour Jetty Foreshore State Assessed Planning Proposal Submission

Coffs Harbour, NSW

Submitted to: NSW DPHI

On behalf of: PDNSW



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales. By using the green and blue colours to represent NSW, this painting unites the contrasting landscapes. The use of green symbolises tranquillity and health. The colour cyan, a greenish-blue, sparks feelings of calmness and reminds us of the importance of nature, while various shades of blue hues denote emotions of new beginnings and growth. The use of emerald green in this image speaks of place as a fluid moving topography of rhythmical connection, echoed by densely layered patterning and symbolic shapes which project the hypnotic vibrations of the earth, waterways and skies.

Ethos Urban acknowledges the Gumbaynggirr people, the Traditional Custodians of Coffs Harbour, and all traditional custodians of Country throughout Australia.

We recognise their continuing connection to land, waters and culture and pay our respects to their Elders past, present and emerging.

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Executive Summary

Overview

This Community Infrastructure Needs Analysis (CINA) has been prepared to support a Planning Justification Report that proposes to amend the Coffs Harbour Local Environmental Plan 2013 in order to facilitate the revitalisation of the Coffs Harbour Jetty Foreshore Precinct. It provides guidance on the community infrastructure needs of the site, as well as the broader Coffs Harbour region, through an assessment of supply and demand.

The approach to this study is based on established practice in community infrastructure planning, which involves two core stages of analysis:

- Quantitative analysis of current and planned supply of a selected community infrastructure typology against established benchmarks for provision (number/ size) considered adequate to meet the needs of a particular population size/ geographic catchment.
- Qualitative analysis of the geographic distribution of supply from a population equity and accessibility/ walkability perspective; investigation of community and stakeholder perspectives, demographic characteristics, strategic policy directions, and local social issues and trends.

The study areas for this analysis are the Coffs Harbour Jetty Centre, and the Coffs Harbour suburb (including Boambee East, Toormina, and Sawtell) (see **Section 2.3** for further definition).

Findings

After undertaking the above stages of analysis, the following can be concluded:

- There is support among the Coffs Harbour community for open space and public realm improvements, increased parking, active transport, new community space, cultural venues, recreation areas, and play spaces in the Coffs Harbour Jetty Foreshore Precinct. However, there is concern from some people related to higher density buildings (particularly residential), and the resulting view loss. Other community members support residential development if it will deliver the public realm improvements they desire.
- Compared to Regional NSW, Coffs Harbour contains a higher median age and higher levels of people with a need for assistance, which may place pressure on existing health infrastructure, as well as public realm accessibility requirements. Additionally, as the median annual household income in Coffs Harbour is lower than the Regional NSW average, community members may benefit from an increase in infrastructure that provides space for free or low-cost activities.
- There is a higher proportion of lone person households and people living in high density dwellings in the Study Areas when compared to Regional NSW. These households are likely to require space outside of their homes where they can socialise and recreate.
- There is a strong recognition amongst the community of the significance of the area for the Gumbaynggirr people and a desire to see this cultural history carried through the development. Spaces for the Gumbaynggirr community need to be considered, as well as maintenance of Happy Valley and Ferguson's Cottage in collaboration with their custodians.
- While there is a significant supply of community infrastructure in the Study Areas, many of these facilities are ageing and were not designed with flexibility in mind, meaning that they may struggle to cater for more contemporary uses of community space.
- The community infrastructure benchmarking exercise has indicated a likely need for 2.6 district-level meeting spaces, 2.7 district libraries, and 1.9 art and cultural spaces by 2036 within the Study Areas. Noting the delivery of a new Community Building at the site, consideration of filling these infrastructure gaps should be made in the programming and operation of future buildings in the Jetty Foreshore.
- The current illustrative masterplan provides ample open space to aligned with the benchmarks outlined within Council's strategic planning documents, including a destination-level playground, outdoor performance space, a trail/path network, and long-stay amenities.
- While there is a significant supply of outdoor recreation space in the Study Areas, there is limited availability of indoor recreation space. Opportunities to include multipurpose indoor courts within future private development in the Precinct could be explored. However, this would be the remit of private developers and Council within future applications. It is noted that this indoor recreation space would not be appropriate to provide as part of the proposed public spaces in order to maintain the existing landscape character.

1.0 Introduction

Property and Development NSW (PDNSW) is continuing to lead the revitalisation of the Coffs Harbour Jetty Foreshore Precinct (the Precinct) on behalf of the NSW Government. Ethos Urban has been engaged by PDNSW to prepare a Community Infrastructure Needs Analysis (CINA) that provides guidance on the community infrastructure needs of the site, as well as the broader Coffs Harbour region, through an assessment of supply and demand.

This CINA supports a Planning Justification Report that outlines proposed amendments to the Coffs Harbour Local Environmental Plan (CHLEP) 2013 and will be submitted to the Department of Planning, Housing and Infrastructure (DPHI) as part of a State Assessed Planning Proposal (planning proposal).

As Coffs Harbour continues to grow as a Regional City, the NSW Government and Coffs Harbour City Council have, through various strategic planning exercises, identified four key strategic priorities to reimagine its direction and respond to current and future challenges and opportunities:

- Deliver a regional economy (CHCC LSPS, 2020; CH Economic Development Strategy, 2017) that is diverse, sophisticated and able to retain businesses and skills
- Evolve the tourism offering (CHCC LSPS, 2020) with improved attractions, activities and accommodation
- Provide more housing (CHCC LSPS, 2020) in accessible locations, including affordable housing
- Provide better connections between places with more sustainable movement choices (CHRCAP, 2021; CHCC, 2020).

As a large, strategically located and wholly government owned site, the Precinct represents a significant opportunity to deliver on each of these key regional priorities. In this rezoning application, PDNSW seeks to celebrate the unique location, history and culture of the Jetty Foreshore to deliver outcomes for the benefit of the Coffs Harbour community. The revitalisation will be staged and funded, over time, to deliver the shared community vision.

1.1 Vision

PDNSW's 'Shared Community Vision' for the project is as follows:

*Coffs' family playground, a precinct of parks and places, that connects community with Country. The community is and always has been at the heart of creating a thriving regional economy and destination for Coffs Harbour. Shaped with the community, our vision is to ensure The Jetty Foreshore will become a world-class oceanfront precinct through the principles shown in **Figure 1**.*



Figure 1. Vision for the Coffs Harbour Jetty Foreshore

1.2 The Precinct

The Precinct, wholly owned by the NSW Government, is strategically significant to the State and to the Coffs Harbour region. The Precinct is located on the traditional lands of the Gumbaynggirr people, in saltwater freshwater Country. It encompasses approximately 62 hectares of foreshore land, 5km east of the Coffs Harbour CBD, located on the Coffs Harbour coast with direct access to the Pacific Ocean. Access is provided on Marina Drive in the north, and Camperdown Street in the south, with Jordan Esplanade bisecting the site north to south. A Precinct map showing existing conditions is provided at **Figure 2**.

The west boundary is generally defined by the railway line and Coffs Harbour Railway Station. To the north the Precinct borders a culturally significant site known as “Happy Valley”, which has been returned as freehold land to the Coffs Harbour and District Local Aboriginal Land Council (LALC). Gallows and Boambee Beaches are located to the south of the Precinct, where Littoral Rainforest occurs. Coffs Harbour itself, the Pacific Ocean, Muttonbird Island and South Coffs Island (Corambirra Point) form the eastern boundary.

The Precinct is a popular destination for both locals and tourists offering a variety of attractions and amenities. These include Jetty Beach and extensive parklands with biodiversity value, as well as items of heritage significance such as the Coffs Harbour Jetty and Ferguson’s Cottage, owned by the Coffs Harbour LALC. Further, the Coffs Harbour Fisherman’s Co-op, the Coffs Harbour Yacht Club, weekly Sunday markets, and community hub building (recently delivered by PDNSW) are located within the Precinct. Various public works including breakwater and boat ramp upgrades have been undertaken over recent years to support the marina function.

There are redeveloped and well-maintained parts in the area however, much can be done to enhance the Coffs Harbour Jetty Foreshore Precinct. A large portion of the Precinct is currently gravelled, and a large area of residual railway land is fenced off and inaccessible to the public, as shown in **Figure 3**. While gravelled areas provide informal overflow parking, they do not reflect the potential of this foreshore.



Figure 2. Coffs Harbour Jetty Foreshore Precinct

Source: SJB



Figure 3. Existing state of the Precinct rail lands and gravelled areas

Source: PDNSW

1.3 The Illustrative Masterplan

The planning proposal is supported by an Illustrative Masterplan (**Figure 4**) that presents a potential development outcome that could be realised at the Coffs Harbour Jetty Foreshore Precinct – it is not prescriptive nor is it determined. The Illustrative Masterplan builds on the shared vision created via extensive community and stakeholder consultation and provides further detail in relation to land use and development outcomes sought for the Precinct.

The Place Principles shown in **Figure 5**, agreed with the community, guided the formation of the Illustrative Masterplan.

The Illustrative Masterplan is broadly organised across six sub-precincts that will each have a distinct character and function. These are identified as:

1. Foreshore Parklands – with improved amenities, proposed new board walk and nature-based playground.

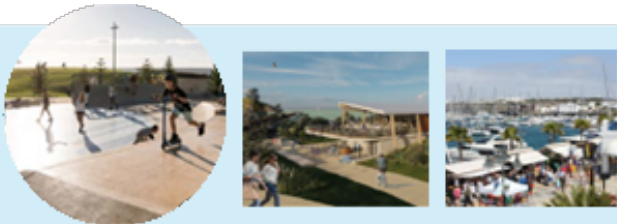
2. The Marina – An active marina revitalised to accommodate local marine based businesses that reflect their regional importance.
3. North Park – Functional open space with recreational courts and formalised parking.
4. Jetty Hub – A hub of residential and tourist accommodation supporting activation, tourism and regional attraction located adjacent to the current Jetty Walkway, with massing capped at 6 storeys stepping down in scale when closer to public areas.
5. Activity Hub and Village Green – An active village green that delivers increased public open space connected to the existing foreshore parklands and may include family-friendly food and beverage, community uses and club houses or facilities to support events. A local business activity zone connected to the rail station.
6. Corambirra Point – A new regional tourist destination on the site of the former Deep Sea Fishing Club site including publicly accessible cafes and restaurants, a function space, activity centre and tourist accommodation.

A precinct map showing the Illustrative Masterplan and the six distinct zones is provided at **Figure 6**.



Figure 4. Illustrative Masterplan

Source: SJB



Gathering place

Become the premier place on the North Coast where all are welcome and feel at home, now and in the future



Seamlessly connected

Tie the city structure and regional networks into the precinct and provide accessibility for all abilities throughout



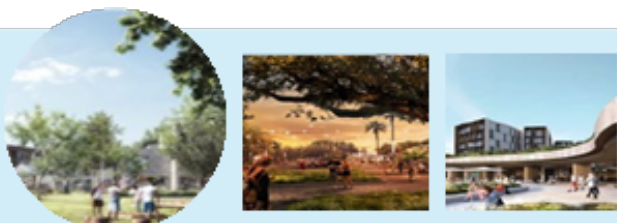
Sustainable economy

Foster a wider mix of uses that leverage existing industry to create a balance of local employment opportunities and waterfront activation



Resilient environment

Be the exemplar for the North Coast on adapting to climate change by safeguarding existing assets and mitigating future risk



Choice destination

Enhance the precinct as a family friendly collection of local and regional destinations offering an accessible, engaging, safe, comfortable and inclusive environment day and night



Celebrate Country

Ensure opportunities for Gumbaynggirr people to Care for Country and heal Country, with long-term community involvement, cultural activation and education, and protection of significant heritage sites

Figure 5. Community-led place principles

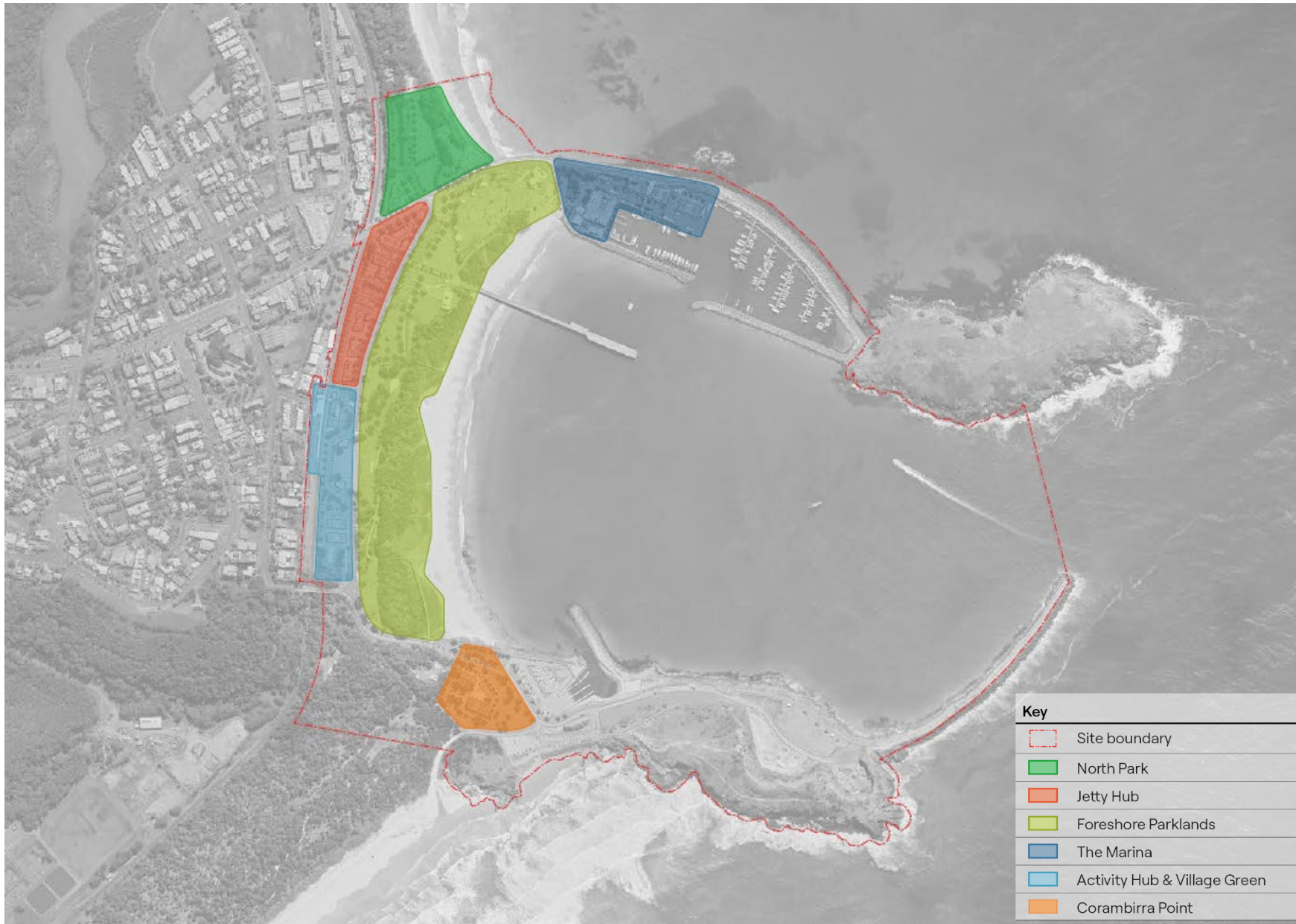


Figure 6. Sub-precinct map

Source: SJB

1.4 The Planning Proposal

The master planning of large-scale precincts follows a highly consultative and stepped approach. The current step, which paves the way for the revitalisation of the Coffs Harbour Jetty Foreshore Precinct, is the application for a State Assessed Planning Proposal, which is a legislated process.

PDNSW is lodging a planning proposal with the Department of Planning, Housing and Infrastructure that seeks approval for:

- Changes to permissible land uses
- Changes to permissible maximum building heights
- Planning controls for future State Significant Development Applications including design guidelines and design excellence processes

This CINA supports this planning proposal.

1.5 Site Description

The Precinct boundary is approximately 144.9ha; containing approximately 62ha of land. Most of the Precinct is generally level with a small fall in topography from west to east. However, land in the south of the Precinct comprises the steeply sided Corambira Point and a low ridgeline that connects it to Beacon Hill. Jordan Esplanade runs through the precinct and provides connectivity to the foreshore from the Town Centre via Marina Drive and Camperdown Street.

