

## JETTY4SHORES CONCEPT PLAN 2013 PUBLIC EXHIBITION FINDINGS



11 OCTOBER 2013  
COFFS HARBOUR CITY COUNCIL



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## Executive Summary

At the Council meeting of 25 October 2012, Coffs Harbour City Council endorsed a Project Plan for the Jetty4Shores Project, which aimed at developing a detailed concept plan for the project area in accordance with the Coffs Harbour Jetty Foreshores Plan of Management June 2008.

This project involved creating a draft Jetty4Shores Project Concept Plan and engagement with stakeholders and community in an extended exhibition period.

A series of consultation exercises were held prior to, during and since the exhibition period, including permanent and travelling displays, website, information sessions, market days and media releases.

A total of 2,676 persons visited the website during the exhibition period. Many hundreds of people visited displays and market days. A total of 1,340 submissions were received during the exhibition period, and a further 8 after it closed. In very broad terms, there appears to be an overwhelming expectation from the community that something should be done in the Jetty Foreshores area, to enhance the recreational experience, landscape amenity and open space.

This Jetty4Shores Concept Plan 2013 Public Exhibition Findings report provides details about how the exhibition was conducted and describes how the submissions were analysed to identify patterns, trends and themes from each submission. It should be noted that this Public Exhibition Findings document does not specifically identify or itemise every individual one-off comment. Rather it identifies broad or thematic groupings of issues.

The issues and recommendations arising from all the submissions were reported to Coffs Harbour City Council on 24 October 2013.

# 1. Introduction

Coffs Harbour City Council adopted a Project Plan for the Jetty4Shores Project Phase 1 at its meeting of 25 October 2012. The Project Plan set out the following project goals:

- To develop a detailed concept plan for the project area which will:
  - Serve to enhance recreational experience and landscape amenity including appropriate vegetation management.
  - Redefine the TS Vendetta site to achieve community use and commercial activity.
  - Examine alternative use of the Yacht club site.
  - Examine other community / commercial opportunities.
- Engage with stakeholders and community in the formation of the concept plan.
- Prepare a works and staging program to deliver on ground works within 12 months.

A Project Team was set up for the project, comprising Council staff and staff from NSW Crown Lands. An Internal Working Group was established with a wide range of Council staff to assist to scope the project. Additionally, a Community Reference Group was also established, comprising invitations to representatives of the Coffs Harbour Chamber of Commerce, FLOT, 2050, Coffs Harbour Rotary, Pacific City Lions Club, Coffs City Rotary, Jetty Action Group, Jetty Dunecare, Coffs Harbour Yacht Club, the Jetty Business Group and the local Aboriginal Land Council.

Draft landscape plans were prepared for the project area by the Project Team, in consultation with Council's Internal Working Group and the Jetty4Shores Community Reference Group, in early 2013. A public preview display of the draft plans at the Harbourside Market on 17 February 2013 gave the broader community the chance to take an early look at the proposal.

Around 1,500 people viewed the preliminary draft plans and 319 pre-submissions were received by Council at that time. That feedback, plus further consultation with key stakeholders (19 February 2013) and the Jetty4Shores Community Reference Group (1 March 2013) resulted in minor modifications to the plans before exhibition.

The final Draft Jetty4Shores Concept Plans were endorsed for exhibition by Council at its meeting of 14 March 2013. The endorsed plans and associated documents were placed on exhibition for three months from 8 May 2013 to 9 August 2013.

This Jetty4Shores Concept Plan 2013 Public Exhibition Findings report provides details about how the exhibition was conducted and describes how the submissions were analysed. It also identifies the key issues that were raised within the submissions.

The issues and recommendations arising from these submissions were reported to Coffs Harbour City Council on 24 October 2013.

## 2. Exhibition Process

The Draft Jetty4Shores Concept Plan was exhibited from 8 May to 9 August 2013. During the exhibition period extensive efforts were taken to provide the public with many opportunities to receive information and lodge their submission on the proposal.

- **Displays and Information Sessions**

A series of displays and information sessions were held over the exhibition period, including:

Date	Community Engagement Activity
8 May to 9 August 2013	A permanent display was set up in the foyer of the Council's Administrative Centre for the entire exhibition period.
29 May -18 July 2013	Copies of the draft Concept Plan as the local libraries. Including a travelling display; <ul style="list-style-type: none"> <li>• Woolgoolga Library (29 May - 6 June)</li> <li>• Toormina Library (18 June – 5 July)</li> <li>• Bunker Cartoon Gallery (5 July – 18 July)</li> </ul>
26 July – 9 August	A shop front display in an empty shop at the Marina.
Various dates	Regular local newspaper, television and radio media releases over the exhibition period.
6 June and 18 July from 9am to 2pm	A display at the Thursday Farmer's Markets in the City Centre.
4 August from 8am to 3pm	A display at the Harbourside Markets at the Jetty Foreshores.
Various dates	Individual meetings with key stakeholders including the Local Aboriginal Land Council, TS Vendetta, Jetty Beach Volleyball Club, Jetty Dune Care, Jetty Action Group and NSW Police Crime Prevention Unit.
31 July from 5-7pm	An evening information session for the general public and Councillors in the foyer of Council's Administration Centre.

Members of the Jetty4Shores Community Reference Group, Council staff and representatives from NSW Crown Lands were available at the various exhibitions to assist to answer questions and provide information.



- **Website**

A dedicated page on the Council’s website was created with direct links from the homepage providing updated information and all exhibition materials. This material included an overview of the project, media releases, background documents, project information sheets and the draft Concept Plans, including alternative scenarios for development. A request was made via several early submissions for a triple bottom line (environmental, social and economic) impact analysis of the various aspects of the draft Concept Plans. This analysis was prepared and included in the display material on Council’s website from 26 July 2013.

The website also gave the ability to click on an email link to provide a direct submission in relation to the draft plans on display.

**Website Activity Statistics**



The web page received 2,676 unique visitors with 3,922 views in total. This suggests that many people came back for a second look at the page. The average time spent on the page was 3.5 minutes, suggesting visitors spent time looking through information or downloading material. Nearly 70% of people who visited the Jetty4Shores page on Council’s website came specifically for that web page (bounce rate 68%) and not just because they were browsing Council’s overall site.

Nearly 400 page views occurred within the first week, but few people accessed the page during the middle period of the exhibition. From mid July 2013, traffic to the page increased significantly.

### 3. Submission Review Methodology

Due to the large number of submissions and the quantity of information they contained, submissions were analysed using a three-stage process.

During the first stage, each submission received was collated into Council's database; with hard copy submissions being digitised into an electronic format and assigned a unique reference number.

Under normal circumstances every submitter would be sent an acknowledgement letter or email. Unfortunately, not all submissions were acknowledged back to the submitter, due to the sheer number of submissions received and lack of contact information provided.

During the second stage, all submissions were read and summarised. A table of the summaries was developed to provide a quick overview of issues raised. Once summaries were completed, each submission was listed as being in full support; in partial support; against; as having a specific or general concern, which did not indicate whether it was in support of or against the exhibited plans; and identifying form letters.

The final stage involved a thematic analysis of each submission into category groups. Submissions were assigned to the category or categories that best fitted the information contained within them. Each category was then analysed to identify patterns, trends and themes from each comment.

