



Coffs Harbour Jetty Foreshore Precinct

Contributions Strategy and Infrastructure Schedule

Prepared for Property and Development NSW

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Executive summary

The Coffs Harbour Foreshore Jetty Precinct (the Precinct) is a large and strategically located precinct in the regional city of Coffs Harbour, wholly within State government ownership.

The renewal of the Precinct has been identified by Property and Development NSW (PDNSW) as a significant opportunity to create a vibrant and thriving foreshore Precinct that will support new jobs and tourism opportunities and establish the Precinct as a destination for locals and tourists alike.

The proposed renewal of the Precinct provides the opportunity for new and upgraded foreshore open space areas, community uses, tourist and visitor accommodation and mixed-use areas including local retail, cafes and residential apartments to create a vibrant and active precinct.

PDNSW as the master developer for the Precinct will deliver more than 6ha of upgraded and new local open space, local road upgrades and new pedestrian connections to support renewal of the Precinct.

The rezoning proposal is supported by technical studies which identify the required infrastructure upgrades to support future development in the Precinct. The infrastructure identified in this Strategy is based on an investigation of community infrastructure and open space needs in the Community Infrastructure and Needs Assessment prepared by Ethos Urban, outcomes of previous community consultation undertaken for the Precinct, and the Transport and Parking Assessment prepared by SCT Consulting.

Based on cost estimates, the total cost of the works package for local infrastructure in the Precinct is over \$8 million. Under the Coffs Harbour local contributions plans, and based on the indicative development yield, the contributions would be \$1.8 million.

The proposed works package for local infrastructure within the Precinct exceeds the local contributions by more than \$6.4 million.

Item	Current contributions	Works package/ estimated Infrastructure costs	Difference
Local	\$1.8m	\$8.2m	+ 6.4m

This Strategy outlines the local infrastructure to be provided by PDNSW to support the rezoning proposal. In recognition of the direct provision of local infrastructure by Property and Development NSW in the Precinct, a range of mechanisms are under further investigation to offset the value of local infrastructure works, including a Planning Agreement to offset contributions for the Precinct.

1 Introduction

1.1 Coffs Harbour Jetty Foreshore Precinct

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.

FPD Planning has been engaged by PDNSW to prepare a Contributions and Infrastructure Delivery Strategy to identify the local infrastructure to be provided in the Precinct and undertake an assessment of the potential offsets and most appropriate contributions and infrastructure delivery strategy for the Precinct.

This Report supports a Planning Justification Report that outlines proposed amendments to the Coffs Harbour Local Environmental Plan (CHLEP) 2013 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 that is diverse, sophisticated and able to retain businesses and skills
- Evolve the tourism offering with improved attractions, activities and accommodation
- Provide more housing in accessible locations, including affordable housing
- Provide better connections between places with more sustainable movement choices

As a large, strategically located and wholly government owned site, the Precinct (Figure 1) represents a significant opportunity to deliver on each of these key regional priorities. The proposed rezoning 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.

Shaped by extensive community consultation, the proposal provides for the renewal of the Precinct and the opportunity for new and upgraded foreshore open space areas, community uses, tourist and visitor accommodation and mixed-use areas including local retail, cafes and residential apartments to create a vibrant and active precinct.

The revitalisation of the Precinct seeks to add new local and regional attractions and public domain improvements while delivering broad economic benefits for Coffs Harbour.

The total Precinct land area is approximately 62 hectares; however, the planning proposal and associated changes to planning controls, applies only to 17.5 hectares of land (less than 30% of the Precinct land area), with limited areas identified for renewal and change. Most of the Precinct will be retained and enhanced as public open space.

The extent of areas within the Precinct subject to proposed planning control changes is shown in Figure 2.



Figure 1 Coffs Harbour Jetty Foreshore Precinct (shown in blue)



Figure 2 Areas subject to LEP changes (shown in green)

1.2 Purpose of this Report

This Strategy provides an overview of the contribution's framework for the Precinct, identifies the infrastructure works to be undertaken by PDNSW and an assessment of the potential offsets and most appropriate contributions and infrastructure delivery strategy for the Precinct.

Specifically, this Report provides an overview of contributions framework and applicable contributions for the Precinct and an analysis of options for recognition of local infrastructure works to be offset against the applicable contributions.

This Report is based on supporting technical studies and analysis which identify the required infrastructure upgrades to support the proposed renewal of the Precinct. The infrastructure identified in this Strategy is based on an investigation of community infrastructure and open space needs in the Community Infrastructure and Needs Assessment prepared by Ethos Urban, outcomes of previous community consultation undertaken for the Precinct, and the Transport and Parking Assessment prepared by SCT Consulting.