A long corridor of undeveloped, State government land is situated between the railway line and Jordan Esplanade. Jetty Beach Park can be found on the other side of Jordan Esplanade. The area provides residents with seating areas, garden beds and picnic areas (refer to **Figure 7**). The Coffs Harbour Jetty can be accessed through the park, with it being a prominent feature of the precinct. The Marina is located towards the north and provides other retail services such as a fish market and other restaurants along with extensive at grade car parking. Residents and tourists can access Muttonbird Island Nature Reserve through the marina.



Figure 7. Existing foreshore parklands

Source: SJB

1.6 Existing Development

The precinct can be divided into 7 sub-precincts, as described in the below sections.

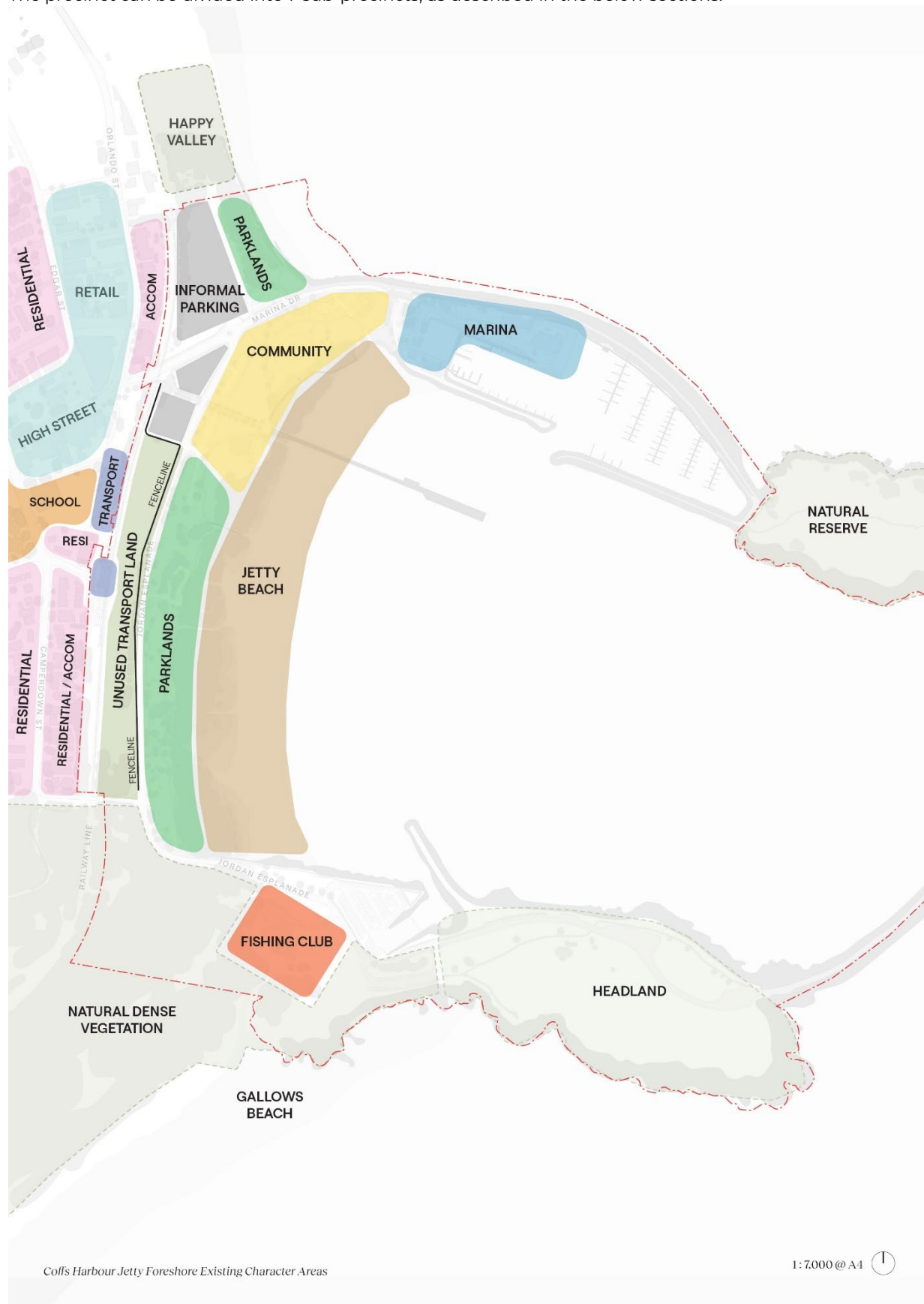


Figure 8. Coffs Harbour Jetty Foreshore sub-precincts

Source: SJB

1.6.1 Jetty Beach

This precinct contains a long stretch of beach used predominantly for recreational activities. Due to its largely sheltered position relative to other nearby beaches, it is particularly attractive to families for swimming purposes (refer to **Figure 9**). The beach is accessible from the north through the community sub-precinct and along the multiple paths in the Parklands sub-precinct. Food and refreshments can be bought in nearby kiosks and cafes in the Community sub-precinct (refer to **Figure 10**).



Figure 9. Jetty Beach

Source: City of Coffs Harbour



Figure 10. Kiosk at Jetty Beach

Source: Daily Telegraph

1.6.2 Parklands

A majority of the recreational area of the Jetty Precinct is located in the parklands sub-precinct. The Parklands have areas for picnics and garden beds. The Parklands contain several amenities for the public, such as public playgrounds, barbecues, sheltered benches and public toilets (refer to **Figure 11**). There is also a kiosk within the sub-precinct. Jordan Esplanade runs adjacent to this sub-precinct (refer to **Figure 12**). Formal parking can also be found in the Parklands.

The Parklands is also heavily vegetated by the littoral rainforest, an ecosystem that is rare and can only be found near coast. The Littoral Forest is under threat of extinction; therefore, the land is identified as high biodiversity value. There are 5 paths that go through the littoral forest to allow access for the Jetty Beach.



Figure 11. Picnic tables and benches within Parklands



Figure 12. Jordan Esplanade

Source: SJB



Figure 13. Access Path through Littoral Forest onto beach from parklands

Source: Google Streetview

1.6.3 Community

The Community sub-precinct includes a new community centre (refer to **Figure 14**), an open air market ground that hosts weekly markets (refer to **Figure 15**), and parkland amenities including a small playground and picnic shelters. It also includes the Coffs Harbour Yacht Club (refer to **Figure 16**) which has been in Coffs Harbour since 1962. The yacht club hosts various community events and contains the Breakwall Café and Restaurant.

The primary access to the Coffs Harbour Jetty (refer to **Figure 17** to **Figure 19**) is from the community sub-precinct. The Coffs Harbour Jetty is the largest coastal timber jetty in New South Wales and is the only remaining large ocean jetty in New South Wales which dates from the nineteenth century, thus is of local and state heritage significance. The jetty was operational from 1892 to 1973 and once formed a key part of the timber getting industry in Coffs Harbour.

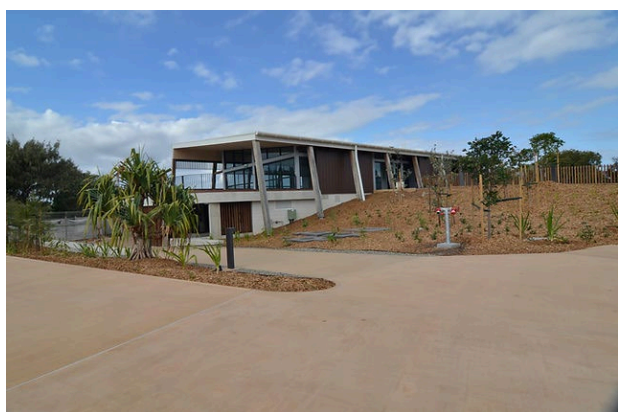


Figure 14. Community hub building

Source: King & Campbell

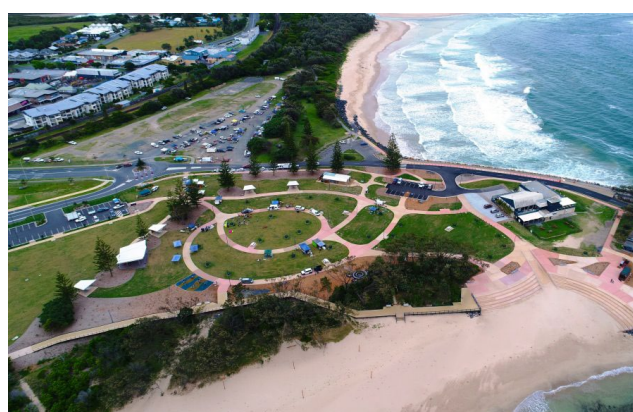


Figure 15. Coffs Harbour Markets site

Source: City of Coffs Harbour



Figure 16. Coffs Harbour Yacht Club

Source: Google Maps

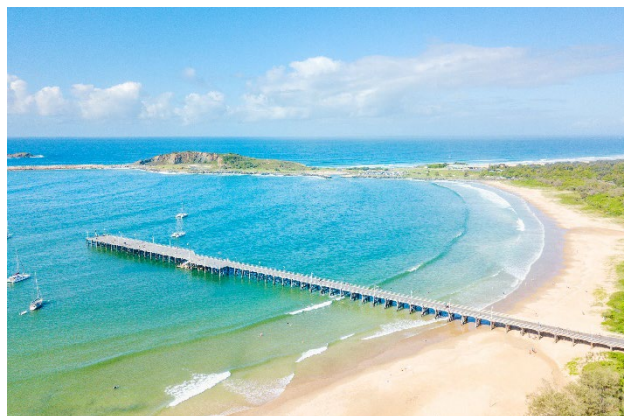


Figure 17. Coffs Harbour Jetty from the north

Source: Adobe Stock

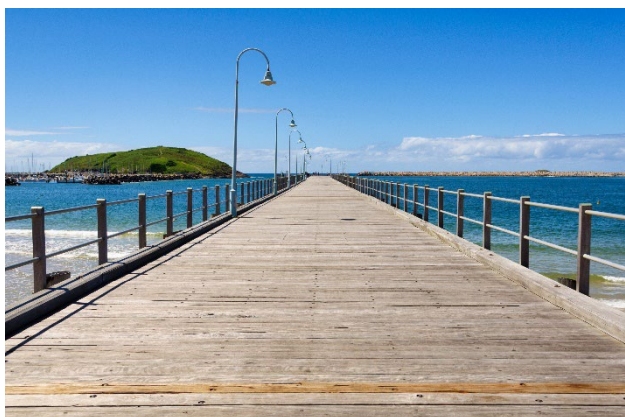


Figure 18. Coffs Harbour Jetty looking east

Source: Adobe Stock



Figure 19. Coffs Harbour Jetty from the south

Source: Adobe Stock

1.6.4 Marina

The Marina is the main attraction of the area and features a range of facilities. The Marina is a working port and has 165 berths for boats to park in (**Figure 20**), as well as various boat maintenance and servicing facilities (**Figure 21**). Therefore, the Marina also acts as an entry point for travellers disembarking from boats. The Marina also has Australian Border Force on site for vessels leaving or arriving on international journeys. The sub-precinct also provides laundry, showers, and restrooms services for sailors.

The Marina also provides tourist activities, such as whale and dolphin watching or chartered fishing. There is also a retail strip in the Marina, including a fisherman co-op, restaurants, cafes, specialty shops and an art gallery (**Figure 22**). Extensive formal parking is also provided in the marina. Adjoining the Marina is Muttonbird Island, a nature reserve where the public can access from the Marina Walkway (**Figure 20**). The Marina can be accessed from Marina Drive.



Figure 20. View from Muttonbird Island onto the Marina

Source: Coffs Harbour International Marina

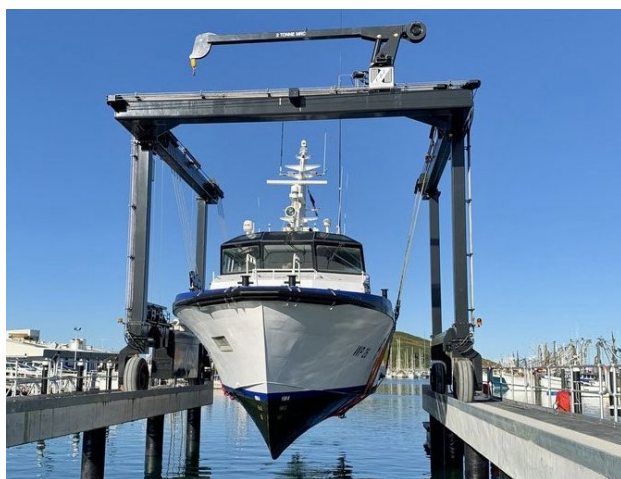


Figure 21. Boat Maintenance Facility

Source: Coffs Harbour International Marina



Figure 22. Retail Strip

Source: Expedia.com

1.6.5 Informal Parking

The northern area of vacant land is frequently used as informal parking by visitors of the foreshore (refer to **Figure 23**). This is an under-utilised part of the site. The area occasionally hosts activities such as car boot sales.



Figure 23. Unofficial parking

Source: Google Streetview

1.6.6 Tourism

The tourism precinct sits on Corrambirra point. The primary tourist destination is the former Coffs Harbour Deep Sea Fishing Club building. Having been vacant for some time following the liquidation of the Coffs Harbour Deep Sea Fishing Club in 2015, the structure now contains the Jetty Beach House (refer to **Figure 24**), which is a restaurant and café providing live music and al fresco style dining. The building sits on a hill and provides scenic views onto the jetty beach and the ocean (refer to **Figure 25**). Formal parking is located adjacent to the building, which creates separation from the state and locally listed heritage item Ferguson's Cottage (refer to **Figure 26**). South of the building is an unpaved path for vehicle and pedestrian access onto Boambee Beach. To the east of the former Deep Sea Fishing Club building is a local heritage item consisting of a buried trestle bridge, tramway line site and World War II gun turret.



Figure 24. Exterior of Jetty Beach House

Source: City of Coffs Harbour



Figure 25. Interior of Jetty Beach House

Source: City of Coffs Harbour



Figure 26. Ferguson's Cottage

Source: Heritage NSW

1.6.7 Unused Transport Land

This land is held by the state government and is currently vacant land. It is separated from Jordan Esplanade by a fence and is therefore inaccessible to the public (refer to **Figure 27** and **Figure 28**). The subject land has been in a vacant and largely inaccessible state since rail operations ceased on the site in the late 20th century.



Figure 27. Fenced off transport land (north)

Source: Google Streetview



Figure 28. Fenced off transport land (south)

Source: SJB

1.7 Surrounding Development

The Foreshore Precinct is surrounded by other tourist attractions and transport facilities. West of the precinct is a retail precinct containing tourist accommodations, retail activities and Coffs Harbour station, while southwest of the precinct is home to the Coffs Harbour Airport. North, East and South of the precinct are several nature tourist spots, such as Muttonbird Island or Boambee Beach.

- **North** – Immediately north of the Jetty Precinct is North Wall Beach (refer to **Figure 29**), where its waters make up part of Solitary Islands Marine Park. The Jetty Precinct is also bound by Orlando Street, where there is a mix of tourist accommodations, restaurants, cafes, specialty shops and pathologies. There are also some apartments located on Orlando Street.
- **East** – The Jetty Precinct is mostly bounded by the ocean towards the East. East of the marina is Muttonbird Island Nature Reserve (refer to **Figure 30**) while the Southern Breakwall is located east of Corrambirra Point.

- **South** – South of the Jetty Precinct is Gallows Beach and Boambee Beach (refer to **Figure 31**), which is known for having a long strip of sand and allows various forms of recreational activities such as horse training, jet-skiing and four-wheel driving. The Aviation Rescue and Fire Fighting Fire Station and Coffs Harbour Airport approximately 2 km southwest of the precinct.
- **West** – West of the Jetty Precinct is where current retail activity happens most. Coffs Harbour Station is located immediately west, and there are large amounts of tourist accommodations, restaurants and cafes (refer to **Figure 32**). Tourist serving services such as laundromats can also be found in this retail precinct. Coffs Harbour High School which takes up a large area is immediately adjacent to Coffs Harbour Station. Beacon Hill Lookout, which is a historical landmark and a popular lookout among tourists can also be found West of the Jetty Precinct (refer to **Figure 33**). Among the tourist accommodation and retail precinct, several apartments and townhouses can also be found (refer to **Figure 34**).