It should be noted that this Public Exhibition Findings document does not specifically identify individual one-off comments. Rather it identifies broad or thematic groupings of issues.

## 4. Submissions Analysis

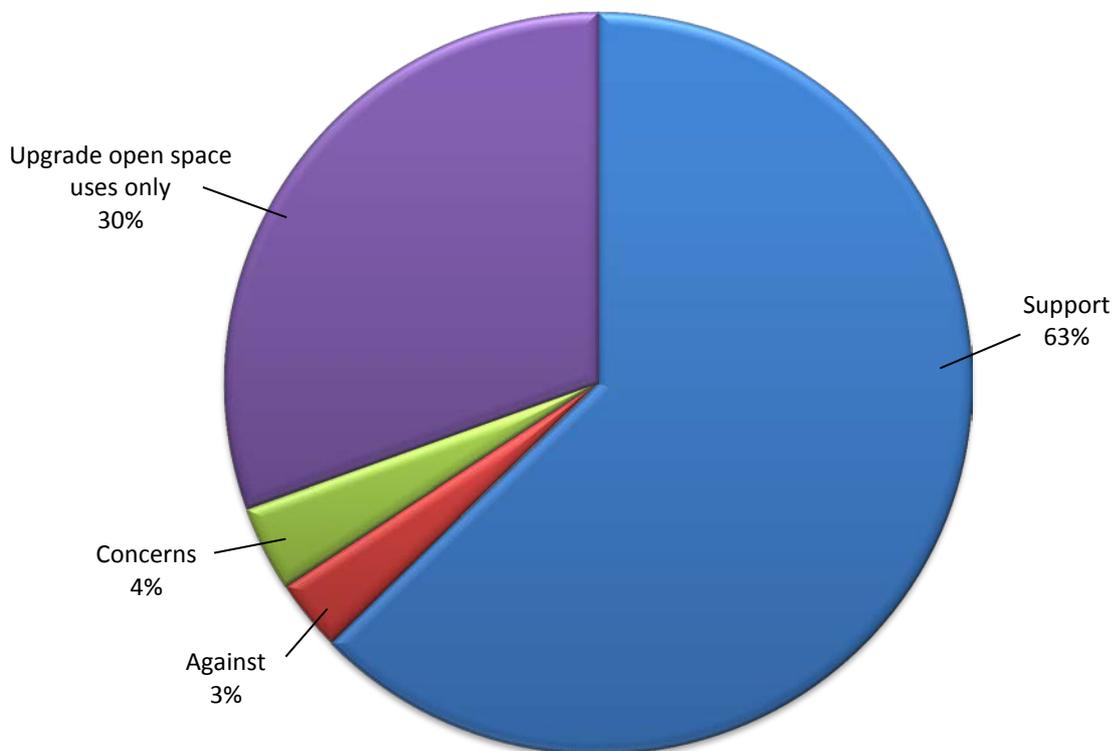
### 4.1 Overall Comments

A total of 1340 submissions were received during the exhibition period, and a further eight after it closed.

In very broad terms, there appears to be an overwhelming expectation from the community that something should be done in the Jetty Foreshores area, to enhance the recreational experience, landscape amenity and open space (refer Table 1).

**Table 1 – Overview of Submissions**

Submission	No.				
<b>Support</b>	771	57%	For plans as exhibited	844	63%
<b>Partial Support</b>	50	4%			
<b>Form Letter 2</b>	23	2%			
<b>Against</b>	42	3%		42	3%
<b>Concerns</b>	50	4%		50	4%
<b>Form Letter 1</b>	411	30%	Upgrade open space uses only over wider area	411	30%
<b>Blank</b>	1		Information only	1	
<b>Total</b>				<b>1348</b>	



A total of 63% of all submissions received (844) were in full support or partial support of the proposal as exhibited in the draft Concept Plans. This included a form letter received from 2% which stated full support. A further 4% (50) expressed a concern in relation to certain matters, but did not express whether they were in support of or opposed to the exhibited plans. Only 3% (42) stated that they were fully against any additional monies being spent in the Jetty Foreshores area.

A form letter was received from 30% of respondents (411 submissions). This letter requested preservation of the overall foreshores as an open space area with money spent on picnic and recreation areas, amenities, improved roads and walkways, and expressed support for aspects of the Harbour Foreshores Plan of Management 2007 for low key improvements over the entire Jetty Foreshores area. It stated there should be no commercial or residential buildings east of the railway line and that the zoning that allows it should be changed to prevent any such development. It also stated that the plan to spend \$15 million ratepayer funds on a small part of the foreshores destined for flooding from storm surges and rising sea levels should be stopped.

A sample of common comments in relation to the draft concept plans on display is listed in the following:

- **Support (total 57%):**

The largest number of submissions were identified as Support for the project. Some examples include:

- “Let’s get it done and improve the area.”
- “Congratulations. The Jetty4Shores plan looks fantastic.”
- “...I offer my full support...Having seen the positive outcomes achieved at places such as Townsville...I can only see it being a benefit to our city”
- “...am in total support of the upgrade works proceeding ASAP. Let’s stop mucking around and get the improvements happening.”
- “Looks great, can’t wait to see it finished.”
- “The plan on display is fantastic; please go ahead as soon as possible.”

- **Partial Support (total 4%):**

A small number of submissions were identified as Partial Support for the project. Some examples include:

- “I would like to put in a submission against a restaurant/kiosk being located on top of the TS Vendetta...I would like to see the Jetty Foreshores improved.”
- “Please don’t spoil it by making it too commercial or too ‘dressed up’. Improve the amenities by all means but keep it for the community.”
- “I welcome improvements but...designing the market area should retain the existing microclimate with respect to shade and wind protection...exclude Norfolk Island Pines from the landscaping for the project.”
- “...concerned about the potential loss of the northern area of sand of the Jetty Beach...While much of the plan has merit, this particular part is of serious concern.”
- “Lighting allows the area to be utilised at night and is important for safety... Improving drainage and development of the market area is important...I don’t support the boardwalk through the dunes...the Jetty itself is the ultimate boardwalk with sweeping 360 degree views.”

- **Against (total 3%):**

A small number of submissions were identified as Against the project. Some examples include:

- “Leave foreshore as it is.”
- “Don’t want to be the same as Port Macquarie or Gold Coast.”
- “Do not support the plan.”
- “Completely useless exhibition, cannot visualise any of it.”
- “Not in favour of present jetty plan. Not getting your money value.”
- “...would like to see this area left clear of development activities, it is functioning perfectly now for locals and tourists...”

- **Concerns (total 4%):**

Most concerns identified related to a specific element within the draft Concept Plan. The more general concerns included:

- “Pedestrian links providing cohesion between the town and Jetty are just as important as developments at the foreshores.”
- “Who will be responsible for repairs for infrastructure building in areas subject to storm surges i.e. boardwalk and steps?”
- “One of the design principles of the plan is Maritime Heritage but can find little regard to this in plan...”
- “Great plans for the future but what about now?”
- “Just wondering where beach volleyball is going to be in the proposal? Please don’t take the courts away from us.”
- “The concept plan does not appear to take into account the needs of the Coffs Coast Outrigger Canoe Club...no clear indication has been made for the storage for surf craft.”