The Infrastructure Schedule at Section 7 provides a summary of the infrastructure upgrades to be provided to support the renewal of at the Precinct, including responsibility for delivery and indicative staging.

2 The Proposal

PDNSW is seeking to amend the existing planning controls for the site to enable the renewal of the precinct for a mix of uses including new and upgraded foreshore open space areas, tourist and visitor accommodation, community uses, and mixed-use areas including local retail, cafes and residential apartments to support local business and create a vibrant precinct.

The Coffs Harbour Jetty Foreshore Structure Plan proposes a mix of uses, including:

- Almost 6 hectares of new and upgraded and recreation areas
- Approximately 250 residential dwellings
- Tourist accommodation (approximately 200 rooms)
- Over 5,000sqm of retail and food & dining floorspace
- Over 2,700sqm of floorspace for function and community uses
- Approximately 4,800sqm floorspace for working harbour / commercial uses
- Approximately 1,596 public parking spaces (an increase of 103 spaces)

The Structure Plan for the Precinct is shown at Figure 3.

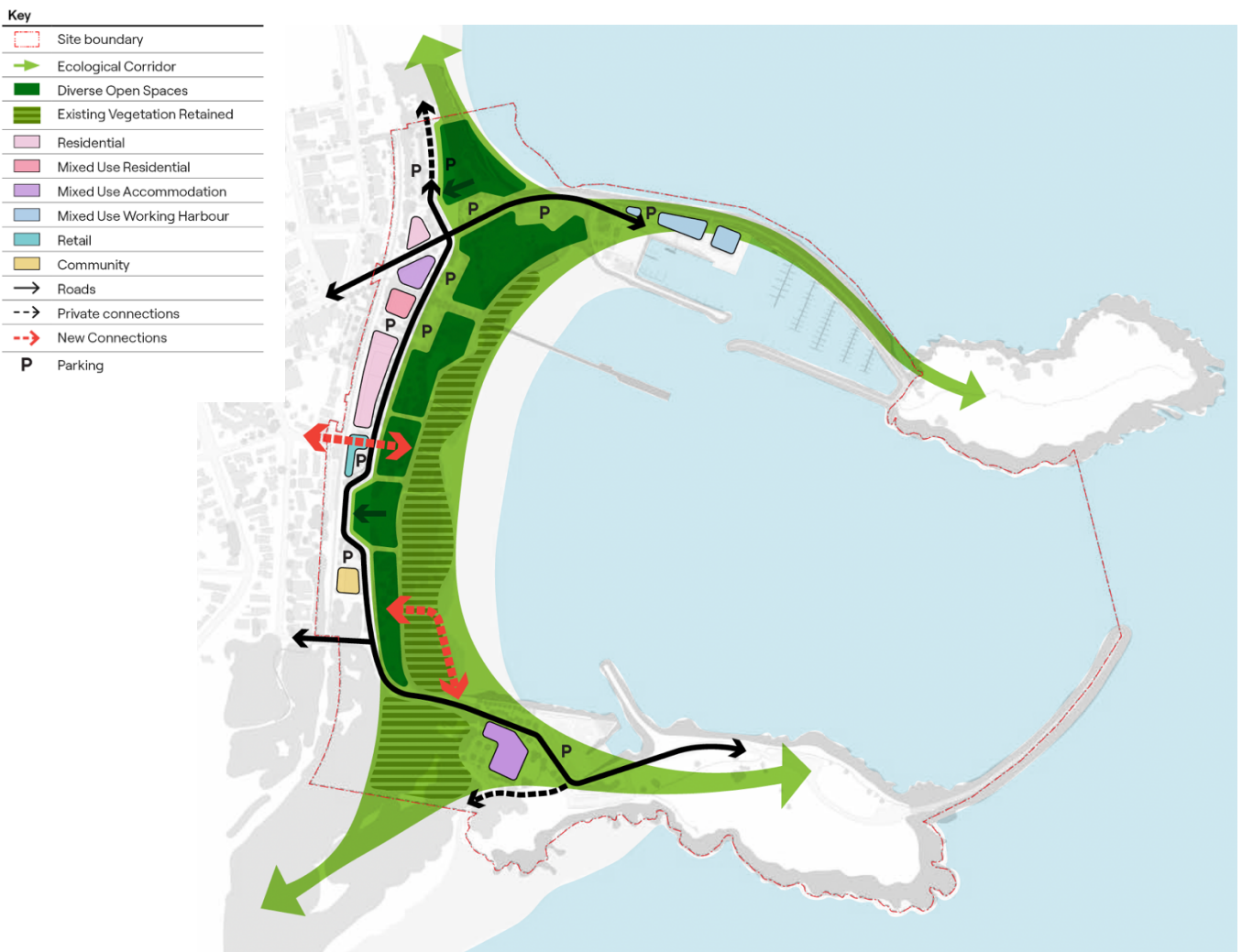


Figure 3 Coffs Harbour Jetty Foreshore Structure Plan (Source: SJB)