Figure 29. North Wall Beach

Source: NSW Government



Figure 30. Muttonbird Island

Source: North Coast NSW



Figure 31. Boambee Beach

Source: Visit NSW



Figure 32. Retail Strip along Harbour Drive

Source: Google Streetview



Figure 33. View from Beacons Hill Lookout

Source: Google Maps



Figure 34. Townhouses and Apartments in Coffs Harbour

Source: Google Streetview

1.8 Sites of Aboriginal significance

This section identifies sites of Aboriginal significance in the community. Recognising the presence of these sites is crucial to promoting reconciliation and fostering a Continuing Connection to Country. By incorporating Aboriginal heritage into community infrastructure planning, we can create a more inclusive and culturally respectful environment that celebrates the rich Aboriginal history of the area.

The following sites have been identified as significant:

- Gidany Miirlarl – Moon Sacred Place, or Mutton Bird Island
- Gidding Mirreh – Shiny Rock (nearby to Fisherman’s Co-op, partially buried by the causeway)
- Happy Valley
- Foreshore between Happy Valley and Dung Hill
- Dung Hill (natural bushland stretching from the southwest corner of the precinct up to Fergusons Cottage)
- Fergusons Cottage
- Archaeological sites between Dung Hill and Corambirra Point
- Unnamed sacred site near Corambirra Point
- Former Deep Sea Fishing Club site
- Bunyun Miirlarl – Red Browed Finch Place (island to the east of Corambirra Point)
- Gularrgan Mirrlarl – Lobster Place.¹

¹ Community Consultation and Outcomes Report, Murawin, 2022.

2.0 Methodology

The Community Infrastructure Needs Analysis synthesises the findings of the following sections to identify social infrastructure needs in the study areas:

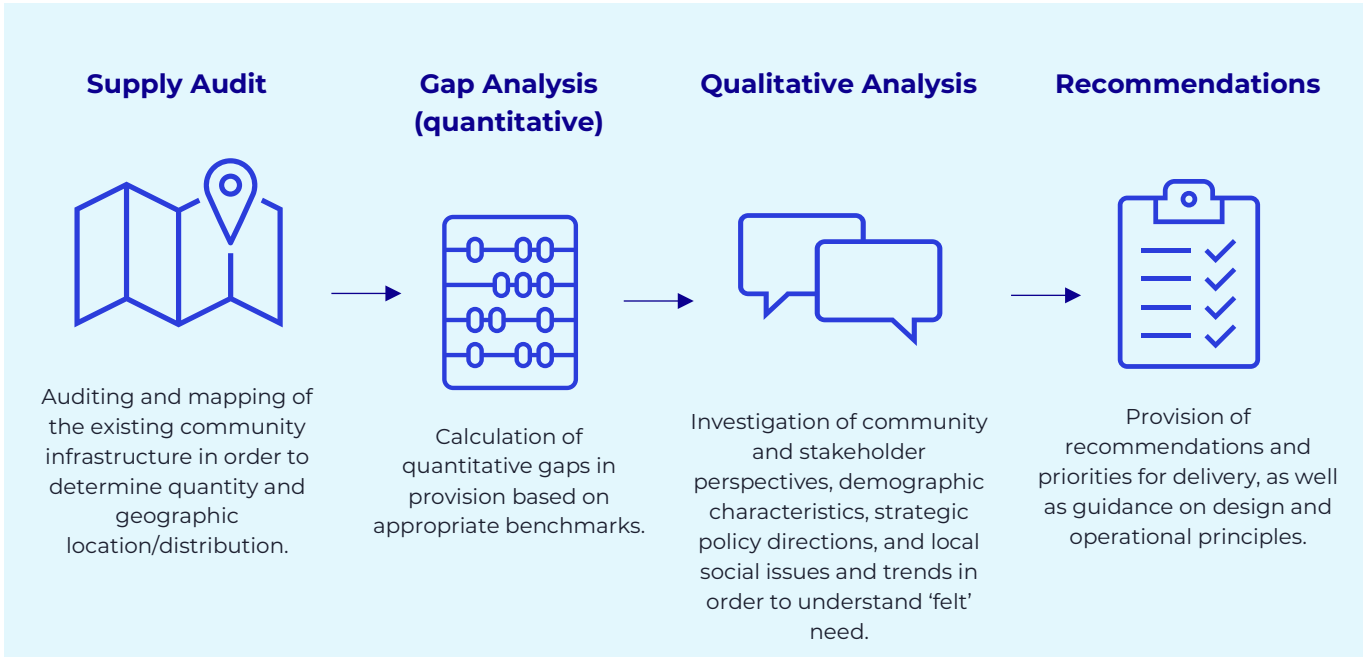
- Analysis of the local social context of the site, including the demographic profile and character of the area
- Analysis of existing supply of local social infrastructure within the study areas
- Analysis of strategic drivers for social infrastructure, including any planned provision in the study areas
- Analysis of current demand and demand generated by forecast population growth and change, both within the precinct and within the surrounding locality.

The approach taken to this study is based on established practice in community infrastructure planning, which involves two core stages of analysis:

- Quantitative analysis of current and planned supply of a selected community infrastructure typology against established benchmarks for provision (number/ size) considered adequate to meet the needs of a particular population size/ geographic catchment.
- Qualitative analysis of the geographic distribution of supply from a population equity and accessibility/ walkability perspective; Investigation of community and stakeholder perspectives, demographic characteristics, strategic policy directions, and local social issues and trends.

The analysis is also informed by detailed demographic data on population size, characteristics and forecast growth and change. Information on population age groups is essential for planning early years and education facilities and services, for example. While information on the cultural make-up of the community and household types (e.g., couples, or families with children), for example, can help inform decisions on the operation and programming of infrastructure, as well as types of infrastructure.

Table 1. Summary of methodology



2.1 What is community infrastructure?

Community infrastructure (or social infrastructure) includes open space, recreation and community facilities which provide places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for service providers to connect with the community through the delivery of services and amenities.

Infrastructure Australia defines this as follows:

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.”

Social infrastructure is a combination of hard and soft infrastructure. Hard social infrastructure includes the facilities, buildings and spaces, and soft infrastructure includes the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

2.2 Typology for assessment

The following table outlines the typology used for assessment. This typology was agreed upon with PDNSW prior to the commencement of the analysis and is focussed on infrastructure types that are more likely to be met on site.

Table 2. Assessment typology

Category	Typology	Hierarchy	Description
Community and culture	Meeting Space	Local District	Venues available for community hire and use. These can be staffed but are generally not. They consist of community spaces that may contain multiple spaces, town halls, stand-alone single room facilities, kitchens and small meeting rooms ² .
	Multipurpose Community Hub	District	Larger multipurpose community centres which perform a variety of functions, co-locating several types of community infrastructure within one building or precinct.
	Art Gallery	Regional	Facilities that offer opportunities for the community and artists to display works, take classes, engage and participate with those of similar interests ³ .
	Art and Cultural Space	District	Space for artistic and cultural practice, such as makerspace and workshops.
	Museum	District	Facilities that provide opportunities for visitors to see the history of a place or specific areas of interest ⁴ .
	Library	District Regional	Facilities that provide information, resources, programs and spaces to read, study, learn and socialise ⁵ .
	Auditorium	Regional	A dedicated space for the engagement with a range of activities including performing arts, theatre, screen activities and community programs ⁶ .
	Aboriginal Community Space	District	A community centre focused on the social and cultural wellbeing of Aboriginal communities, providing a space for gathering, celebrations, activities, and events.
Health and wellbeing	Childcare	Local	Long day care and early education services for children aged 0-4 years old.
	General Practitioner (GP)	Local	A doctor qualified in general medical practice, providing the first point of care for community members experiencing ill health.
	Community Health Centre	District	Community Health Centres provide a range of primary health services such as mental health, drug and alcohol, maternal and child health, and allied health services.

² Coffs Harbour City Council, 2021, Coffs Harbour Cultural and Community Facilities Plan 2021-2031.

³ Ibid.

⁴ Ibid.

⁵ Ibid.

⁶ Ibid.

Category	Typology	Hierarchy	Description
Open space and recreation	Park	Local	Local parks provide spaces for small recreational games in a simple responsive manner and adapt to changing demographics and emerging recreational trends ⁷ .
		District	District Parks are larger than Local Parks and centrally located within a catchment (near schools, shops and residential areas), as they are key facilities that serve multiple neighbourhoods/suburbs for long stay activities ⁸ .
		Regional	Regional Parks attract visitors from across the Coffs Harbour LGA. They are significant and important public open spaces, managed by either the NSW Government, Crown Land Managers or the City of Coffs Harbour ⁹ .
	Sports Field	Local	Active open space for the purpose of formal and/or informal sport, such as rugby, football, cricket, AFL, etc.
		Regional	
	Skate Park	District	Specialised infrastructure for the purpose of skateboard, scooter, and bicycle-related recreation.
	Indoor Sports Court	District	Indoor courts for formal and/or informal sport or recreation.
	Tennis Court	District	Outdoor courts for the purpose of tennis.
	Netball/Basketball Court	District	Outdoor courts for the purpose of netball, basketball, or other sport.
	Fitness Station	Local	Outdoor gym/fitness equipment, usually located along active transport routes.
Economic development	Playground	Local	Outdoor play equipment for children.
	Community Garden	District	Community gardens... are self-managed by the community, primarily for the production of food and to contribute to the development of a sustainable urban environment ¹⁰ .
	Co-working	Local	Office space for remote workers and freelancers to connect and conduct work. These spaces may also facilitate business incubation and support.

2.3 Study area definition

Pictured below in **Figure 4**, the following study areas have been selected:

- **Primary Study Area (PSA)** – Coffs Harbour Jetty Centre. This area has been selected as the most appropriate catchment to measure local (referring to **Table 2**) social infrastructure types in relation to the Site. Local infrastructure types are intended to serve a smaller population catchment, typically those within walking distance (or a short drive).
- **Secondary Study Area (SSA)** – Coffs Harbour suburb, including Boambee East, Toormina, and Sawtell to the south. This area has been selected as the most appropriate catchment to measure district and regional social infrastructure types, as the majority of the population appears to be located within these suburbs. It is suggested that people residing in this area are likely to visit and utilise higher-order infrastructure delivered on the Site.

The Study Areas both fall within the Central Catchment of Coffs Harbour LGA, as defined in the Draft Coffs Harbour Public Realm Strategy (2023) – see **Figure 33**.

⁷ Coffs Harbour City Council, 2023, Coffs Harbour Public Realm Strategy.

⁸ *Ibid.*

⁹ *Ibid.*

¹⁰ *Ibid.*

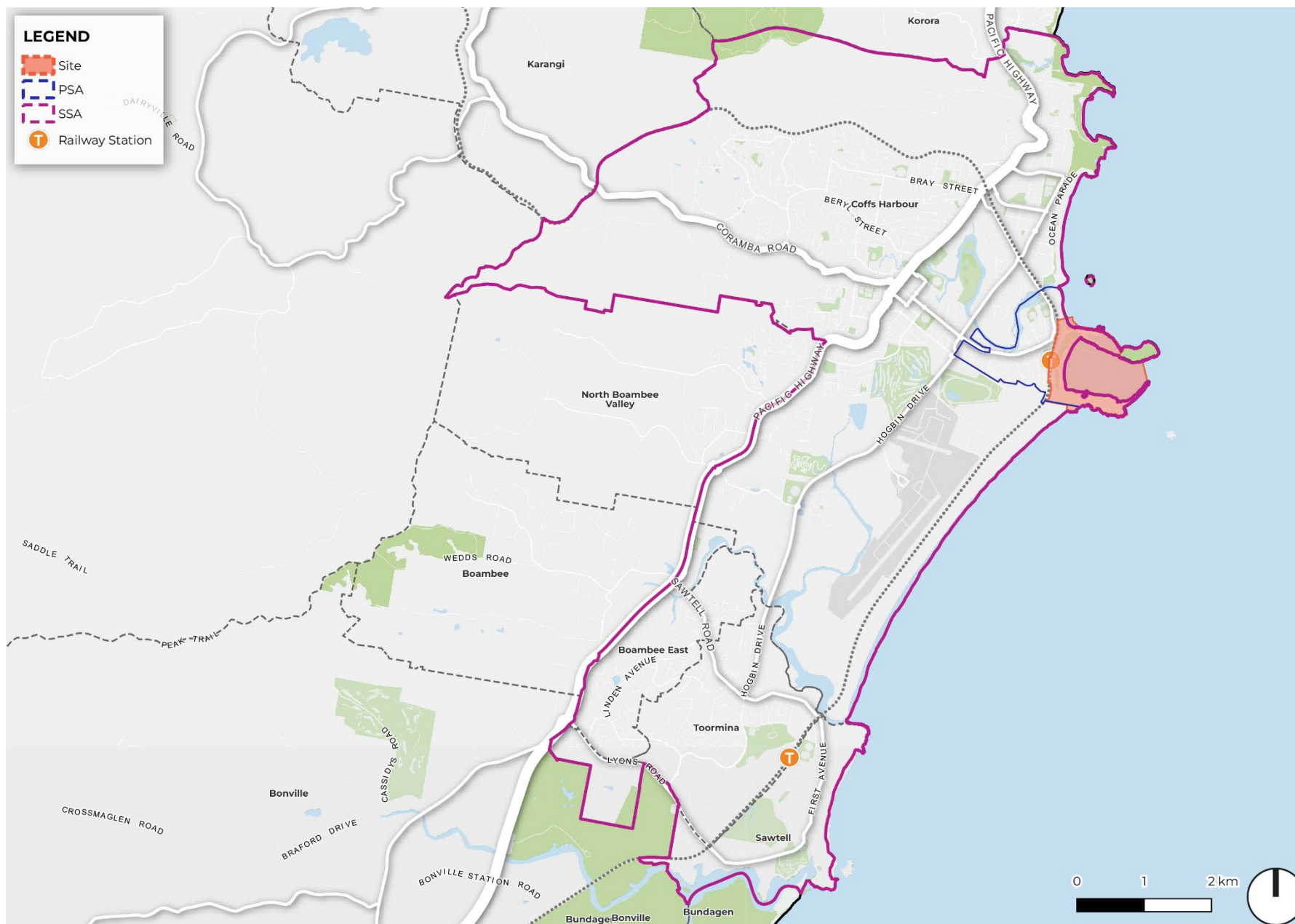
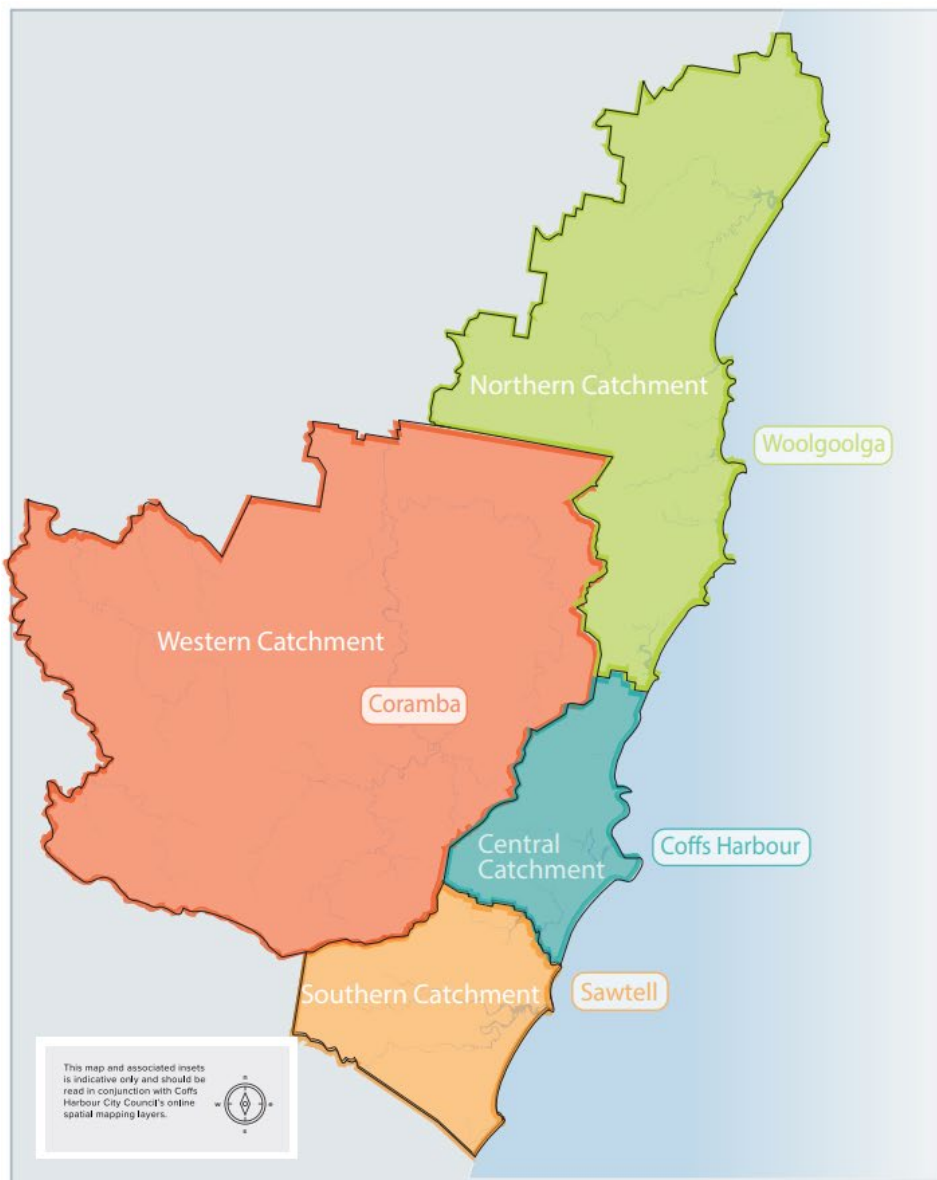


Figure 35. Study Areas



The **Northern Catchment** is forecast to have the biggest increase in population. It is essential that new housing provided for this growing population is connected to new and existing areas of public open space through tree lined footpaths and bike paths. It is also important that the City investigates the ability to connect this growing population to other catchments. Residents in the northern catchment have identified beaches as a prime public space for them. It is therefore also vital to ensure that residential development within this catchment is connected to these natural assets via trails and path networks.