- **Form Letter 1 (total 30%):**

A total of 411 submissions were lodged as Form Letter 1, which stated:

- The plan for spending \$15 million ratepayer funds on a small part of the foreshores destined for flooding from storm surges and rising sea levels should be stopped.
- I support preservation of the foreshores and money being spent on improvements such as sun-protected picnic areas, public toilet facilities, internal showers, open entertainment areas and improved roads and walkways. Even more rubbish bins would be an improvement.
- I support following those aspects of the Harbour Foreshores Plan of Management 2007 that received community endorsement. It’s a plan for sensible protection and improvements to the whole area.
- I support a permanent harbour sand removal system and the restoration of Jetty beach and dunes.
- I support Council seeking funds from State and federal governments to preserve and improve the harbour foreshores as identified above.
- There should be no commercial or residential buildings east of the railway line at the foreshores and the zoning that allows it, should be changed to prevent such development.

Additional comments were added to many Form Letter 1 submissions. These additional comments were also captured within the different categories during the thematic analysis stage.

- **Form Letter 2 (total 2%):**

A total of 23 submissions were lodged as Form Letter 2, which stated:

- Coffs Harbour has been missing out on opportunities that the Jetty4Shores could be providing to the public. The concept plan will lead the Jetty area to becoming the focus and heart of Coffs Harbour and will allow the area to reach its full potential.
- The project will benefit the community of Coffs Harbour and enhance tourism at the same time. The concept plan will enhance the public areas, and upgrade amenities and drainage issues.
- I look forward to the project proceeding as soon as possible and commend the plan.

## 4.2 Thematic Analysis of Comments

The 1348 submissions were further analysed using a thematic system. A total of 22 categories were developed based on the findings of the first review and summary of the submissions. The categories were applied to all submissions and the comments within them. This allowed the most mentioned issues and concerns to be captured and recorded in a consistent process.

The following table shows the frequency with which categories were mentioned in the 1348 submissions received. The most frequently cited categories were design elements and high-rise, commercial, residential and tourist accommodation buildings. A total of 4906 individual comments were recorded against these themes.

Design Elements	589
High-Rise / Commercial / Residential	581
Parking / Traffic / Pedestrian	500
Study Area	489
Funds	473
Amenities	471
Coastal Erosion	439
Dunes	438
Dredging	425
Vegetation	118
Boardwalk	96
Vendetta	56
Sports	56
Market Area	40
Urban Design Investigation Area	34
Connectivity	30
Playground	30
Steps	18
Museum / Light	13
Triple Bottom Line	6
Indigenous	3
Information	1
<b>Total Comments Yielded</b>	<b>4906</b>

A number of these themes are interrelated. These were grouped into related issues, and discussed in detail in the report to Council:

1. Design elements, including the location and nature of playgrounds, lighting, amenities and feature items as well as specific details regarding the design of Area A (Market / Picnic Area) and Area B (Kiosk / Urban Design Investigation Area).
2. High-rise buildings, commercial buildings and tourist / residential accommodation east of the railway line.
3. Parking, vehicular and pedestrian access and connectivity.
4. The overall study area for the project.
5. The costs of the project and the likely means of funding the works.
6. Coastal processes, dune stability, sea level rise and lack of triple bottom line assessments in relation to structures including boardwalks and steps at the northern end of Jetty Beach and buildings within the foreshore area.
7. Vegetation removal and view corridors to the harbour.
8. Dredging and sand removal from the harbour.
9. The future of existing tenants in the study area.
10. Accessibility for sporting and recreational groups to the beach and the location of land based activities within the parklands.

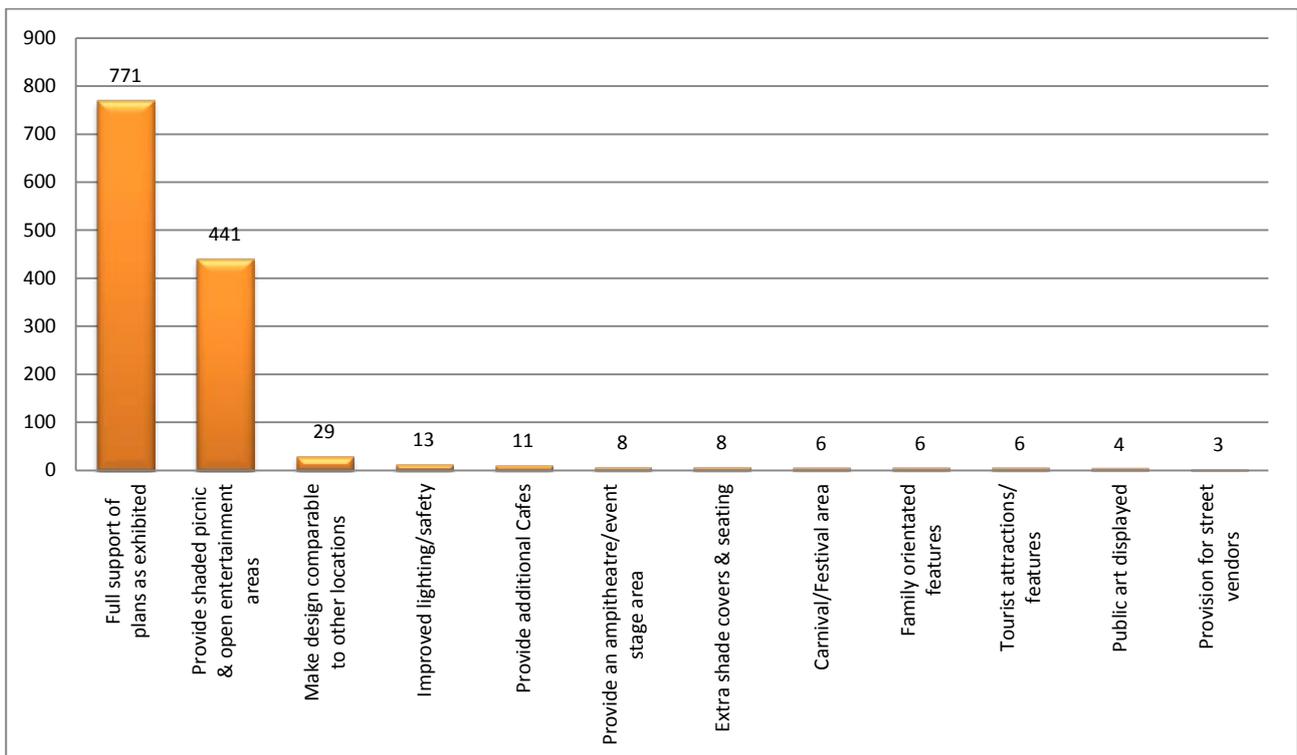
# 5. Key Submission Findings

## 5.1 Design Elements

### 5.1.1 General Design Elements

A large number of varied comments were received in relation to both general and specific design elements of the draft Concept Plan. The first round analysis identified a total of 771 submissions which expressed full support of the draft Concept Plan as exhibited. A number of these submissions also requested additional design elements be added. These are captured in the following analysis.

A total of 589 comments were recorded as relating to design elements, of these 441 submissions requested sun-protected picnic areas and open entertainment areas. A total of 29 submissions requested that the Foreshores be designed comparably with foreshore areas in Townsville, Cairns, Airlie Beach and Port Macquarie. A further 13 submissions requested improved lighting and safety, particularly for after dark activities. More café and kiosk facilities were requested along the Foreshores area, some possible locations being listed as at the end of the jetty pier and near children’s play areas. Family oriented activities were also requested, along with provisions for shade and seating (particularly at the markets and jetty area), art displays, street vendors and a carnival / festival area. Micro-climate issues were raised in several submissions (wind, sun, shade).