3 Infrastructure assessment

The infrastructure identified in this Strategy is based on an investigation of community infrastructure and open space needs in the Community Infrastructure and Needs Assessment prepared by Ethos Urban, outcomes of previous community consultation undertaken for the Precinct, and the Transport and Parking Assessment prepared by SCT Consulting.

The identified infrastructure from these studies is summarised below and in the infrastructure schedule at Section 7.

3.1 Open space

The Community Infrastructure and Needs Assessment prepared by Ethos Urban provides an assessment of the community infrastructure required to support the proposed population.

The assessment determines that based on benchmarking and existing provision, the proposal will not generate the need for additional open space.

The assessment undertaken by Ethos Urban identifies that the Precinct is well-served by existing open space and the proposed population will not generate demand for additional local, district and regional open space.

The Assessment concludes that the proposal provides ample open space, aligned with the benchmarks outlined in Council's strategic planning documents, including a destination-level playground, outdoor performance space, a trail/path network, and long-stay amenities.

In accordance with the strategic objectives for the Precinct and outcomes of extensive community consultation, the proposal aims to deliver improved and recreational outcomes for the Precinct and the region. This includes substantial upgrades and improvements to the Foreshore Parklands, and new open space areas to deliver new regional play areas, new walking connections, passive open space areas, outdoor courts and a landscaped amphitheatre which will become a new recreational and community space to enjoy.

The proposal provides for over 60% of the total Precinct land area (more than 37ha) to be provided as public open space, with almost 6ha of new and upgraded parks and recreation areas to meet the needs of the community. This includes:

Table 1: Proposed local open space

Item	Sub-Precinct	Type	Use/ Function
North Park	North Park	Local (2ha)	New landscaped park to provide an extension to Foreshore Parklands. Provides new connections to Happy Valley and includes outdoor courts, passive open space areas, picnic facilities and amenities.
Central Park	Foreshore Parklands	Local (1.75ha)	Regional playground including water and adventure play. Enhances the precinct as a family friendly destination of choice by offering a new splash park and regional playground, picnic shelters, improved dune habitat.
Village Green and open space embellishment	Foreshore Parklands	Local (2.2ha)	New Village Green with landscaped amphitheatre which will be a focal point for events, gatherings and community activities, upgrades to existing play areas and landscaped areas.

Refer to the Community Infrastructure and Needs Assessment for further detail on open space needs and benchmarking.

The proposed open space network is shown in Figure 4.



Figure 4 Proposed open space upgrades (Source: SJB)

3.2 Community Infrastructure

The Community Infrastructure and Needs Assessment prepared by Ethos Urban identified that the Precinct is currently supported by a range of existing community facilities and infrastructure, and additional community facilities will not be required to support the future population in the precinct.

It is noted that the new waterfront community building is completed and delivered and will support the future residents, visitors, and the broader community. Delivery of community building was the first step to revitalise the Precinct and demonstrates PDNSW's commitment to deliver quality outcomes for the Precinct and broader benefits for the entire community.

The assessment by Ethos Urban did identify that based on benchmarking there are existing gaps in the provision of community infrastructure more broadly across the local area, including existing gaps in the provision of regional and district level facilities such as libraries and art and cultural spaces. The provision of such facilities is an existing gap and exceeds the demand for community facilities generated by development in the Precinct.

The proposal does not generate the need for additional facilities or generate the need for any standalone community facilities however, provision has been made for approximately 1,300sqm of community floorspace to accommodate future community uses as the Precinct develops over time.

The Community Infrastructure Needs Assessment also found that despite the significant supply of existing facilities, many of the facilities are ageing and not designed with flexibility in mind, meaning that they may struggle to cater for more contemporary users of community space. The proposal accommodates floorspace which can be used for flexible and multi-purpose community space to meet future needs, like the community building which has already been delivered.