The **Central Catchment** will have the highest population densities and associated need for public open space. Multipurpose and co-located facilities are highly recommended for this catchment, as it will be restricted by population density and limited open space. The western section of the central catchment (West Coffs) will initiate a strong trail base network that connects to reserves, schools and destinations from the west, heading east to the City Centre and Jetty.

The **Southern Catchment** will largely be comprised of empty nesters, retirees and the elderly, as the dominant age groups. Walking trails and fitness stations are favoured among these cohorts. Path widths must be suitable to accommodate mobility scooters, prams and other pedestrians to pass by each other easily. Tree planting along streets and in reserves will also be required to support people that are less mobile to enjoy the natural beauty of the catchment and support their mental health and well-being. There is also an opportunity to link this catchment to the Central Catchment along the coastline and complete the Solitary Islands Coastal Walk.

The **Western Catchment** will have the lowest growth rate out of the four catchments, with the least population increase. This catchment is likely to see a decline in some age groups, with an increase in elderly people. This decrease in some age groups is likely to be due to a lack of public investment and opportunities to access quality public open space. To retain local people, increase the number of families with children and reduce stagnation, investment into the public realm is vital. As opportunities to provide pathways and connections is restricted within this catchment, there is a potential to investigate links into State Forests and National Park trails.

Figure 36. Catchment areas

Source: Coffs Harbour Public Realm Strategy (2023)

3.0 Social context

This section identifies the social context of the Study Areas, which provides a qualitative understanding of local needs and aspirations. The breakout box below highlights the key implications outlined in this section.



KEY IMPLICATIONS FOR THE COMMUNITY INFRASTRUCTURE NEEDS ANALYSIS

- There is demand for better connectivity to, from, and between key destinations and social infrastructure in Coffs Harbour.
- Social infrastructure should operate as part of a network that is equitably distributed, located close to shops, services, schools, and other infrastructure.
- Compared to Regional NSW, Coffs Harbour contains a high median age and high levels of people with a need for assistance, which may place pressure on existing health infrastructure, as well as public realm accessibility requirements.
- The median annual household income in Coffs Harbour is lower than the Regional NSW average. Community members will likely benefit from an increase in social infrastructure which provides space for free or low-cost activities.
- There is a need for preservation and enhanced interpretation of Aboriginal and European heritage items, particularly at the Coffs Harbour Jetty Foreshore.

3.1 Strategic policy context

A review of local, regional, and state-level strategic policy regarding community infrastructure has been prepared to understand key directions for planning and provision. The following documents have been reviewed:

- My Coffs Community Strategic Plan (City of Coffs Harbour, 2022)
- Coffs Harbour Regional City Action Plan 2036 (NSW Government, 2021)
- NSW North Coast Regional Plan 2041 (NSW Government, 2022)
- Draft Coffs Harbour Public Realm Strategy 2023 (City of Coffs Harbour, 2023)
- Draft Movement and Place Strategy 2022 (City of Coffs Harbour, 2022)
- Coffs Harbour Local Strategic Planning Statement 2020 (City of Coffs Harbour, 2020)
- Coffs Harbour Jetty Foreshores Plan of Management 2008 (City of Coffs Harbour, 2008)
- Community and Cultural Facilities Plan 2021-2031 (City of Coffs Harbour, 2021).

Table 3 Strategic policy review

Theme	Key policy directives	Documents reviewed
Active and public transport	<ul style="list-style-type: none">• Council have identified a priority in delivering active transport infrastructure including footpaths and cycle ways and improved connections and linkages to encourage health and fitness activities, improve community mental health, and provide alternative travel options to driving.• Council aims to provide facilities that “support affordable options for people to be active through a wide range of sport and recreation activities”.• Council recognises the importance of incorporating end of trip facilities (secure bicycle parking, showers, lockers) in the planning for new major trip generating and office development to further encourage active transport use.• Incorporate transport planning with a focus on active transport modes to connect residents and visitors to key destinations.• Council will prioritise pedestrian connectivity that enable short everyday trips to shops, housing, and other community amenities and better serve an ageing customer.	<ul style="list-style-type: none">• My Coffs Community Strategic Plan (City of Coffs Harbour, 2022)• Coffs Harbour Regional City Action Plan 2036 (NSW Government, 2021)• NSW North Coast Regional Plan 2041 (NSW Government, 2022)• Draft Coffs Harbour Public Realm Strategy 2023 (City of Coffs Harbour, 2023)• Draft Movement and Place Strategy 2022 (City of Coffs Harbour, 2022)• Coffs Harbour Local Strategic Planning Statement 2020 (City of Coffs Harbour, 2020)

Theme	Key policy directives	Documents reviewed
	<ul style="list-style-type: none"> Make it safer and more convenient to walk and ride for all ages and abilities by building connected networks, safe crossings, providing better amenities and facilities, and creating more inviting street and path environments through more trees and better shading. Improve the bus network in and around Coffs Harbour to provide better connections for those who have trouble in getting to essential services and reduce reliance on cars. 	
Access to health services	<ul style="list-style-type: none"> Council recognises the current social climate is having an impact on community mental health, including COVID and financial pressures, identifying a need for increased mental health services. There is an identified need for greater health service provision that meets the needs of the growing and ageing population. 	<ul style="list-style-type: none"> My Coffs Community Strategic Plan 2032 (City of Coffs Harbour, 2022)
Public realm	<ul style="list-style-type: none"> Incorporation of Safer-By-Design and accessibility principles into public areas and building design to ensure access and inclusion for all ages, abilities, and cultural groups. Greater provision of shade, shelter, and comfort amenities within the Jetty Foreshore Precinct to protect people from the heat and wind to maximise people's enjoyment. Provide flexible facilities to enable other uses (i.e., informal games, exercise, and relaxation), and encourage socialising, playing, and relaxing. Use our open space, our creeks and reserves, and street network as active transport links (foot paths and bike paths) to connect people to nature and destinations. Provide appropriate, high-quality, and equitable infrastructure to support 15-minute neighbourhoods. 	<ul style="list-style-type: none"> My Coffs Community Strategic Plan 2032 (City of Coffs Harbour, 2022) Coffs Harbour Regional City Action Plan 2036 (NSW Government, 2021) Draft Coffs Harbour Public Realm Strategy 2023 (City of Coffs Harbour, 2023) Coffs Harbour Local Strategic Planning Statement 2020 (City of Coffs Harbour, 2020)
Heritage	<ul style="list-style-type: none"> Council identifies the need to protect local heritage to preserve the importance of the area's history and its stories. This includes both Aboriginal and European heritage items. Adaptive re-use of heritage buildings for new uses that is sympathetic to its character, with new development responding to existing heritage features. The importance of preserving heritage items, including the Coffs Harbour Jetty, and incorporating and re-affirming the Aboriginal meaning of place. 	<ul style="list-style-type: none"> My Coffs Community Strategic Plan 2032 (City of Coffs Harbour, 2022) Coffs Harbour Regional City Action Plan 2036 (NSW Government, 2021) Draft Coffs Harbour Public Realm Strategy 2023 (City of Coffs Harbour, 2023) Draft Movement and Place Strategy 2022 (City of Coffs Harbour, 2022) Coffs Harbour Jetty Foreshores Plan of Management 2008 (City of Coffs Harbour, 2008) Coffs Harbour Local Strategic Planning Statement 2020 (City of Coffs Harbour, 2020)
Spaces for community gathering and social connections	<ul style="list-style-type: none"> Council is implementing a Compact City Program which aims to halt the expansion of urban footprint in favour of infill development in unrealized areas. It is envisioned that the City Centre and the Jetty will allow for higher density living and a greater mix of uses to support both residents and visitors. Opportunity for co-location of community and cultural events, with further investigation into the potential of operating out-of-hours, encouraging a night-time economy to extend the city's service role. Identified opportunity to cluster major arts and cultural infrastructure in the city centre to bring life to the city and make better use of public transport, taxi services, parking and ancillary services like cafes and restaurants. Provide equitable access to a range of quality meeting, gathering, and activity space to strengthen community life, social and economic wellbeing, and celebrate different cultures. Explore the different methods of funding to ensure the delivery of high-quality community facilities, including local infrastructure contributions, voluntary planning agreements, and government grants. 	<ul style="list-style-type: none"> Coffs Harbour Regional City Action Plan 2036 (NSW Government, 2021) Community and Cultural Facilities Plan 2021-2031 (City of Coffs Harbour, 2021)

Theme	Key policy directives	Documents reviewed
	<ul style="list-style-type: none"> Community facilities should operate as part of a network that is equitably distributed, located close to shops, services, schools, and other facilities that provide easy and universal accessibility, are multipurpose and adaptable, and connected to public and active transport networks. Identified need for youth facilities including mental health services, and recreational spaces. Under-utilised mixed-use areas and ground-level commercial should be considered for creative industries and cultural enterprises. Further exploration into collaboration between creative industries and health and education to facilitate innovation. 	
Open space, sports, and recreational facilities	<ul style="list-style-type: none"> Plan for supporting infrastructure at new active recreation spaces, such as lighting, wayfinding, and amenities. Identify the scope for shared use of sport and recreation facilities to increase community access and enhance sustainability and delivery efficiencies. Expand transport and connectivity opportunities to open spaces. Council have identified an aim for everyone in the community to have access to clean green and safe open space within a 4-to-5-minute walk from their home. Connect sporting facilities to adjacent public realm types and to the City's public open space/active transport network. 	<ul style="list-style-type: none"> Coffs Harbour Regional City Action Plan 2036 (NSW Government, 2021)

3.2 Demographic profile

Based on the ABS Census of Population and Housing 2021, the key demographic characteristics of the population in the PSA and SSA are outlined at **Appendix A** and are summarised below.

The key findings of the resident profile of the PSA and SSA are benchmarked to Regional NSW.



Population: There was an estimated population of 2,379 in the PSA, and 43,339 in the SSA as of 2021. The dominant age groups in the PSA are 35-49 (16.6%), 25-34 (15.4%), and 50-59 (14.4%).



Income: The median annual household income of the PSA (\$71,260) and SSA (\$65,730) are both lower than Regional NSW (\$75,280). For the median annual individual income, it is higher in the PSA (\$42,120), but lower in the SSA (\$34,270) compared to Regional NSW (\$37,560).



Age structure: The PSA and SSA both contain an older population than Regional NSW, with median ages of 45.1 (PSA) and 42.8 (SSA). By comparison, the median age of Regional NSW is 42.4.



Household composition: Lone person households are the predominant household composition in both the PSA (37.9%) and SSA (31.7%), both higher than Regional NSW (28.0%). Couple family with no children also make a high percentage of household composition in the PSA (27.6%) and SSA (26.6%), but at a slightly lower rate than Regional NSW (29.7%).



Dwelling structure: There are great disparities in dwelling structure between the PSA, SSA, and Regional NSW. The most prominent dwelling structure in the PSA is flat, unit or apartment (58.1%), significantly higher than the SSA (16.5%) and Regional NSW (6.2%). However, separate houses are the most common dwelling structure in the SSA (65.4%), significantly higher than the PSA (21.4%), yet significantly lower than Regional NSW (82.9%).



Tenure type: Most dwellings in the PSA and SSA are rented (52.8% and 36.2%, respectively), a significantly higher rate than Regional NSW (26.9%). 30.2% (PSA), and 34.4% of dwellings are owned outright, a slightly lower rate than Regional NSW (38.9%), while 15.6% (PSA), and 27.5% (SSA) of dwellings are owned with a mortgage, a lower rate than Regional NSW (32.0%).



Educational attainment: While the PSA (58.6%) has a significantly higher rate of the population completing Year 12 or equivalent than Regional NSW (48.4%), the SSA is slightly lower (46.5%).



Need for assistance: Both the PSA and SSA contain a slightly higher rate of residents with need for assistance (8.2% and 8.5%, respectively) than Regional NSW (7.3%).



Cultural and linguistic diversity: Both the PSA and SSA are more diverse than Regional NSW, with 76.1% (PSA) and 85.4% (SSA) of the population born in Australia, compared to 88.5% in Regional NSW. In the PSA, the most spoken language other than English is Arabic (0.95%), followed by Mandarin and Filipino (0.7%). In the SSA, this is Punjabi (0.9%) and Australian Indigenous, Arabic, Mandarin, and Spanish in the SSA (0.3%). The top country of birth in PSA and SSA (other than Australia) is England (4.3% and 3.3%, respectively), followed by Iraq (1.7%) and New Zealand (1.5%) in the PSA, and New Zealand (1.4%) and Myanmar and Iraq (1.0%) in the SSA.



Religion: The PSA and SSA are less religious than Regional NSW, with 48.3% (PSA) and 44.4% (SSA) of the population having no religious affiliation, compared to 41.2% in Regional NSW. The most common religion across the PSA (45.8%), SSA (51.0%), and Regional NSW (55.7%) was Christianity.



First Nations people: The PSA (3.5%) has a significantly lower proportion of Aboriginal and Torres Strait Islander population compared to Regional NSW (7.0%), while the SSA is comparable (7.3%).

3.3 Population estimates and forecasts

Resident population estimates and forecasts have been prepared for the PSA, SSA and Regional NSW. Population projections have been sourced with reference to Transport for NSW Population Projections and have been rebased to the latest ABS estimated resident population figure¹¹. **Table 4** shows historical and projected population from 2016 to 2041. Please note: Projections do not take into account the population uplift generated by the site as this is unable to be determined at this stage.

Key findings are as follows:

- Population estimates show that there were 2,646 residents living within the PSA in 2023, an average increase of 0.8% per year from 2016. Population forecasts for the PSA show that there will be an estimated 3,396 residents in 2041, increasing by about +750 residents from 2023. This level of growth represents an average annual increase of +40 residents, at a rate of 1.4% per annum. This is higher than the forecast average annual population growth rate for regional NSW of 0.9% over the 2023-2041 period.
- SSA resident population is estimated 44,580 in 2023 and has grown by 0.7% per year since 2016. SSA population is projected to grow by 1.6% per annum from 2023-2041, with an increase of +14,890 residents over this period. This represents an average increase of +830 residents annually over the projected period. This growth rate (1.6% per annum) is on par with the projected growth in the PSA (1.6% per annum), which is collectively higher than Regional NSW over the same period (0.9% per annum).