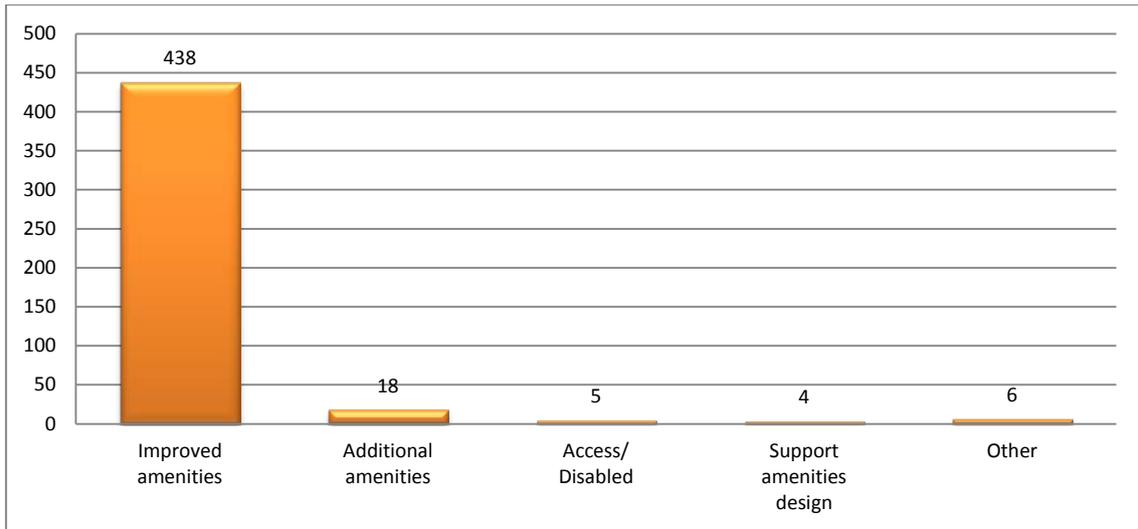


Many one off individual comments were also listed as possible design ideas, some examples include an outdoor giant chess game, rock wall seating, a non-denominational chapel at the end of the jetty pier, Wi-Fi, jumping pillow, a communal barbeque area and an open air cinema.

### 5.1.2 Amenities

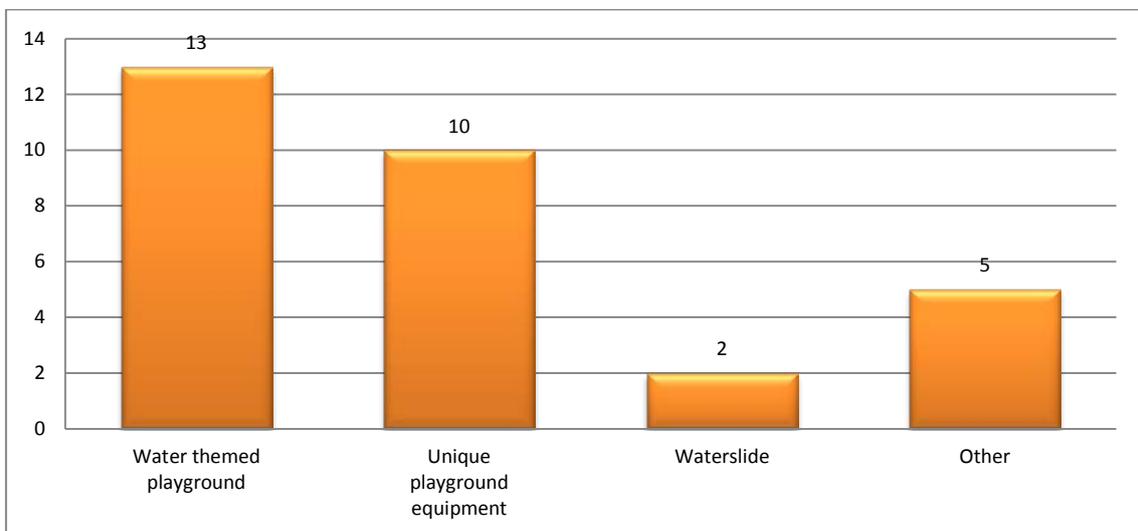
The need for improved amenities was listed in 471 submissions. The majority of these comments (438) requested existing amenities (public toilet facilities and internal showers) be improved. An additional 18 submissions desired additional amenities be included, for example, a larger change room block near the Yacht club.

Five submissions requested the provision of disabled change rooms and amenities and four submissions specifically mentioned support for the amenity provisions in the draft Concept Plan as exhibited. Other one-off comments included solar hot water and pay per use toilets.



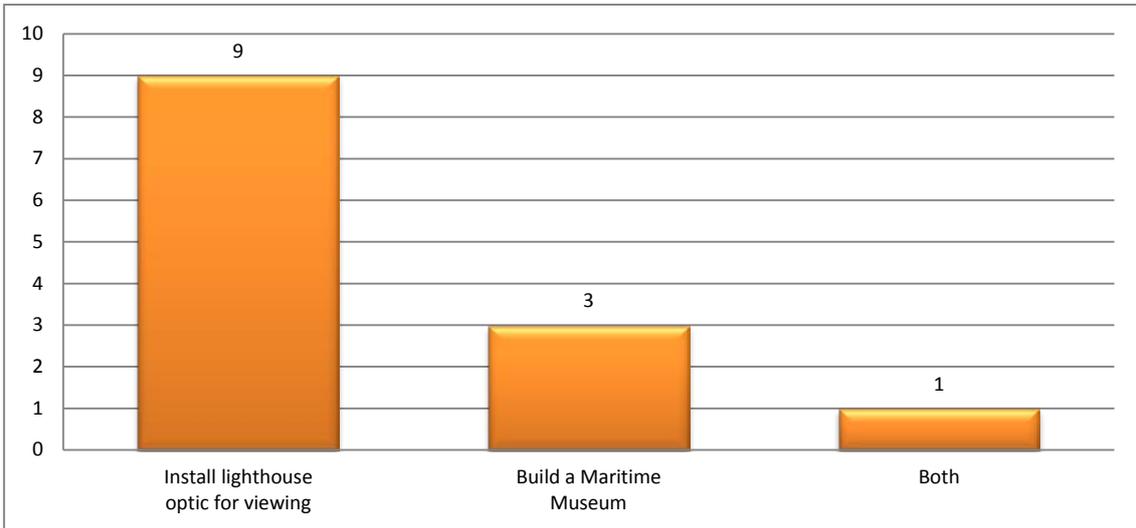
### 5.1.3 Playground

A total of 30 comments were received in relation to provisions for a playground area. The most common specific comment made (13 submissions) was the inclusion of a water-park or water-themed playground, such as that found in Townsville or Cairns. Ten submissions requested that interesting and unique playground equipment be included. Additional comments to be noted include disabled play equipment and café near the playground.