3.3 Transport

The Transport and Parking Assessment prepared by SCT Consulting identifies a number of recommended improvements to the local road network and active transport connections, including:

- Local road upgrades and streetscape improvements, including a new local roundabout upgrade at the Jordan Esplanade / Camperdown Street intersection to support renewal.
- An increase and improvement of public car parking including formalising ad-hoc gravel parking and dispersing accessible parking across the site to provide approximately 1,596 car parking spaces within the Precinct. This is an increase of 103 spaces compared to current parking supply.
- A new dedicated on-road cycleway that will run in a north-south direction and connect Marina Drive in the north to Corambirra Point in the south.
- New pedestrian links that will improve pedestrian and cycling connectivity throughout the Precinct and to surrounding areas.
- A proposed new pedestrian overpass near the station which will significantly improve east-west pedestrian connections to the foreshore, across the railway line.
- A proposed beach boardwalk which will connect pedestrians and cyclists to the new regional tourist accommodation located at the old deep sea fishing site.

Based on the traffic modelling undertaken by SCT Consulting, there is no requirement for intersection upgrades outside of the Precinct to support future development in the Precinct.

The Precinct will be supported by local road upgrades that will connect the Precinct to the surrounding network. Local road upgrades throughout the precinct will be provided by PDNSW to facilitate the proposed development and undertake in accordance with required standards.

The proposed movement network is shown in Figure 5 and Figure 6.



Figure 5 Proposed local road and parking upgrades (Source: SJB)



Figure 6 Proposed active transport improvements (Source: SJB)

3.4 Servicing and stormwater infrastructure

The detailed infrastructure servicing requirements are addressed separately in the Infrastructure Servicing Strategy prepared by IDC Infrastructure Development and Consulting.

The servicing strategy identifies the required utilities, services, and stormwater infrastructure to support future development in the Precinct and provides indicative costs and staging requirements for these works.

PDNSW will be responsible for providing enabling infrastructure and lead-in servicing to support future development.

The estimated costs for providing the lead in services and reticulation services for water, wastewater, electrical, communication and stormwater are provided in the Infrastructure Schedule at Section 7. These works will be provided by PDNSW as part of the future development.

4 Applicable contributions

4.1 Local contributions

The following contributions plans apply to the Precinct:

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

The contribution plans apply to new development that result in an increase to the resident and visitor population.

The local infrastructure to be funded by the contribution plans includes:

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

Based on the contribution rates in the Contributions Plan, and approximate development yields, the local contribution for the Precinct is \$1.8 million. A summary of the local contributions based on the approximate development yield is provided in Table 2.

Table 2: Section 7.11 contributions

Land use	Dwellings/ rooms	Contribution rate	Contribution
		\$6,599.64 per equivalent tenancy*	
Residential – 1 bedroom	100	\$4,620	\$445,344
Residential – 2 bedroom	100	\$4,620	\$445,344
Residential – 3 bedroom	50	\$6,600	\$318,103
Residential subtotal	250		\$1,208,790
Tourist accommodation	200	\$2,310 *(0.35 ET)	\$589,018
Total			\$1,797,808

It is acknowledged that the current contribution plans do not anticipate redevelopment and renewal in the Precinct, and therefore the plans do not include any specific local infrastructure upgrades for the Precinct.

To consider the potential contributions that could apply to the Precinct if a new contributions plan were to be prepared, the maximum contribution rate of \$20,000 per dwelling (as established by IPART) has been assumed for comparison purposes.

For evaluation of public benefit, if a maximum contribution rate of \$20,000 in accordance with the cap on local contributions is assumed for each apartment and the same equivalent tenancy rate is applied to the tourist accommodation, the maximum potential contributions for the Precinct would be **\$6.4 million**.

5 Local Infrastructure works

The following local infrastructure will be delivered by PDNSW as part of the renewal of the Precinct.

This section does not include site establishment and infrastructure works (such as local road upgrades) which will be provided by PDNSW as part of the site works and development costs for the Precinct.

The infrastructure schedule at Section 7 details all infrastructure works proposed for the Precinct.

Table 3: Proposed local infrastructure works

Item	Infrastructure	Estimated cost
North Park	Local open space (2ha)	\$2m
Central Park	Local open space (1.75ha)	\$2m
Village Green and open space embellishment	Local open space (2.2ha)	\$4.2m
Total		\$8.2m

The provision of this quantum of new open space areas well exceeds the open space quantum required to support the approximately 250 dwellings proposed and generates considerable wider public benefit for the region.

6 Infrastructure Works and Offsets

The Precinct is being progressed as State-assessed planning proposal, with PDNSW responsible for delivering new local infrastructure.

As provided in Section 5, PDNSW will deliver over \$8 million of local open space upgrades to support renewal and growth at the Precinct.