Table 4. Resident population projections in the study areas

Population (no.)	2016	2023	2026	2031	2036	2041	2016-2023	2023-2041
PSA	2,496	2,646	2,761	3,001	3,213	3,396	+150	+750
SSA	42,480	44,580	47,120	51,670	55,830	59,470	+2,100	+14,890
Regional NSW	2,707,940	2,872,140	2,953,500	3,090,460	3,222,500	3,349,450	+164,200	+477,310
Average Annual Growth (no.)	2016-2023		2023-2026	2026-2031	2031-2036	2036-2041	2016-2023	2023-2041

¹¹ *Population projections for the PSA have been based on the Transport for NSW Travel Zone Projections for the Coffs Harbour Jetty Travel Zone (7766). The estimated population figure for 2023 has been calculated based on the projected annual growth rate between 2021 and 2026.

PSA	+20	+40	+50	+40	+40	+20	+40
SSA	+300	+850	+910	+830	+730	+300	+830
Regional NSW	+23,457	+27,120	+27,392	+26,408	+25,390	+23,460	+25,520
Average Annual Growth Rate (%)	2016-2023	2023-2026	2026-2031	2031-2036	2036-2041	2016-2023	2023-2041
PSA	0.8%	1.4%	1.7%	1.4%	1.1%	0.8%	1.4%
SSA	0.7%	1.9%	1.9%	1.6%	1.3%	0.7%	1.6%
Regional NSW	0.8%	0.9%	0.9%	0.8%	0.8%	0.8%	0.9%

Source: ABS, TfNSW, Ethos Urban

Current Community Snapshot

Primary Study Area

Demographic trends and patterns provide an indication of the existing economic and social characteristics of the community and useful context for identifying potential impacts. Statistics are sourced from the Australian Bureau of Statistics, Census of Population and Housing 2021, and Transport for New

Population

2,646

Estimated resident population in the PSA in 2023

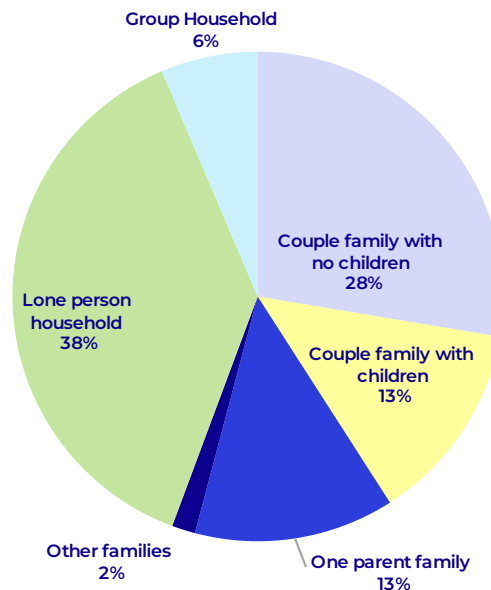
Population growth rate

1.4%

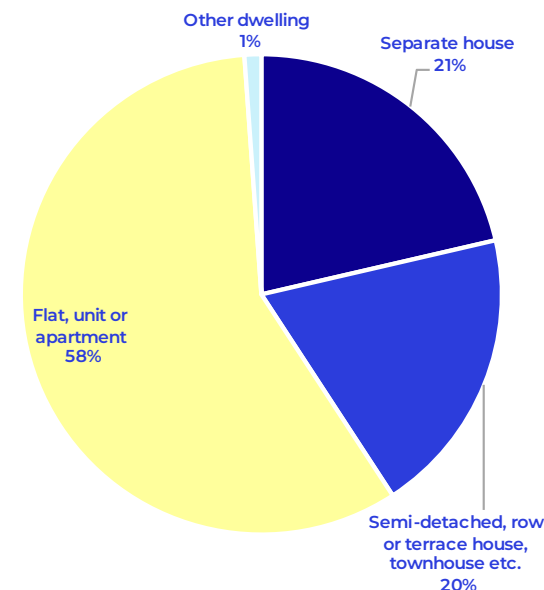
Projected population growth rate from 2023-2041

Regional NSW: 0.9%

Household composition



Dwelling structure



Median household income

\$71,260

Per household per annum

Regional NSW: 75,280

Note: interpretation of small area data from the 2021 ABS Census should consider potential outcomes from the COVID-19 pandemic.

Median age

45.1

years

Regional NSW: 42.4 years

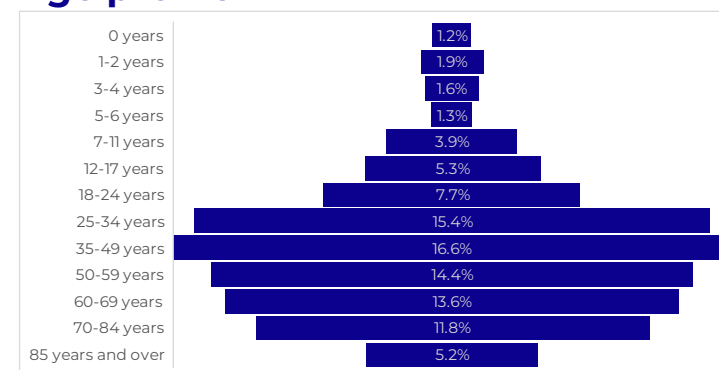
Persons born overseas

23.9%

of the PSA population were born overseas

Regional NSW: 11.5%

Age profile



4.0 Community and stakeholder perspectives

This section provides a summary of community and stakeholder engagement outcomes relevant to the proposed development. The breakout box below highlights the key implications outlined in this section.



KEY IMPLICATIONS FOR THE COMMUNITY INFRASTRUCTURE NEEDS ANALYSIS

- There is a desire to protect sites of significance to the Gumbaynggirr people, maintain their access to the land and ensure benefits of the proposal are shared.
- Support for open space and public realm improvements, including parking and active transport links.
- From some people, concerns related to higher density buildings and view loss. While for others, support for higher density if the public realm is improved.
- Support for new community space, cultural venues, and child/youth play areas.
- Support for new outdoor sport and recreation spaces.

4.1 Project-specific engagement

Engagement regarding the Coffs Harbour Jetty Foreshore has been ongoing since 2018, and has resulted in the following outputs:

- Consultation Outcomes Report – Draft Masterplan Consultation (Ethos Urban, August 2022)
- Community Consultation and Outcomes Report – Coffs Jetty Revitalisation Draft Masterplan (Murawin, August 2022)
- Phase 1 Consultation Outcomes Report – Coffs Jetty Revitalisation (Ethos Urban, September 2021)
- Coffs Opportunity – GHD Community and Stakeholder Consultation Outcomes Report (GHD, October 2018).

These have been summarised below, from the most to least recent.

4.1.1 Consultation Outcomes Report – Draft Masterplan Consultation

Ethos Urban carried out an engagement program between April and June of 2022 in order to gather community feedback on the draft masterplan for the Coffs Harbour Jetty Foreshore. This has been the most comprehensive engagement program to date, with over 5,000 participants.

In summary, it was concluded that PDNSW needs to consider:

- Height and land use refinements across the sub-precincts
- Further improvements to parking and traffic, with consideration of how overflow will be managed during major events
- Delivery of Foreshore Parkland upgrades in the short term
- Designing with Country
- Climate change, sand movement and impacts to local flora and fauna.

The community indicated strong support for the NSW Government to proceed with the revitalisation of the Jetty Foreshore. There was general recognition for the need to activate and enhance the Jetty Foreshore, providing benefit for today and future generations, and that renewal at the Jetty is long overdue. The diversity of views on some aspects of the draft masterplan were underpinned by majority support for appropriate development. Development was recognised as adding vitality and appeal, stimulating economic benefit while realising public realm upgrades, and was supported by the majority as long as the unique, local character and current sense of community was maintained.

Outcomes are organised below according to theme:

Foreshore Parklands

- Strong support – over 70% - for all proposed upgrades and ideas regarding North Park, the Billabong, Dune Care & Wild play, and Family & Youth Play.
- The highest priority for delivery was the Family and Youth Play.

Jetty Hub

- 68% of respondents supported development in the Jetty Hub.
- 44% suggested that up to 6 storey development spread over the Jetty Hub was appropriate.

Corambirra Point

- Over 70% of respondents supported the addition of cafes and restaurants, a function space and creating a tourist destination at the former Deep Sea Fishing Club site.
- Height levels of 3-4 storeys were supported by 45% with a further 15% supporting up to 8 storeys.

The Marina

- Over 80% of respondents supported pedestrian and carparking improvements for the future vibrancy of The Marina.
- Respondents were divided about the proposed scale of up to 4 storeys – 35% strongly supported and 32% strongly opposed – overall support was 53%.

Connection and Accessibility

- All connection and accessibility upgrades proposed were supported by over 75%.
- A beach side boardwalk to the south, extension of the boardwalk with ocean views in the central zone and a new pathway through the foreshore were all highly supported.
- Parking and movement improvements proposed were welcomed.
- Still need to consider availability of street parking and traffic management with future development.

Development

- 61% were supportive of development of 2-6 storeys or higher to realise public realm upgrades.
- Younger respondents were more likely to support higher building heights to allow increased public realm improvements.

Zoning & Land Uses

- At 73%, shops and cafes were the most supported uses to sustain an active foreshore, followed by an activity hub adjacent to Coffs Harbour Train station at 68%.
- While tourist and residential accommodation were polarising, overall, there was more support than opposition for both.

Priorities for Delivery

- Respondents wanted most elements delivered in the short term (0-3 years).
- Top priorities were given to foreshore parkland improvements (70%), pedestrian connections (63%) and improved carparking (72%).

Aboriginal Engagement

- The Coffs Harbour Jetty Foreshore is like the heart of Gumbaynggirr Country in the sense that it is an epicentre of connections.
- The Country on which the Precinct is located is dense with sites of spiritual and historical significance.
- The NSW Government should continue to work with the Aboriginal community on desired outcomes, including repatriation of Gumbaynggirr Country; servicing Ferguson's Cottage and Happy Valley; and inclusivity, recognition and celebration of Gumbaynggirr Country and Culture.

4.1.2 Community Consultation and Outcomes Report – Coffs Jetty Revitalisation Draft

Murawin has carried out a number of phases of engagement with the local Aboriginal community between 2021 and 2022. Engagement was focussed on informing the draft masterplan so that it was responsive to Aboriginal needs and aspirations. Key findings are as follows:

- Country on which the precinct is located contains many culturally significant sites to the Gumbaynggirr people – *“although Sites of Significance may be identified with a particular physical location, their significance is also often bound up in far reaching and complex connections with Country beyond that immediate place”*.
- Recognition of past destruction of sacred sites in the precinct, and the need to undo past harm and ensure no further harm
- Need to maintain Gumbaynggirr access to the land and ensure equitable benefit
- Desire for reparations to the Traditional Custodians of Country, by way of employment opportunities, protection of housing, and prioritisation of Aboriginal procurement
- Need to forefront Gumbaynggirr culture, heritage and Country throughout the precinct
- Importance of co-designing with the Gumbaynggirr community
- Concern that increased population in the area will place a burden on Country
- Need to ensure sustainability on all levels – economic, social, and environmental
- Need to protect natural landscapes and native flora and fauna
- Desire for spaces for Aboriginal gathering, ceremony and cultural practices
- Desire for repatriation of Gumbaynggirr Country and return of the Former Deep Sea Fishing Club site to traditional custodians
- Support for serving of Fergusons Cottage and Happy Valley
- Support for wayfinding and place naming which incorporates Gumbaynggirr language.

4.1.3 Phase 1 Consultation Outcomes Report – Coffs Jetty Revitalisation

Building on the work carried out by GHD in 2018, Ethos Urban ran consultation between April and May 2021 in order to gain feedback on the draft Vision, Place Principles, and ‘Big Ideas’ to guide the future masterplan.

Key outcomes are as follows:

- Desire to maintain family-friendly and nature of the area
- Need for greater diversity of land uses to cater to both tourists and locals
- Need for improved safety, particularly at night
- Need for better public and active transport links, as well as general accessibility for those with a disability
- Desire to protect areas of Aboriginal significance, and to encourage greater recognition of local Aboriginal culture in the precinct
- Need for extensive engagement with the Gumbaynggirr people
- Support for economic stimulation through tourism, dining, and retail
- Support for focus on culture and arts
- Need to ensure inclusivity of the precinct for diversity backgrounds
- Support for more outdoor sport and recreation areas
- Desire to maintain local character and ensure balanced development
- Need to ensure long-term sustainability and equitable benefit
- Desire to recognise post-settlement European heritage
- Desire to maintain existing natural features.

4.1.4 Coffs Opportunity – GHD Community and Stakeholder Consultation Outcomes Report

GHD ran an engagement program in 2018 to capture public opinion on potential future uses of the Coffs Harbour Jetty Foreshore.

Key outcomes are as follows:

- Recognition among participants that some development in the Jetty Foreshore area is acceptable, as long as it is well planned

- Support for tourism, retail, commercial, and mixed-use development in the Marina Precinct
- Support for parking, tourism, mixed-use and open space development north of Marina Drive
- Support for parking, tourism, mixed-use and open space development between the railway line and Jordan Esplanade
- Support for open space, and some tourism, cultural, and mixed-use development between Jordan Esplanade and Jetty Beach
- Support for tourism, open space, cultural, parking, commercial, and mixed-use development near the Deep Sea Fishing Club site
- Support for open space, tourism, and cultural development around Corambirra Point
- Less support for residential and hotel development overall.

5.0 Supply audit and benchmarking

This section outlines the analysis undertaken to determine community infrastructure needs within the Study Areas.



KEY IMPLICATIONS FOR THE COMMUNITY INFRASTRUCTURE NEEDS ANALYSIS

- There is a wide range of social infrastructure existing in the Study Areas, most of which is located in areas of greater population density.
- The majority of infrastructure gaps are found in district/regional-level infrastructure, measured against the SSA. This includes meeting spaces, community hubs, library space, and art and cultural space.
- It should be noted that the gaps identified in this section are based solely on mathematical equations which may not be a true representation of demand. They should be used as a guide only.

5.1 Supply audit

The supply audit involves mapping the existing supply of social infrastructure within the designated Study Areas to determine their quantity and location. The output of this activity is shown through **Figure 34 – Figure 38**.

The maps indicate that there is a clustering of community facilities within the Coffs Harbour City Centre, which aligns with Council's planning strategies. Parks, and recreation facilities appear to be well spread throughout the Study Areas but focussed on areas of greater population density.