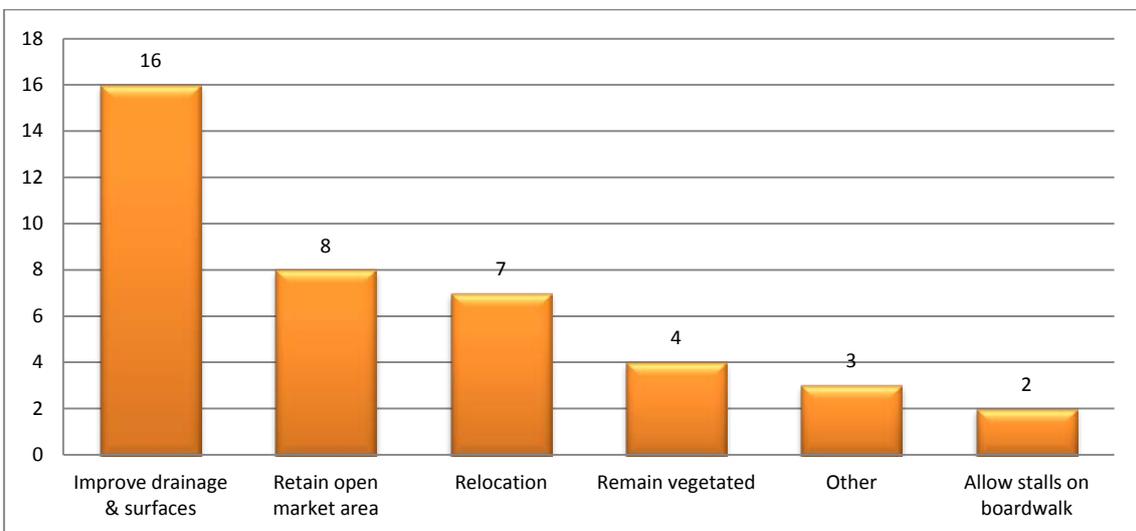
### 5.1.4 Historical Elements

A total of 13 comments were submitted in relation to development of a maritime museum and/or historical features within the draft Concept Plan area. Of these 13 comments, nine desired the inclusion of the South Solitary Island lighthouse light (optic) within the area, generally requesting it be located within the building at the end of the jetty pier (TS Vendetta locality). Three requested a maritime museum or similar be built in the jetty pier locality and one additional submission requested the light be installed into such a museum/display area.



### 5.1.5 Area A – Market/Picnic Area

A total of 40 submissions specifically mentioned the Area A - Market/Picnic Area, with 16 specifically highlighting the need for better drainage on the market site. A total of eight submissions requested that the market area remain unchanged and retain the existing vegetation. A further seven requested that the Harbourside Markets be relocated to elsewhere in the Foreshores area, such as south towards the TS Vendetta or further north to vacant land. Some individual comments included making the markets area dog free and having the markets only once per month.

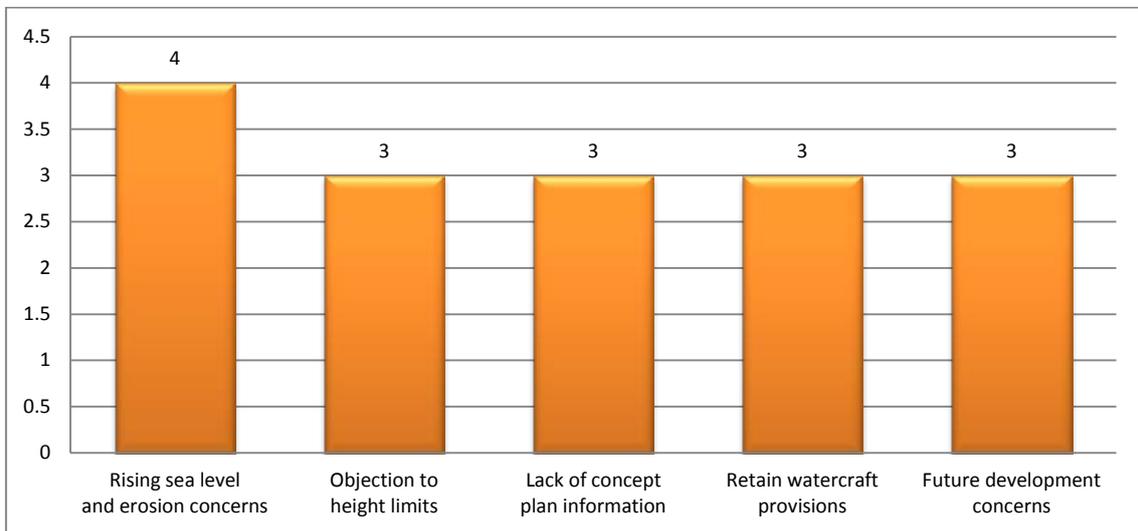


### 5.1.6 Area B – Urban Design Investigation Area

The Area B - Urban Design Investigation Area was specifically mentioned in 35 submissions. A variety of comments and concerns were made, but no overall themes were identified. Some of the most mentioned comments included concerns relating to rising sea levels (four), opposition to height limits of the area (three), lack of information within the exhibited Concept Plan (three), the importance of retaining provisions for watercraft in this location (three) and concerns relating to the future potential to develop the area (three). The lack of detail in the display plans was listed as creating ambiguity and potential for confusion.

Some of the one-off individual comments included:

- Provisions for portable vendors;
- Retain parking within the area;
- Improved access between beach and marina; and
- Storage for sporting groups e.g. Triathlon and Yacht Club.

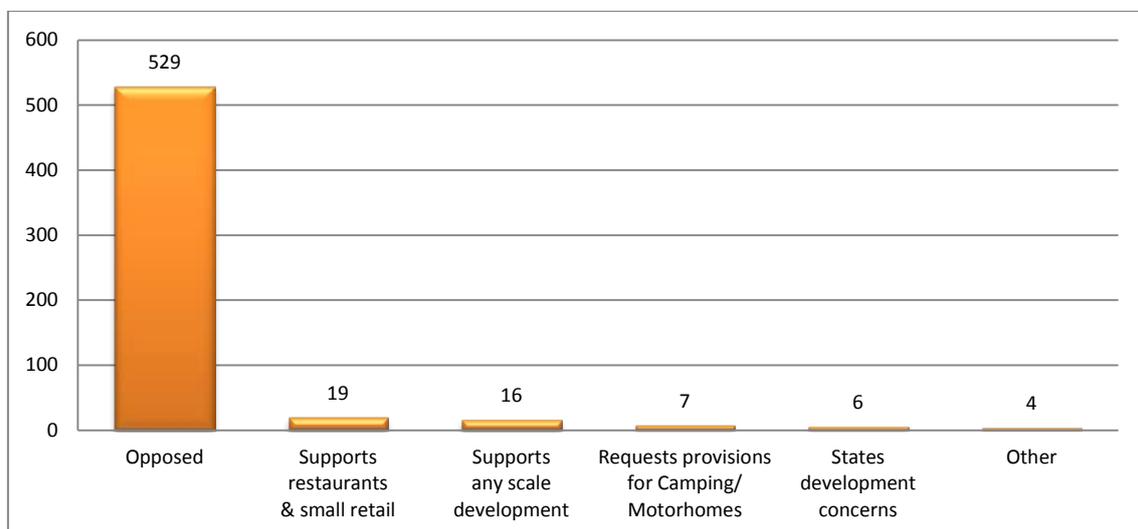


## 5.2 High-Rise, Commercial, Residential and Tourist Accommodation

A total of 581 submissions were recorded in relation to commercial, residential, tourist accommodation and high-rise development in the study area. A total of 529 submissions specifically listed that they were opposed to commercial, residential or tourist/visitor accommodation styles of development in the study area, particularly high-rise or multi-storey structures. Only 16 submissions specifically stated that they supported commercial, residential or tourist accommodation development of the area.