Table 4 demonstrates that the total cost of local infrastructure to be provided by PDNSW exceeds the contributions under the applicable contribution plans.

The total cost of the works package for local infrastructure at the Precinct is over \$8 million, which exceeds the total contribution of \$1.8 million.

It is noted that costs do not include land, and inclusion of the open space land value will further widen the gap between infrastructure provision and contributions and has not been deemed necessary at this stage given the land is already in public ownership. Consistent with established contribution plan principles the costs are up front capital costs only. Any potential ongoing costs will need to be considered in further detail as part of the arrangements for future ownership and management.

Table 4: Proposed works and contributions

Item	Contributions	Works package/ Infrastructure to be provided	Difference
Current contribution	\$1.8m	\$8.2m	+ \$6.4m
Maximum contribution (theoretical)	\$6.4m	\$8.2m	+ \$1.8m

7 Infrastructure Schedule

The Infrastructure Schedule at Table 5 provides a summary of all infrastructure items deemed to be desirable for the renewal of the Precinct. Note given the civic nature of the development they are well beyond what would traditionally be required to support the proposed development within the precinct.

The infrastructure schedule identifies the infrastructure items to be delivered in the Precinct, and to be staged in line with development over the next 20 years.

Table 5: Infrastructure Schedule

Item	Reference	Estimated Cost	Indicative staging	Delivery responsibility	Delivery mechanism
Open space					
Central Park		\$2m	Stage 2	PDNSW	Local infrastructure works
Village Green and open space embellishment		\$4.2m	Stage 3	PDNSW	Local infrastructure works
North Park		\$2m	Stage 2	PDNSW	Local infrastructure works
Community infrastructure					
1,300sqm of community floorspace		\$7.65m	As precinct develops	Council/ State	Government funding / grant funding
Transport					
Local road upgrades, including new roundabout at Camperdown Street /Jordan Esplanade		\$4.13m	Stage 3	PDNSW	Development costs - delivered as part of development
Pedestrian bridge over rail line		\$5m	Stage 4	State / Council	Government funding / grant funding
Pedestrian boardwalk		\$1.5m	Stage 4	State / Council	Government funding / grant funding
Dedicated on-road cycleway and pedestrian connections		Included in road upgrades / open space costs	Stage 3	PDNSW	Development costs - delivered as part of development
Public car parking spaces – approximately 1,596 spaces		Included in road / development costs	Stage 3	PDNSW	Development costs - delivered as part of development
Servicing					

Lead-in servicing - water, wastewater and electrical	\$12.1m	Stage 1	PDNSW	Development costs - delivered as part of development
Reticulation servicing – water, wastewater, stormwater and electrical	\$6.2m	Stage 1	PDNSW	Development costs - delivered as part of development

8 Infrastructure delivery strategy

The renewal of the Precinct is being progressed as a State- assessed planning proposal by PDNSW.

PDNSW will have a key role in the delivery of the Precinct and will act as master developer and deliver new local infrastructure to support renewal of the Precinct.

The proposed local infrastructure works package will provide for new and improved local open space in the Precinct and broader region and exceeds the total contributions for the Precinct under the applicable Section 7.11 contributions plans.

In recognition of the direct provision of local infrastructure by PDNSW in the Precinct, a range of mechanisms are under further investigation to offset the value of local infrastructure works. This includes a Planning Agreement to offset the value of the works package to be provided by PDNSW.

A Planning Agreement is considered an appropriate contribution mechanism as the Precinct is under Government ownership and the necessary local infrastructure works will be provided by PDNSW to support the development and revisitation of the Precinct.

As PDNSW will be responsible for providing the local infrastructure in the Precinct, it is considered appropriate for a Planning Agreement to offset the value of local infrastructure works being provided. This will ensure that contributions are not levied on future development for local infrastructure that has already been provided.

9 Future ownership and management options

All infrastructure will be designed to relevant Council standards.

This Strategy does not include a proposal to transfer local infrastructure items to Coffs Harbour City Council at this stage; however, this does not preclude negotiations in relation to future ownership of the infrastructure items identified in the Infrastructure Schedule.

It is expected that PDNSW will coordinate the delivery and embellishment of identified infrastructure prior to being transferred to the future owner for ownership and ongoing management.

The future ownership arrangements will be subject to further detailed discussion and consultation with Government and Coffs Harbour City Council. It is noted that ongoing consultation with Coffs Harbour City Council will be important and further consultation will be undertaken to discuss the detailed arrangements for the design, delivery, and future ownership of local infrastructure within the Precinct.