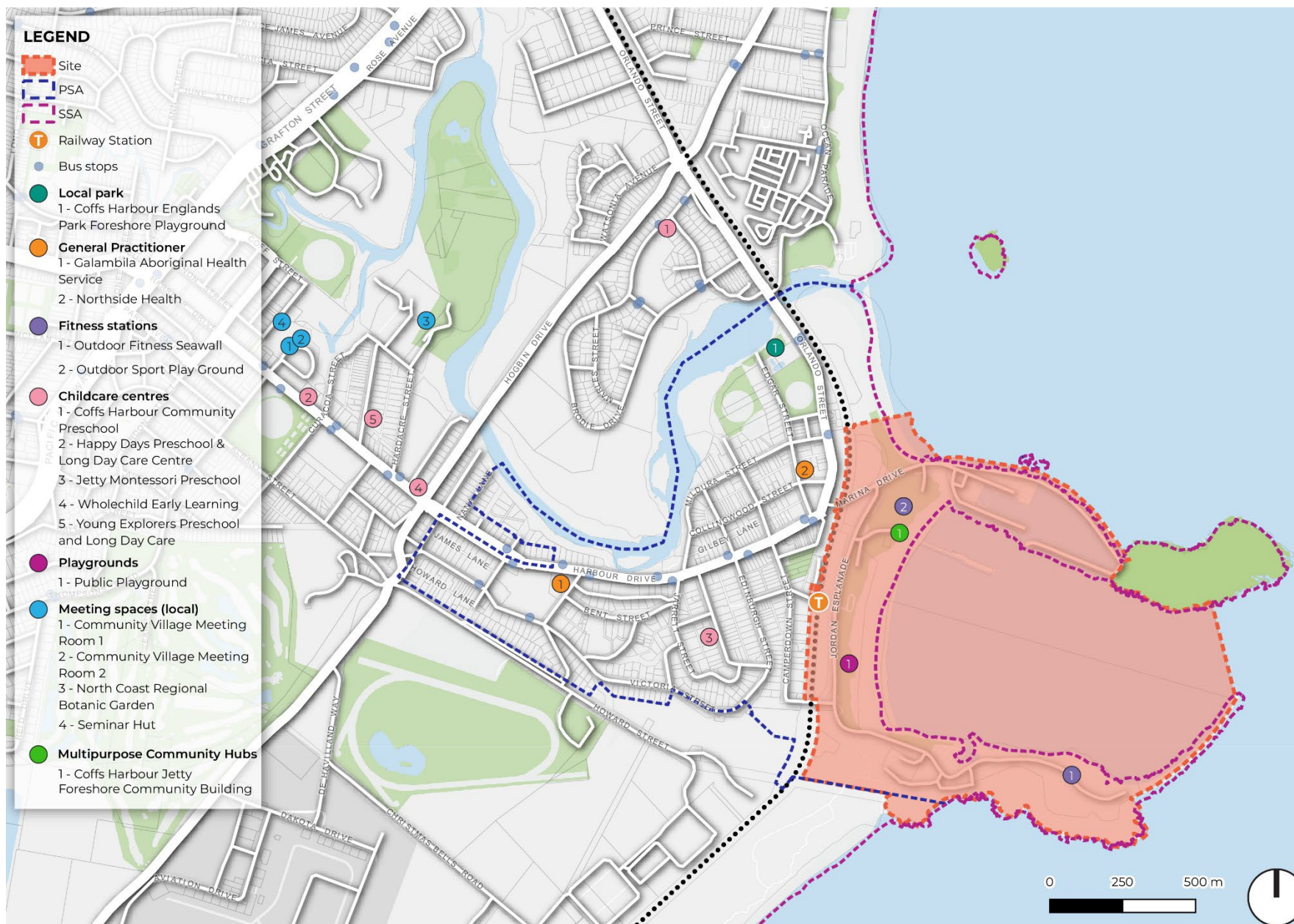


Figure 37. Audit of PSA

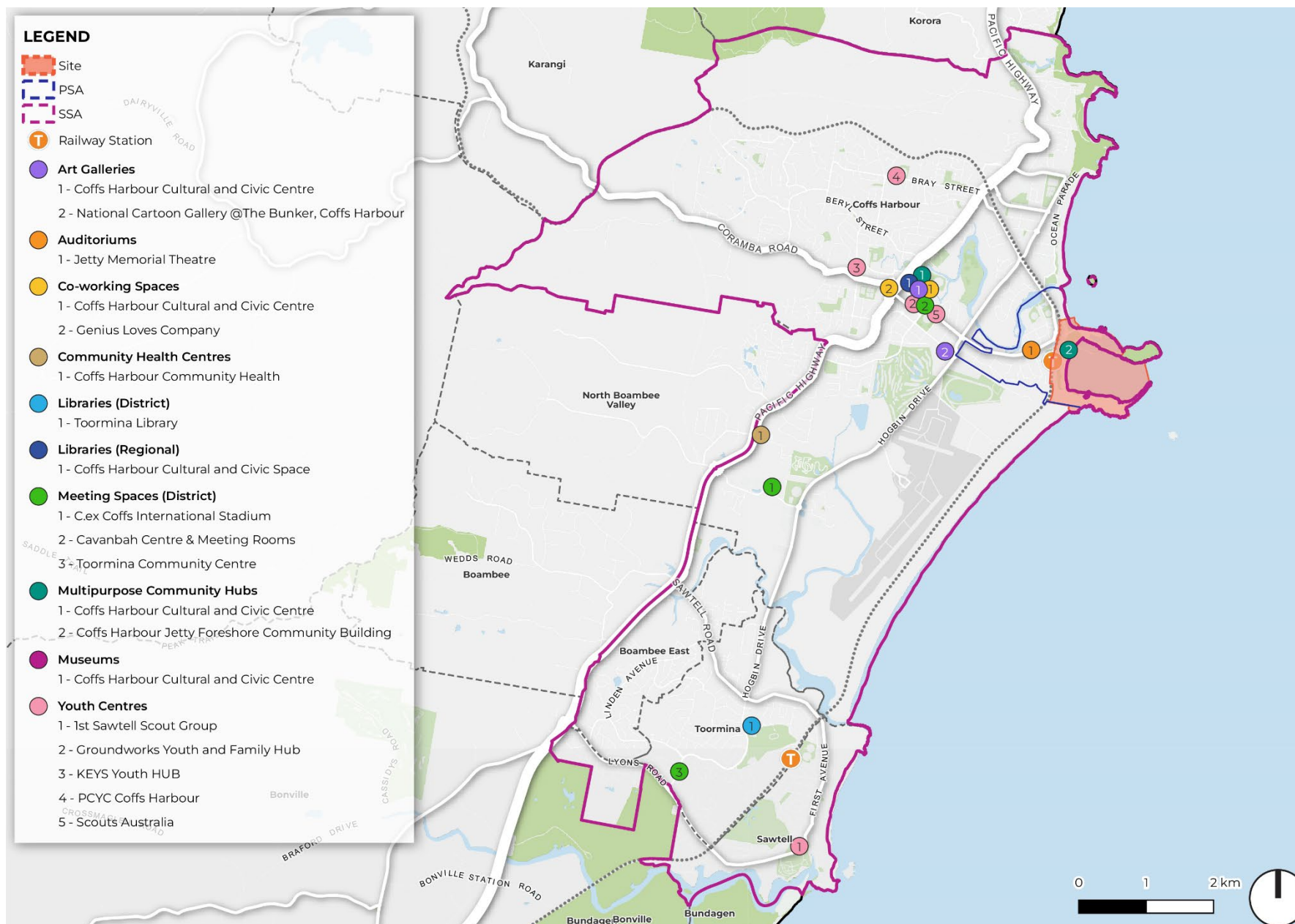


Figure 38. Audit of SSA (1)

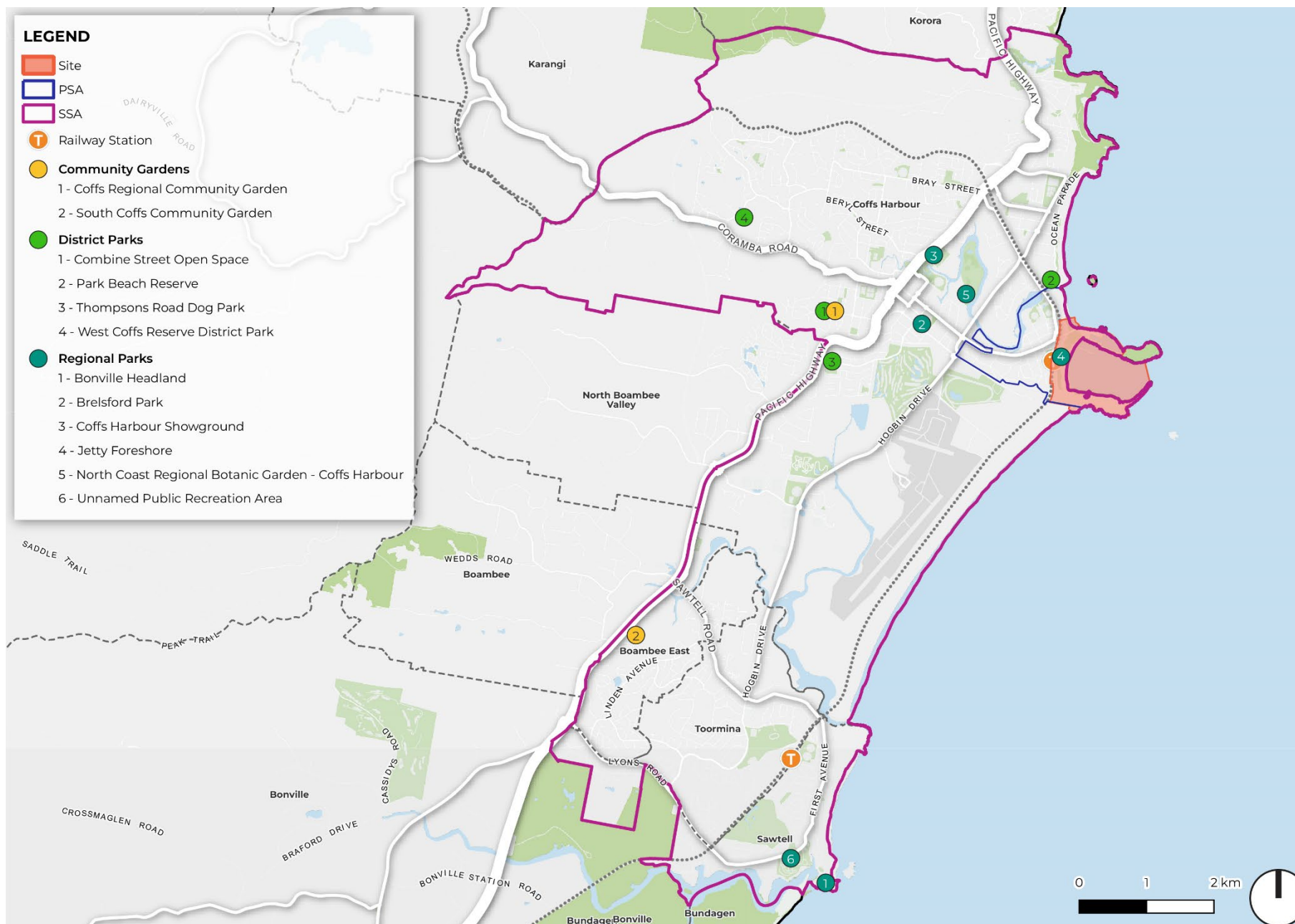


Figure 39. Audit of SSA (2)

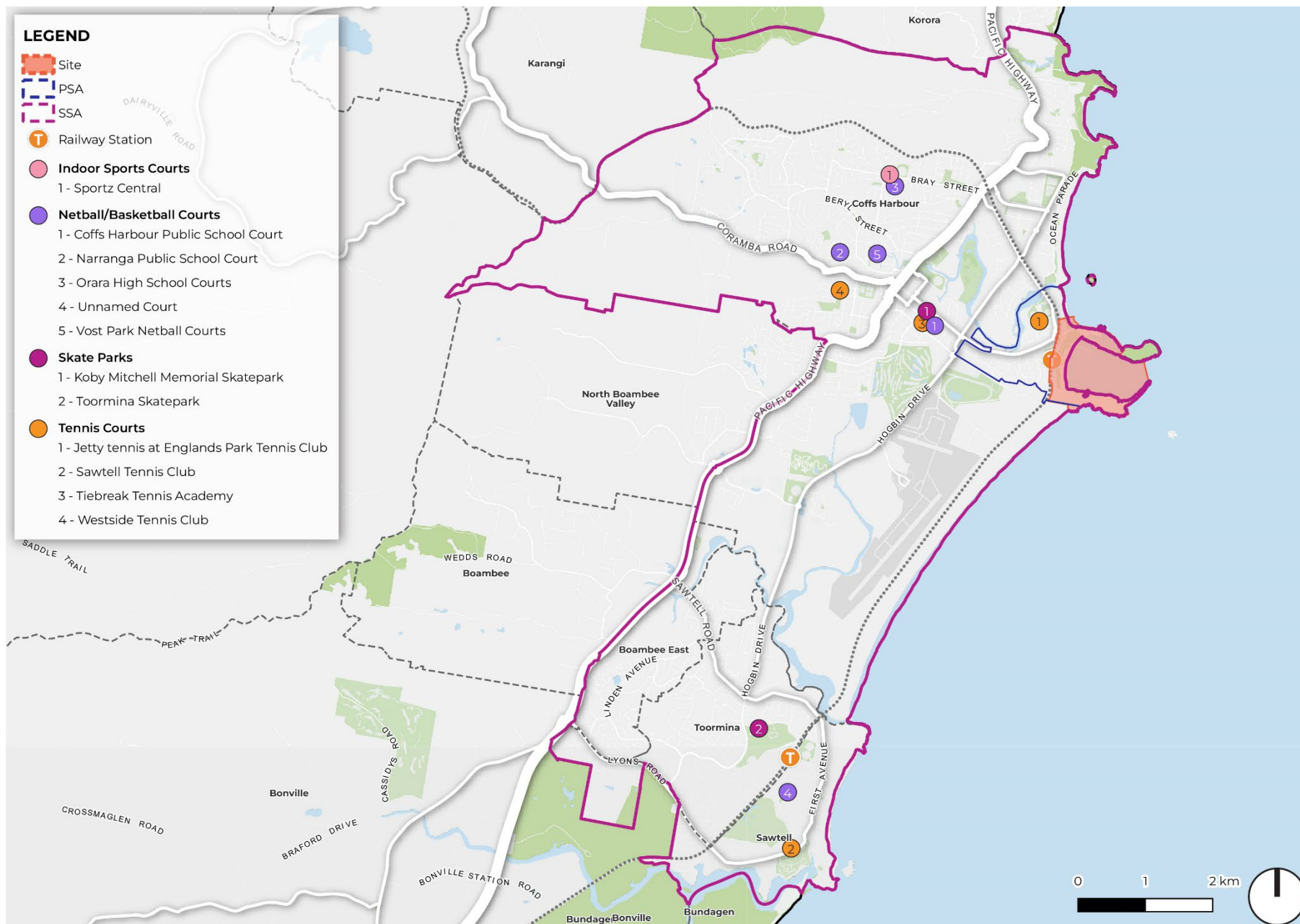


Figure 40. Audit of SSA (3)

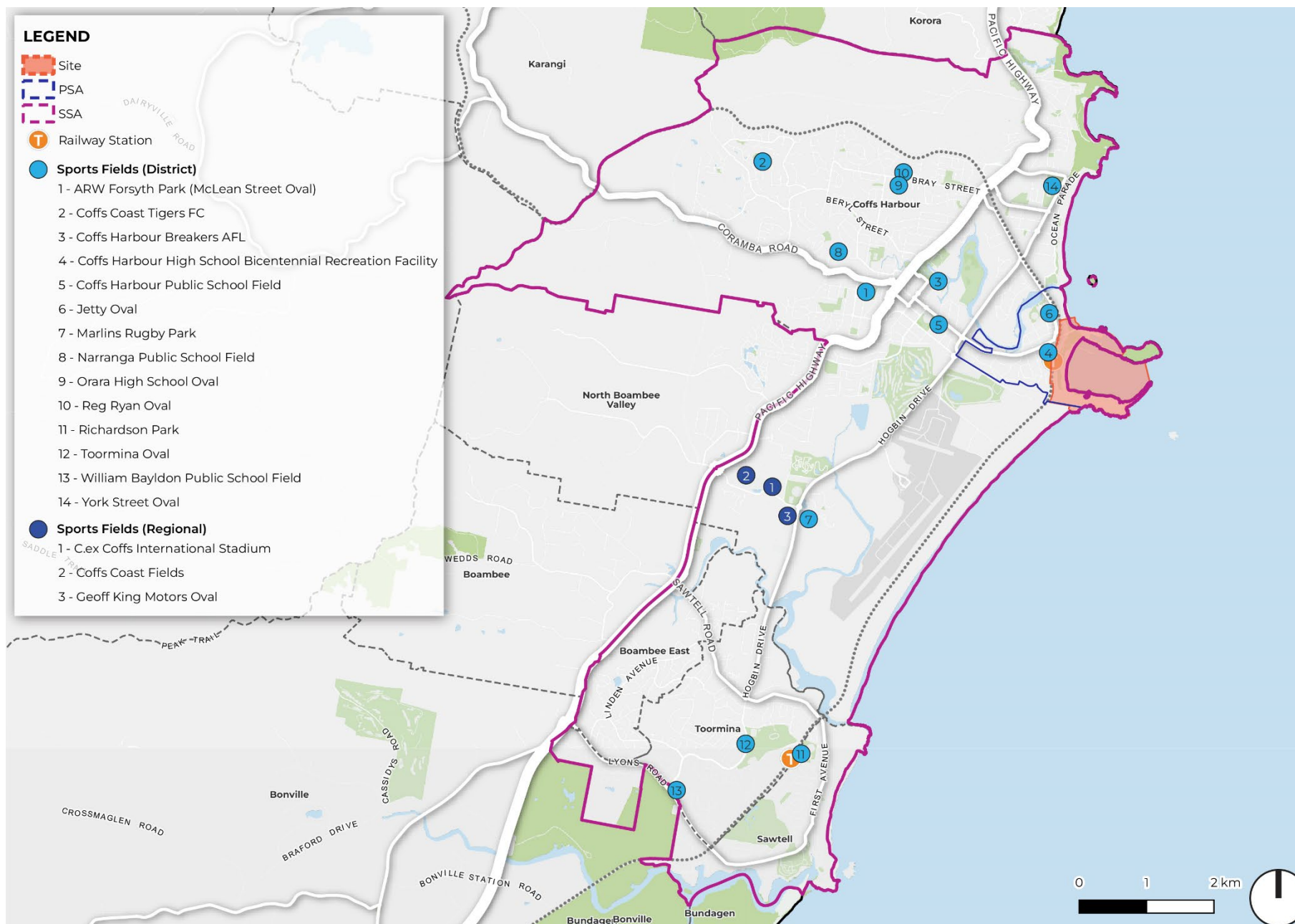


Figure 41. Audit of SSA (4)

5.2 Benchmarks

Table 5 outlines the benchmarks selected for assessment of community infrastructure need. Where possible, these benchmarks align with the desired standards for provision determined by Coffs Harbour City Council. Benchmarks from equivalent regions have been supplemented where a benchmark was not provided by Council.