A total of 19 submissions supported the inclusion of restaurants and retail businesses such as fish and chip shops, cafes, kiosks and boutiques. Another seven submissions stated that the plan should make provision for long vehicle parking, such as campervans and motor homes.

Whilst a number of submissions acknowledged that the plans on exhibition did not propose high-rise, commercial, residential or tourist/visitor accommodation, they still expressed the fact that planning provisions for the locality allow these uses and expressed concern that this could occur in the future, particularly in relation to foreshore parkland open space areas.

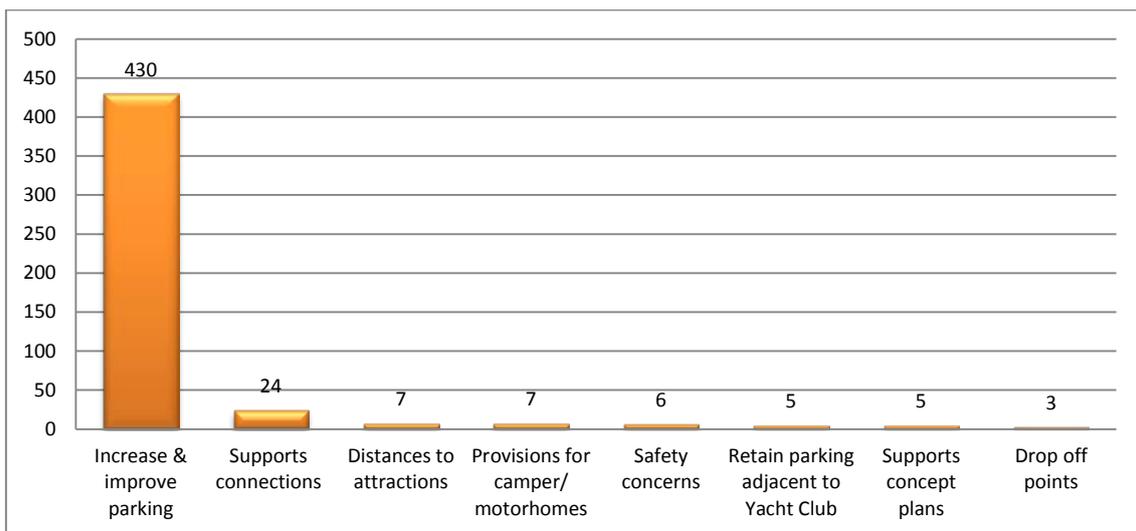


### 5.3 Parking, Traffic, Access and Connectivity

A total of 500 comments were made in relation to parking, traffic and pedestrian aspects of the draft Concept Plan. Of these, 430 comments specifically requested parking be increased and improved across the area. Some further comments include seven concerning distances to attractions, such as the beach, and six concerning the provision of adequate safety provisions such as signage, pedestrian crossings and hazard reduction.

A total of 24 submissions identified support for connections from the draft Jetty4Shores project area to adjoining areas, particularly for the walkway between the jetty pier and the Jetty business/restaurant strip. Other comments related to links between the overall Jetty Foreshores area to other areas such as Park Beach and to improving the connection between the jetty pier and the marina.

Some comments for consideration include provisions for disabled access, drop off points, campervan and motor home provisions and retaining parking adjacent the Yacht club. A large number of individual comments were identified during the analysis stage, some example include, parking areas during construction of the project, congestion concerns and improved marina parking, lack of turning circles.

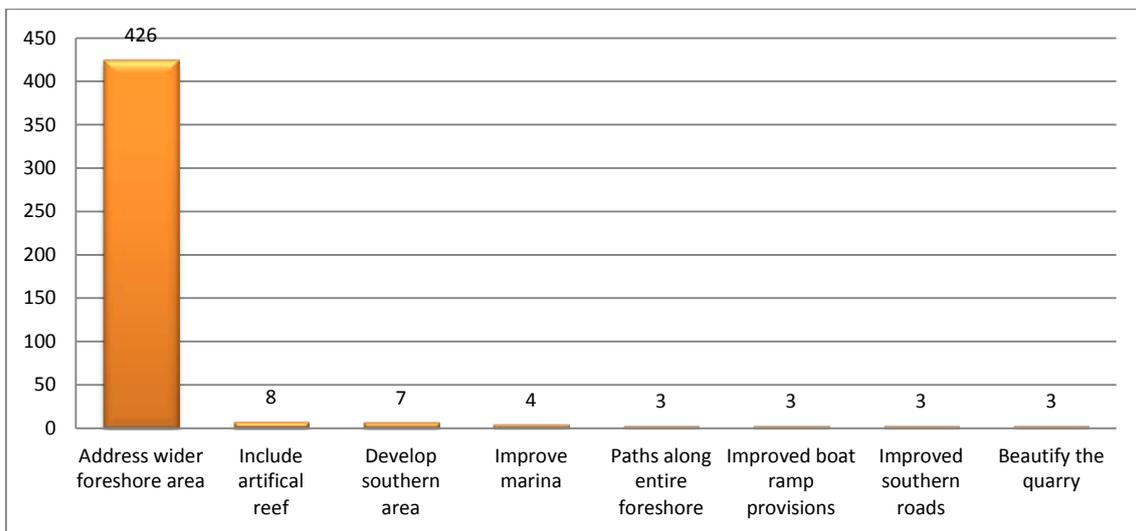


## 5.4 Overall Study Area

A total of 489 submissions made reference to the study area. Of these, 426 comments advised a preference for spending funds over the wider Jetty Foreshore area, rather than just in the small area identified as the draft Jetty4Shores project area. A number of comments requested the southern areas of the foreshore, such as the Fishing Club and southern headlands, be included in the plan. Seven comments were received requesting the southern area be included in a redevelopment. Several comments were also received to upgrade the road near the Fishing Club and boat ramp. A number of comments were made in support of an artificial reef.

Some of the individual comments that should be noted include:

- Cycle way to southern end of the foreshore;
- Vegetation buffer along railway;
- Smoke free area;
- Improving the break wall;
- Parking west of Jordan Esplanade; and
- Retain southern foreshore vegetation.