Note about benchmarks:

It is noted that provision of social infrastructure according to population ratios is not an exact science and are indicative figures rather than absolutes. Numerical standards provide a reference point and guide what level of provision is appropriate for different facility types. However, contemporary practice in social infrastructure planning suggests that these ratios should be viewed in the context of the strategic direction of the region. A numerical value does not speak to the quality of the provision, nor to the nuances of needs of a community that should also be taken into account; such as socio-economic status, health status, household structure, accessibility and funding opportunities and constraints. Other factors for consideration include community preferences, technology developments, government funding availability and alternative funding models or partnerships.

Table 5. Infrastructure benchmarks

Category	Typology	Hierarchy	Benchmark	Source
Community and culture	Meeting Space*	Local	1:5,000	Community and Cultural Facilities Plan 2021-2031 (Coffs Harbour City Council, 2021)
		District	1:10,000	
	Multipurpose Community Hub	District	1:20,000	Community and Cultural Facilities Plan 2021-2031 (Coffs Harbour City Council, 2021)
	Art Gallery	Regional	1:100,000	Community and Cultural Facilities Plan 2021-2031 (Coffs Harbour City Council, 2021)
	Art and Cultural Space	District	1:30,000	Community and Cultural Facilities Plan 2021-2031 (Coffs Harbour City Council, 2021)
	Museum	District	1:100,000	Community and Cultural Facilities Plan 2021-2031 (Coffs Harbour City Council, 2021)
	Library	District	1:15,000	Community and Cultural Facilities Plan 2021-2031 (Coffs Harbour City Council, 2021)
		Regional	1:30,000	
	Auditorium	Regional	1:100,000	Community and Cultural Facilities Plan 2021-2031 (Coffs Harbour City Council, 2021)
Health and wellbeing	Aboriginal Community Space	District	n/a – assessed qualitatively	n/a
	Youth Centre	District	1:30,000	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)
	Childcare	Local	1 place:4 0–4-year-olds	City of Sydney Development Contributions Plan 2015 – Community Facilities Planning Benchmarks; Peer Review of Community Facilities Planning Benchmarks (Elton Consulting, 2015)
	General Practitioner (GP)	Local	1:4,000	SGS Economics and Planning, 2014
	Community Health Centre	District	1:100,000	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)
	Park	Local	None specified	

Category	Typology	Hierarchy	Benchmark	Source
Open space and recreation		District	1 per catchment area**	Coffs Harbour Public Realm Strategy 2023 (Coffs Harbour City Council, 2023)
		Regional	2-3 within the LGA	
	Sports Field	Local	1:6,000	Planning for Community Infrastructure in Growth Areas (Australian Social & Recreation Research, 2008)
		Regional	1:50,000	
	Skate Park	District	n/a – assessed qualitatively	n/a
	Tennis Court	District	1:2,000	Coffs Harbour Sports Facility Plan 2016 (Coffs Harbour City Council, 2016)
	Netball/Basketball Court	District	1:5,000	Coffs Harbour Sports Facility Plan 2016 (Coffs Harbour City Council, 2016)
	Indoor Sports Court	District	1:10,000	Coffs Harbour Sports Facility Plan 2016 (Coffs Harbour City Council, 2016)
	Community Garden	District	1 per catchment area	Coffs Harbour Public Realm Strategy 2023 (Coffs Harbour City Council, 2023)
	Playground	Local	Proportionate to park hierarchy	Coffs Harbour Public Realm Strategy 2023 (Coffs Harbour City Council, 2023)
	Fitness Station	Local	n/a – assessed qualitatively	n/a
Economic development	Co-working space	District	n/a – assessed qualitatively	n/a

5.3 Gap analysis

Using the data gathered through the supply audit, quantitative infrastructure gaps have been calculated by measuring the forecasted population against the benchmarks in **Table 5**.

Table 6 indicates that a minor shortfall in Local Meeting Spaces (0.5) in the PSA as of 2023. This is predicted to grow to 0.6 by 2036.

Table 6. Benchmarking calculations (PSA)

Typology	Current supply	Demand in 2023	Gap in 2023	Demand in 2026	Gap in 2026	Demand in 2031	Gap in 2031	Demand in 2036	Gap in 2036
Meeting space (Local)	0.0	0.5	0.5	0.5	0.5	0.6	0.6	0.6	0.6
Childcare	48.0	35.0	-13.0*	37.5	-10.5	40.0	-8.0	45.0	-3.0*
GP	15.0	0.6	-14.4	0.6	-14.4	0.7	-14.3	0.8	-14.2

*A negative number indicates an oversupply of this typology in the Study Area.

Table 7 indicates the following social infrastructure shortfalls as of 2023:

- 1.5 District Meeting Spaces
- 2 District Libraries
- 1.5 Art and Cultural Spaces.

It also indicates the following social infrastructure shortfalls in the SSA by 2036:

- 2.6 District Meeting Spaces
- 2.7 District Libraries
- 0.9 Regional Libraries
- 1.9 Art and Cultural Spaces
- 1.6 Indoor Sports Courts.

It is also noted that a shortfall in Multipurpose Community Hubs (0.8) may arise in the SSA if population growth increases rapidly by 2036.

Table 7. Benchmarking calculations (SSA)

Typology	Current supply	Demand in 2023	Gap in 2023	Demand in 2026	Gap in 2026	Demand in 2031	Gap in 2031	Demand in 2036	Gap in 2036
Meeting space (District)	3.0	4.5	1.5	4.7	1.7	5.2	2.2	5.6	2.6
Multipurpose Community Hub	2.0	2.2	0.2	2.4	0.4	2.6	0.6	2.8	0.8
Library (District)	1.0	3.0	2.0	3.1	2.1	3.4	2.4	3.7	2.7
Library (Regional)	1.0	1.5	0.5	1.6	0.6	1.7	0.7	1.9	0.9
Youth Centre	5.0	1.5	-3.5	1.6	-3.4	1.7	-3.3	1.9	-3.1*
Art Gallery	2.0	0.4	-1.6	0.5	-1.5	0.5	-1.5	0.6	-1.4
Art and Cultural Space	0.0	1.5	1.5	1.6	1.6	1.7	1.7	1.9	1.9
Museum	1.0	0.4	-0.6	0.5	-0.5	0.5	-0.5	0.6	-0.4
Auditorium	1.0	0.4	-0.6	0.5	-0.5	0.5	-0.5	0.6	-0.4
Community Health Centre	1.0	0.4	-0.6	0.5	-0.5	0.5	-0.5	0.6	-0.4
Sports Field (District)	14.0	7.4	-6.6	7.9	-6.1	8.6	-5.4	9.3	-4.7
Sports Field (Regional)	3.0	0.9	-2.1	0.9	-2.1	1.0	-2.0	1.1	-1.9
Basketball/Netball Court	14.0	8.9	-5.1	9.4	-4.6	10.3	-3.7	11.2	-2.8
Tennis Court	36.0	22.3	-13.7	23.6	-12.4	25.8	-10.2	27.9	-8.1
Indoor Sports Court	4.0	4.5	0.5	4.7	0.7	5.2	1.2	5.6	1.6

*A negative number indicates an oversupply of this typology in the Study Area.

5.3.1 Assessment of illustrative masterplan against social infrastructure gaps

The following table compares the social infrastructure gaps identified by 2036 in the above section with the illustrative masterplan as per the Urban Design Study (SJB, 2024). It identifies where gaps can be filled through the illustrative masterplan, and where some may remain.

It is important to note that the gaps identified relate to the forecast SSA residential population of 55,830 (2036). **As the proposed illustrative masterplan only includes an additional 250 dwellings (approximately 370 new residents) it should be noted that it is not the responsibility of the illustrative masterplan to account for all social infrastructure gaps identified in the SSA.** However, Table 8 demonstrates how the illustrative masterplan will make a significant contribution to the broader identified demand, over and above the demand generated by the population uplift associated with the illustrative masterplan. Information on broader gaps in social infrastructure can help inform Council's broader social infrastructure planning and guide developer contributions discussions.

Table 8. Assessment of illustrative masterplan against social infrastructure gaps

Requirement	How does the illustrative masterplan contribute to the identified gaps?
Demand for 0.6 Local Meeting Spaces (PSA catchment)	The illustrative masterplan includes the new Community Building, management of which was transferred to City of Coffs Harbour in August 2023.
Demand for 2.6 District Meeting Spaces (SSA catchment)	The space is capable of meeting demand for meeting space, library space, and art and cultural space through the design and programming of internal spaces. For example:
Demand for 2.7 District Libraries (SSA catchment)	<ul style="list-style-type: none"> • Rooms within the building could be hired out to community groups for events/programs, • A pop-up library kiosk could operate from the building temporarily, • Creative workshops or art installations could be hosted at the building.
Demand for 0.9 Regional Libraries (SSA catchment)	
Demand for 1.9 Art and Cultural Spaces (SSA catchment)	<p>It is noted that the day-to-day uses of the building will be at the discretion of Coffs Harbour Council.</p> <p>Additional community space to be provided in the illustrative masterplan could be used to fill these gaps, however, this is up to the discretion of landowners/developers.</p>
Demand for 1.6 Indoor Sports Courts (SSA catchment)	<p>The illustrative masterplan currently includes outdoor courts at North Park, however, there is no allocation for indoor sport facilities.</p> <p>Future development applications in the precinct, facilitated by the rezoning, could include provision of indoor sport facilities as a public benefit offer. However, this is up to the discretion of landowners/developers.</p>

5.4 Open space gap analysis

Taking guidance from the Draft Coffs Harbour Public Realm Strategy (2023), there is not an immediately arising need for additional open space provision in the Study Areas. This is emphasised through the supply identified in **Figure 34 – Figure 38**, which demonstrates that both Study Areas contain a wide range of parks, sports fields, and open spaces to suit a variety of needs.

Council's Strategy indicates that there is a sufficient supply of District and Regional parks (and Community Gardens) at present and does not indicate a quantitative need for Local parks or Playgrounds. Instead, there is a focus on expanding links between existing open spaces to create a connected network. The Strategy also provides standards for embellishments for each park hierarchy. As the Jetty Foreshore has been identified as a regional-level park, the following requirements apply:

- More than 5 hectares in area
- Highly accessible
- Long stay bespoke facilities (i.e., amenities, community buildings and furniture)
- Strong connections to the City of Coffs Harbours' Active Transport Network and public transport to minimise the need for parking, encourage people movement and longer stays
- Design focused around key landscape features (i.e. harbour, estuary or central reserve)
- Tree planting to maximise natural shade, expand urban tree canopy; frame views and protect biodiversity values
- Include a series of large parkland spaces with a variety of recreational activities including:
 - destination inclusive play areas that cater to a range of age groups
 - trail and path-based recreation that link to surrounding types and points of interest
 - large outdoor spaces to accommodate major events, performance, community functions and events
 - passive reflective retreat spaces away from active areas
- Consideration of Aboriginal cultural heritage values.

The Strategy states the following about the Jetty Foreshore area:

"The Jetty Foreshores is a place that is highly valued by our community for its public open space. It has a rich history and substantial cultural significance both to the Indigenous peoples of the region and to its non-Aboriginal population. Community consultation undertaken as part of the development of this Public Realm Strategy identified our

community's love for the Jetty Foreshores and the need to protect open space within this precinct. The City of Coffs Harbour should continue to represent our community's passion for this much loved place, as part of any future projects in the locality to ensure that the public open space is protected and enhanced for our community."

5.4.1 Assessment of illustrative masterplan against Council requirements

Recognising that the current illustrative masterplan includes a variety of open space upgrades, the below table serves to compare the planned upgrades with those specified for regional-level parks under the Draft Coffs Harbour Public Realm Strategy (2023).

Table 9. Assessment of illustrative masterplan against Council requirements

Requirement	Does illustrative masterplan comply? (Yes/No)
More than 5 hectares in area	Yes – the total proposed parkland is 10.4ha.
Highly accessible	Yes – the site will be highly accessible for pedestrians, cyclists and vehicles through the construction of new access points and connections.
Long stay bespoke facilities	Yes – the illustrative masterplan includes a multipurpose Community Building, sports courts, picnic facilities, play spaces, and public amenities.
Strong connections to the City of Coffs Harbours' Active Transport Network and public transport	Yes – the illustrative masterplan has been designed with active transport in mind, with the introduction of new pedestrian pathways and cycleways, as well as an overpass across the railway. This serves to enhance connectivity between the Jetty Foreshore Precinct and the train station.
Design focused around key landscape features	Yes – the illustrative masterplan has been designed around the area's natural features, with inspiration for the built form taken from the water and surrounding landscape.
Tree planting to maximise natural shade, expand urban tree canopy; frame views and protect biodiversity values	Yes – a key element of the illustrative masterplan is the protection of the Tuckeroo-Paperbark Litoral Forest and dune vegetation. The boardwalk has been designed to suspend over and limit pedestrian access through the fragile vegetation to minimise damage. There will be increased tree and vegetation planting to align with existing native species.
Destination inclusive play areas that cater to a range of age groups	Yes – the illustrative masterplan includes an 'Adventure Playground' of approximately 1,800sqm which will contain a variety of play elements/challenges suitable for a broad range of age groups. There will also be a 'Waterplay' play space of approximately 250sqm for all ages.
Trail and path-based recreation that link to surrounding types and points of interest	Yes – a new 775m boardwalk will be installed which connects the existing path system in the vicinity of the new Community Building to the Deep Sea Fishing Club site to the south.
Large outdoor spaces to accommodate major events, performance, community functions and events	Yes – the illustrative masterplan includes a 'Village Green Amphitheatre' which will cater for outdoor cinema and musical events, as well as everyday passive recreation.
Consideration of Aboriginal cultural heritage values	Yes – space will be provided for a new Aboriginal cultural space, with Aboriginal artwork, storyboards, and commemoration plaques honouring sites of significance scattered throughout the Precinct.

6.0 Opportunities for social sustainability

6.1 Balancing community and tourism needs

Tourism is a significant player in Coffs Harbour's economy, with its annual economic contribution estimated at \$490 million. However, Coffs Harbour City Council has identified several challenges which threaten the region's visitation performance, including negative perceptions around ageing infrastructure, the Pacific Highway upgrade, and a lack of a strong 'point of difference'¹². The importance of tourism is highly recognised by the Coffs community, evidenced through engagement outcomes associated with the Jetty Foreshore development, however, it is also recognised that the benefits of redevelopment need to be equitably shared among the local community and tourists alike.

Studies have suggested that collaborative planning of tourism infrastructure with the local community can foster a shared sense of place and identity^{13,14}. Where the local community can contribute to the shaping of tourism goals and objectives, shared ownership can generate a more equitable and harmonious experience¹⁵. Considering the significance of the Jetty Foreshore as a hub for tourism, the curation of tourist infrastructure and experiences has been, and will continue to be, guided by community perspectives. This goes beyond physical infrastructure in the form of visitor information centres but can include programming of spaces for cultural events and attractions which reflect distinctive local identities. Provision of a visitor information centre at the Jetty Foreshore could be a way to solidify the precinct as a tourist destination, however, it should form part of a dynamic facility which caters for a variety of uses and functions – encouraging residents and visitors to find equal benefit in public spaces.