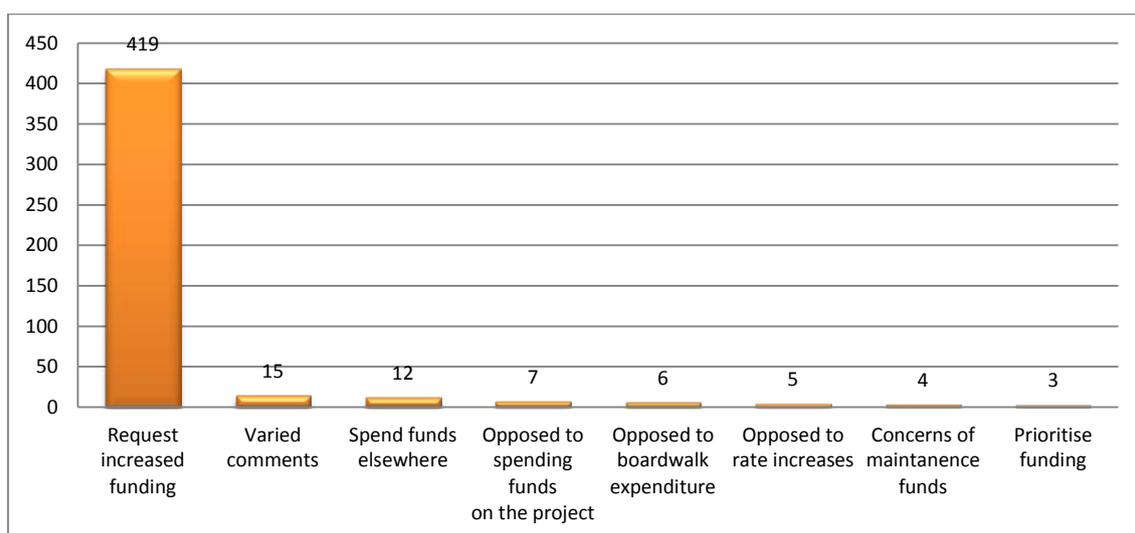
## 5.5 Costs and Funding

Costs and lack of funds were raised in 473 submissions. Of these, 419 submissions requested that Council seek additional funds from State and Federal governments to improve and preserve the harbour and Foreshores; and advised a preference for spending funds over the wider Jetty Foreshore area, rather than spending \$15 million ratepayer funds on a small part of the Foreshores that will be subject to flooding from storm surges and rising sea levels.

Some additional comments included requests for funds to be spent elsewhere such as on local infrastructure, roads and footpaths in the wider Local Government Area; opposition to spending funds on the project; opposition to spending funds on the boardwalk; opposition to rate increases and concerns over the costs of ongoing maintenance; and prioritisation of funding to ensure the less controversial matters get built first.

A number of one-off individual comments were noted, including items such as:

- Obtain funding from the State government for jetty pier structure maintenance; and
- Is Council spending ratepayers' money too freely?



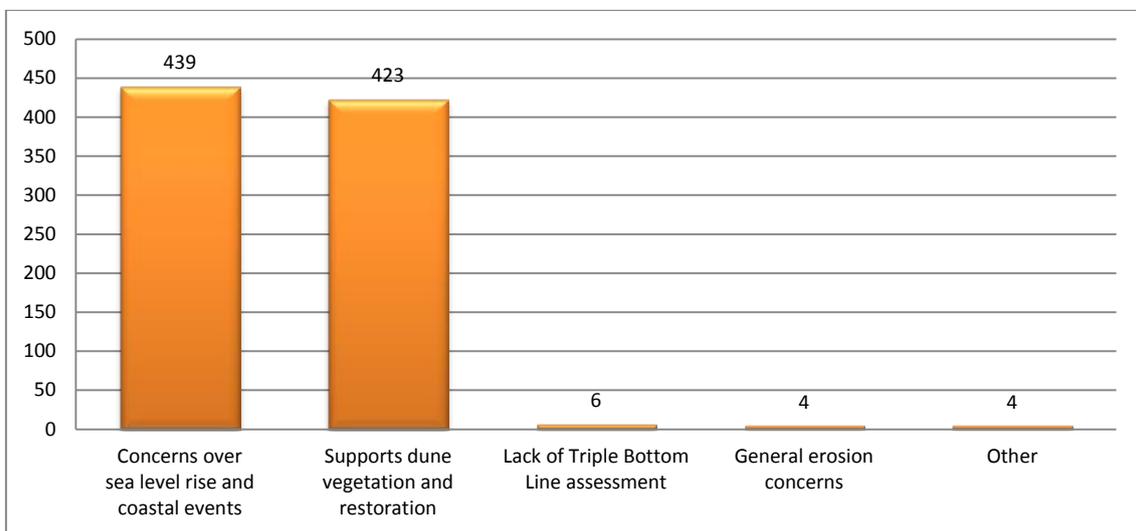
## 5.6 Coastal Processes, Dune Stability, Sea Level Rise, Triple Bottom Line

### 5.6.1 Climate change, dunes and erosion

A total of 439 submissions made comments in relation to climate change and erosion. Of these, 411 specifically highlighted concerns regarding the development of infrastructure which would be subject to flooding from storm surges and sea level rise. Four additional submissions were specifically concerned with beach erosion within the foreshore area.

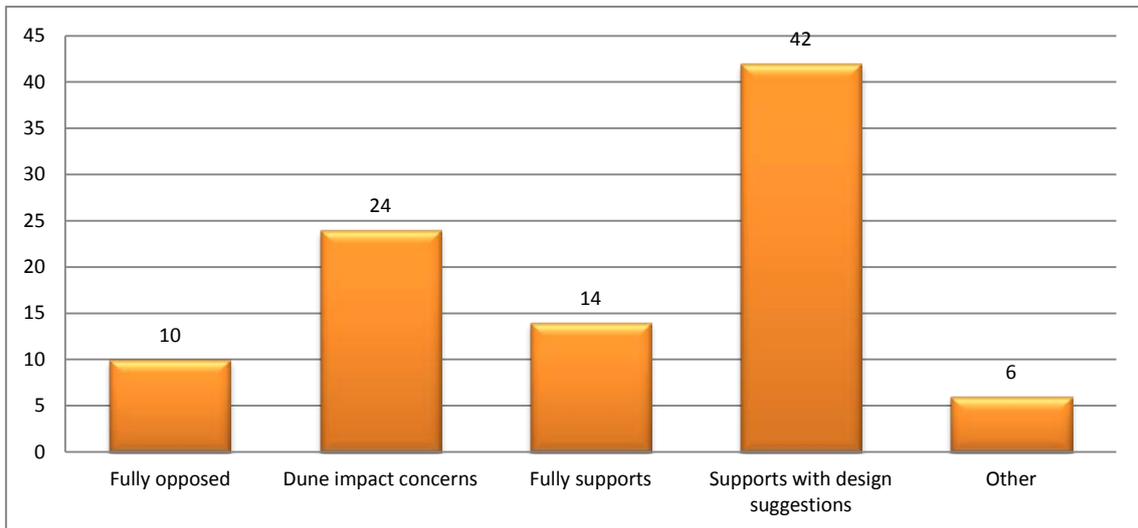
A total of 438 submissions referenced the dunes, with 423 submissions stating support for restoration of the Jetty Beach and dune system.

Six submissions identified that there was insufficient information provided with the draft Concept Plan to make an informed decision on the proposal; that there was no economic, social or environmental assessment included; and for the plans to be withdrawn until a triple bottom line assessment is included.