6.2 Making space for young people

"Young people represent a vital citizen group with legitimate rights to occupy and shape their public environments, yet they are often driven out of public places by adult users, restrictive bylaws, or hostile designs".¹⁶

Teenagers have historically been excluded from public spaces, which are usually designed for adults or children, with minimal offering for the years in between. This may be due to negative stereotypes about teenagers in public space. In 2020, an analysis of young people in Australian News media found that 71% of articles that mentioned Gen Z were negative, with recurring stereotypes such as laziness, entitlement, lack of resilience, and dangerous/criminal activity.¹⁷

The *Project for Public Spaces* has recognised this phenomenon and emphasised the need for placemaking which engages youth to create places of their own. Through the creation of youth-friendly spaces, young people can feel more investment in their local community and develop a sense of ownership.¹⁸

6.3 Creative placemaking

Creative placemaking is defined as the utilisation of artistic practices through programmatic (events-based) approach or through built form (e.g., creative studios, performance venues, public art etc) to make a place more interesting and vibrant.¹⁹ Local creative infrastructure can serve as both catalyst and platform for generating subsequent economic, social and environmental values especially for newly developed or renewed areas. A multitude of benefits can arise from creative placemaking including but not limited to increased civic participation, improved health and wellbeing, place attachment, reduced crime, increased infrastructure investment, education and skills development, employment opportunities, increased retail and local business, flow-on effects on tourism and place-brand value, investments to public domain and improved walkability.²⁰

Creative placemaking amenities such as public venues for cultural and creative practices and activities such as staging of festivals and exhibits can deliver socio-economic values to growth areas. They not only attract businesses, inward investment and talented workforce to the local area to boost the local economy but also serve as 'vehicles for social

¹² Wray, Sarah Lebski Associates, and Bill Fox & Associates, 2016, Coffs Coast Tourism Strategic Plan.

¹³ Liza D Fallon, Lorne K Kriwoken, Community involvement in tourism infrastructure—the case of the Strahan Visitor Centre, Tasmania, *Tourism Management*, Volume 24, Issue 3, 2003, Pages 289-308.

¹⁴ George Taylor, The community approach: does it really work?, *Tourism Management*, Volume 16, Issue 7, 1995, Pages 487-489.

¹⁵ Walsh, J.A., Jamroz, U. and Burr, S.W., 2001. Sense of place as a component of sustainable tourism marketing. *Tourism, recreation and sustainability*, pp.195-216.

¹⁶ Loebach, J., Little, S., Cox, A., & Eubanks Owens, P. (Eds.). 2020. *The Routledge Handbook of Designing Public Spaces for Young People: Processes, Practices and Policies for Youth Inclusion*.

¹⁷ The Foundation for Young Australians, 2020, Missing: Young People in Australian News Media.

¹⁸ Project for Public Spaces, 2015, Young People and Placemaking: Engaging Youth to Create Community Places, available at: <https://www.pps.org/article/young-people-and-placemaking-engaging-youth-to-create-community-places>

¹⁹ Lew, Alan, 2019, Tourism planning and place making: place-making or placemaking?.

²⁰ Cohen, M & Gajendran, Thayaparan & Lloyd, J & Maund, Kim & Smith, Cathy & Vaughan, Josephine. 2018. Valuing creative placemaking: development of a toolkit for public and private stakeholders', *Communities of Practice Collaborative Project Stage 1*.

capital' that facilitate community processes, which have the power to create new social networks and strengthen sense of community in the long term.²¹

²¹ Ibid.

7.0 Conclusion

7.1 Summary of community needs

Synthesising the above sections, it is understood that there are several arising needs in community infrastructure which are influenced by population growth, community values and aspirations, and emerging trends/research in social infrastructure planning.

While there is a significant supply of community infrastructure in the Study Areas, many of these facilities are ageing and were not designed with flexibility in mind, meaning that they may struggle to cater for more contemporary uses of community space. Quantitative gaps indicate likely demand for additional district/regional-level facilities such as library space, art and cultural space, and indoor recreation. As such, there is a clear opportunity to address gaps in provision through the development of the Jetty Foreshore.

The quantitative gaps indicate the following demand in the SSA by 2036:

- 2.6 District Meeting Spaces
- 2.7 District Libraries
- 0.9 Regional Libraries
- 1.9 Art and Cultural Spaces
- 1.6 Indoor Sports Courts.

It is important to note that these identified gaps relate to the forecast SSA residential population of 55,830 (2036) which encompasses the wider Coffs Harbour suburb and surrounds. As the proposed illustrative masterplan only includes an additional 250 dwellings (approximately 370 new residents) it should be noted that it is not the responsibility of the illustrative masterplan to account for all social infrastructure gaps identified in the SSA. However, **Table 8** demonstrates how the illustrative masterplan will make a significant contribution over and above the demand generated by the population uplift associated with the illustrative masterplan, through the allocation of community space which can be programmed for multiple uses. This is further exemplified in **Table 8**.

Information on broader gaps in social infrastructure can help inform Council's broader social infrastructure planning and guide developer contributions discussions. It is not envisioned that the site should seek to accommodate all of these gaps. The supply of open space in the study areas is expected to meet demand up to and beyond 2036, while the planned embellishments included in the illustrative masterplan meet the expectations of local planning policy. This is demonstrated in **Table 9**.

Noting the Jetty Foreshore's status as a tourist destination, there is also a need to balance the requirements of visitors and locals. This is a key concern of community members, as highlighted by community engagement outcomes. Collaboration with the local community to curate tourist experiences at the Jetty may assist in avoiding spatial conflict between visitors and locals.

There is a strong recognition amongst the community of the significance of the area for the Gumbaynggirr people, noting the landmarks listed in **Section 1.3**, and a desire to see this cultural history carried through the development. Spaces for the Gumbaynggirr community need to be considered, as well as maintenance of Happy Valley and Ferguson's Cottage in collaboration with their custodians.

Lastly, there is an opportunity to provide new and innovative youth spaces to ensure inclusion of young people in the development. Coffs Harbour City Council has specifically identified this as a need within their Community and Cultural Facilities Plan, particularly within the Central Catchment (specifically youth mental health and recreation space). They are looking to develop a multipurpose hub which allows for both informal and programmable uses.

7.2 Recommendations for delivery

This section synthesises the above chapters and sets out opportunities for social infrastructure at the Jetty Foreshore which will meet local needs and aspirations. The recommendations have been organised according to infrastructure category.

Table 10. Recommendations

Category	Recommendation
<p>Community and culture</p> 	<p>The benchmarking exercise has indicated a likely need for district-level meeting spaces, district libraries, and art and cultural spaces by 2036 within the Study Areas.</p> <p>It is noted that the illustrative masterplan includes the new Community Building, management of which has been transferred to the City of Coffs Harbour as of August 2023. The utilisation and programming of this space will assist in meeting the aforementioned demand for meeting spaces, library space, and art and cultural spaces, however, this will be the responsibility of Coffs Harbour Council.</p> <p>There is opportunity within the illustrative masterplan's allocation of community space to provide additional social infrastructure, such as a community makerspace/working hub. This would provide necessary space for creative and cultural practice in the region, demand for which has been specifically identified by Council. Further, the space could also facilitate co-working. Engagement outcomes have identified support for greater focus on art and culture in this area.</p> <p>Explore opportunities to provide a flexible youth space, which may include multipurpose recreation space, as well as youth-focussed services. This can be supplemented by other amenities such as public Wi-Fi, or access to power, which may encourage young people to visit and linger in the area. This could also be facilitated through the illustrative masterplan's allocation of community space.</p> <p>It is noted in the engagement report by Murawin that the Aboriginal community would be open to funding for improvements to Ferguson's cottage and Happy Valley, as well as the creation of designated spaces for ceremony and healing practices. It is recommended that this is delivered in collaboration with the Aboriginal community.</p>
<p>Health and wellbeing</p> 	<p>There are no identified gaps in social infrastructure related to health and wellbeing. Further market analysis may be undertaken to determine the economic feasibility of a medical centre, if desired.</p>
<p>Open space and recreation</p> 	<p>The current illustrative masterplan provides ample open space to align with the benchmarks outlined in the Draft Coffs Harbour Public Realm Strategy (2023).</p> <p>The proposed embellishments are also in alignment with Council requirements, and include an adventure playground, new pedestrian pathways and cycleways, outdoor event space, picnic facilities, public amenities, and other play spaces (including a 'water play' area).</p> <p>While there is a significant supply of outdoor recreation space in the Study Areas, there is limited availability of indoor recreation space. Explore opportunities to include multipurpose indoor courts within the development. As this is not a requirement of the illustrative masterplan to meet this need, it could be explored in discussion with individual developers when Development Applications are being prepared. It is noted that this typology would not be appropriate to provide as part of the proposed public spaces in order to maintain the existing landscape character.</p>
<p>Economic development</p> 	<p>See recommendation for community makerspace/working hub above.</p> <p>Engagement by Murawin has also highlighted a desire for Aboriginal-led enterprise spaces. Consider provision of ground floor retail spaces in the development for Aboriginal owned business. Ensure rent affordability and security of tenure.</p>

Appendix A Demographic profile

Category	PSA	SSA	Regional NSW
<u>Income</u>			
Median individual income (annual)	\$42,120	\$34,270	\$37,560
<i>Variation from Regional NSW median</i>	+12.1%	-8.8%	<i>n.a.</i>
Median household income (annual)	\$71,260	\$65,730	\$75,280
<i>Variation from Regional NSW median</i>	-5.3%	-12.7%	<i>n.a.</i>
Individual income			
<i>No income</i>	6.4%	6.4%	7.5%
<i>Low</i>	33.6%	43.2%	38.5%
<i>Medium</i>	48.5%	44.2%	44.1%
<i>High</i>	11.5%	6.2%	9.9%
Household income			
<i>No income</i>	1.6%	1.1%	1.6%
<i>Low</i>	18.0%	21.6%	18.0%
<i>Medium</i>	48.4%	48.5%	43.9%
<i>High</i>	32.1%	28.7%	36.5%
<u>Age Structure</u>			
0 years	1.2%	0.9%	1.0%
1-2 years	1.9%	2.1%	2.2%
3-4 years	1.6%	2.0%	2.2%
5-6 years	1.3%	2.2%	2.4%
7-11 years	3.9%	6.2%	6.2%
12-17 years	5.3%	7.3%	7.4%
18-24 years	7.7%	7.5%	7.5%
25-34 years	15.4%	11.4%	11.5%
35-49 years	16.6%	17.5%	17.5%
50-59 years	14.4%	12.6%	12.9%
60-69 years	13.6%	12.8%	13.4%
70-84 years	11.8%	14.0%	12.9%
85 years and over	5.2%	3.4%	2.7%
Males	46.9%	47.5%	49.2%
Females	53.1%	52.5%	50.8%
Median Age (years)	45.1	42.8	42.4
<u>Country of Birth</u>			
Australia	76.1%	85.4%	88.5%
<i>Aboriginal and Torres Strait Islanders</i>	3.5%	7.3%	7.0%
Other Major English Speaking Countries	7.8%	6.0%	5.4%
Other Overseas Born	16.0%	8.6%	6.1%
<i>% speak English only at home</i>	83.7%	90.8%	93.5%
<u>Household Composition</u>			
<i>Couple family with no children</i>	27.6%	26.6%	29.7%
<u><i>Couple family with children</i></u>	<u>13.3%</u>	<u>22.4%</u>	<u>26.6%</u>
Couple family - Total	40.9%	49.1%	56.3%
One parent family	13.2%	14.4%	11.7%
Other families	1.5%	0.7%	0.8%
Family Households - Total	55.7%	64.2%	68.8%

Lone person household	37.9%	31.7%	28.0%
Group Household	6.4%	4.1%	3.2%
Dwelling Structure (Occupied Private Dwellings)			
Separate house	21.4%	65.4%	82.9%
Semi-detached, row or terrace house, townhouse etc.	19.4%	16.6%	9.9%
Flat, unit or apartment	58.1%	16.5%	6.2%
Other dwelling	1.1%	1.6%	1.0%
Occupancy rate	86.4%	92.8%	88.8%
Average household size	2.0	2.3	2.4
Tenure Type (Occupied Private Dwellings)			
Owned outright	30.2%	34.4%	38.9%
Owned with a mortgage	15.6%	27.5%	32.0%
<u>Rented</u>	<u>52.8%</u>	<u>36.2%</u>	<u>26.9%</u>
State or territory housing authority	0.0%	4.2%	2.9%
Housing co-operative/community/church group	1.4%	2.4%	1.0%
Other	51.4%	29.5%	22.9%
Other tenure type	1.4%	2.0%	2.2%
Attending Education (% of those attending)			
Pre-school	9.3%	9.2%	9.4%
<u>Infants/Primary Total</u>	<u>25.4%</u>	<u>35.0%</u>	<u>35.8%</u>
Government	57.8%	63.8%	69.4%
Catholic	13.8%	23.1%	20.8%
Other	28.4%	13.1%	9.9%
<u>Secondary Total</u>	<u>24.0%</u>	<u>27.8%</u>	<u>27.6%</u>
Government	70.9%	65.9%	62.4%
Catholic	14.6%	18.4%	23.1%
Other	14.6%	15.7%	14.6%
Technical or Further Educational Institution	18.6%	14.3%	11.2%
University or other Tertiary Institution	17.0%	11.2%	13.8%
Other type of educational institution	5.6%	2.5%	2.2%
% of total population attending education	18.0%	22.3%	21.9%
Highest Level of Education Completed (% of population aged 15 years and over)			
Year 12 or equivalent	58.6%	46.5%	48.4%
Year 9-11 or equivalent	36.0%	47.1%	46.5%
Year 8 or below	3.8%	5.4%	4.7%
Did not go to school	1.7%	1.1%	0.4%
Employment Status			
Unemployed/ looking for work	4.6%	5.8%	4.5%
Labour force participation rate	55.8%	53.4%	56.3%
Need for Assistance			
With Need for Assistance	8.2%	8.5%	7.3%
No Need for Assistance	91.8%	91.5%	92.7%
Top 10 Countries of Birth	PSA	SSA	Regional NSW
1	Australia (76.1%)	Australia (85.4%)	Australia (88.5%)
2	England (4.3%)	England (3.3%)	England (3.0%)
3	Iraq (1.7%)	New Zealand (1.4%)	New Zealand (1.2%)
4	New Zealand (1.5%)	Myanmar (1.0%)	India (0.8%)
5	Myanmar (1.4%)	Iraq (1.0%)	Philippines (0.5%)
6	Philippines (1.1%)	India (0.9%)	Germany (0.3%)

7	Thailand (0.9%)	Philippines (0.7%)	South Africa (0.3%)
8	Germany (0.8%)	Germany (0.4%)	Scotland (0.3%)
9	South Africa (0.8%)	South Africa (0.4%)	China (0.3%)
10	United States of America (0.4%)	Malaysia (0.3%)	United States of America (0.3%)
Top 10 Languages Spoken at home (other than English)	PSA	SSA	Regional NSW
1	Arabic (0.9%)	Punjabi (0.9%)	Mandarin (0.4%)
2	Mandarin (0.7%)	Australian Indigenous (0.3%)	Italian (0.4%)
3	Filipino (0.7%)	Arabic (0.3%)	Punjabi (0.3%)
4	Greek (0.5%)	Mandarin (0.3%)	Macedonian (0.3%)
5	Italian (0.5%)	Spanish (0.3%)	Spanish (0.3%)
6	Japanese (0.4%)	French (0.2%)	Arabic (0.3%)
7	German (0.3%)	German (0.2%)	Nepali (0.2%)
8	Nepali (0.3%)	Italian (0.2%)	German (0.2%)
9	Russian (0.3%)	Tagalog (0.2%)	Malayalam (0.2%)
10	Tagalog (0.3%)	Japanese (0.2%)	Tagalog (0.2%)
Religion			
Buddhism	1.7%	1.2%	0.8%
Christianity	45.8%	51.0%	55.7%
Hinduism	0.3%	0.4%	0.8%
Islam	1.6%	0.6%	0.7%
Judaism	0.0%	0.0%	0.1%
Other Religions	2.2%	2.4%	0.7%
No religious association	48.3%	44.4%	41.2%
Long-term Health Conditions			
Arthritis	8.3%	11.2%	10.3%
Asthma	6.3%	8.1%	8.5%
Cancer	3.3%	3.0%	2.9%
Dementia	2.7%	0.7%	0.6%
Diabetes	3.1%	4.0%	4.4%
Heart disease	3.8%	4.8%	4.2%
Kidney disease	0.8%	0.8%	0.7%
Lung condition	1.7%	2.7%	2.0%
Mental health condition	10.4%	10.1%	9.4%
Stroke	1.2%	0.8%	0.7%
Other	6.3%	7.8%	7.4%
None	52.0%	46.0%	48.8%
Provided Unpaid Childcare			
Females	22%	29%	31%
Males	20%	23%	24%