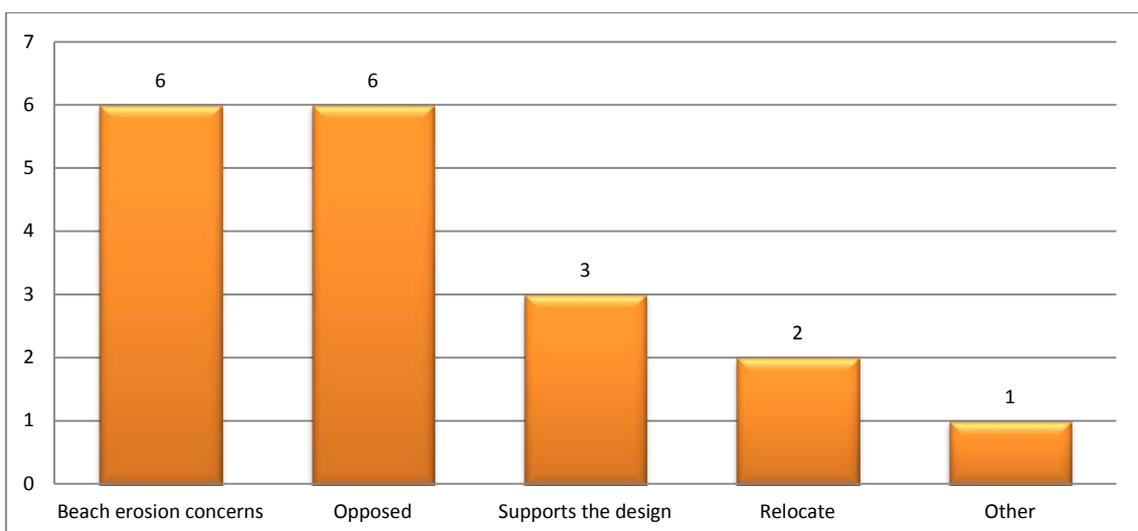
### 5.6.2 Boardwalk

In relation to the boardwalk, 24 submissions raised concerns about the dunes and coastal processes and a further 10 submissions were fully against the boardwalk. However, 14 fully supported the boardwalk design, with an additional 42 comments supporting the design with suggestions for modifications (such as make it slightly wider, allow for seating). Other one-off comments included keeping bikes and pedestrians separate and providing exercise stations adjacent to the boardwalk.



### 5.6.3 Steps

A total of 18 submissions made specific reference to the step design at the northern end of Jetty Beach. Of these, six fully opposed the inclusion of the steps with a further six comments raising concerns with beach erosion in relation to the steps. An additional two suggested the steps should be built at the southern end of the beach, and one stated that they did not want concrete slabs.



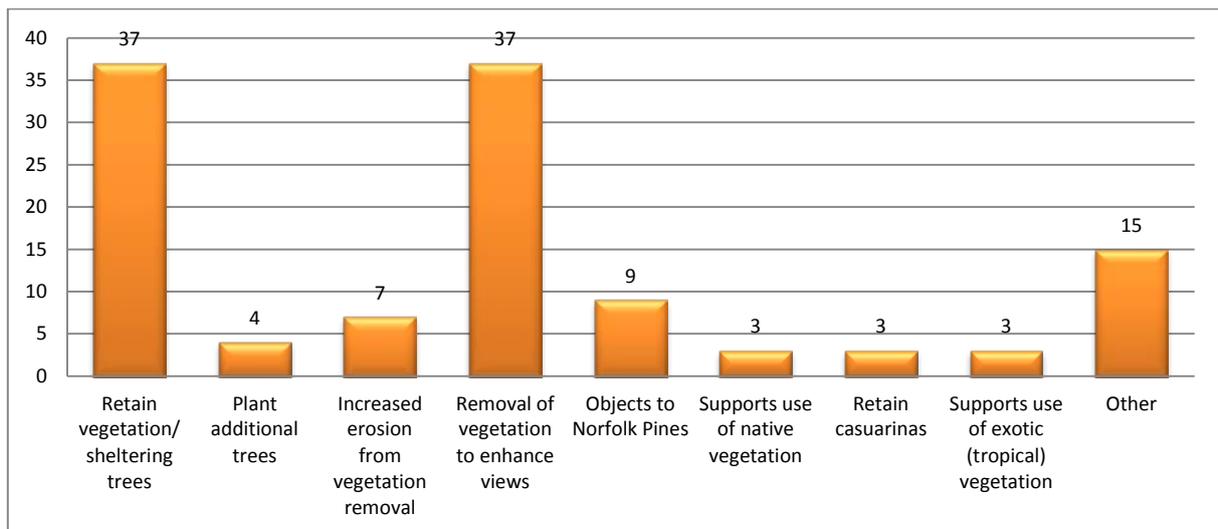
## 5.7 Vegetation and View Corridors

During the exhibition period 118 comments were made in relation to vegetation within the study area. Of these, 37 stated they wished to retain the vegetation and/or sheltering trees within the area. Seven expressed concern over increased erosion from vegetation removal and a further four requested that additional trees be planted. This is compared to 37 submissions that supported removal of vegetation or landscaping of low growing vegetation to allow enhanced view corridors of the ocean and harbour.

Varied comments were received with regard to tree species. A total of nine submissions specifically opposed the use of Norfolk Pines within the Foreshores area. A further three requested that Casuarinas be retained, three requested that exotic (tropical) vegetation be used and a further three requested that native vegetation be used.

A large number of individual comments were identified that do not fall into a specific category, including items such as:

- Maintain the ecosystem to the south;
- Use an arborist to assess each tree before it is removed; and
- Undertake a vegetation management plan.

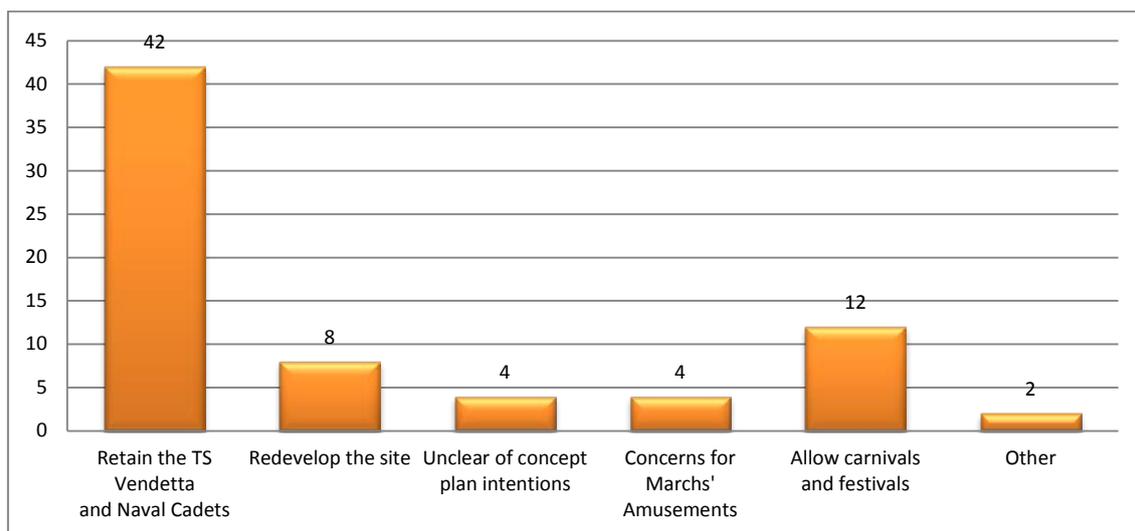


## 5.8 Dredging and Harbour Sand Removal

A total of 425 submissions raised issues associated with implementing a strategy to remove sand and reduce sand build up within the harbour. A total of eight submissions also requested Council consider construction of an artificial reef.

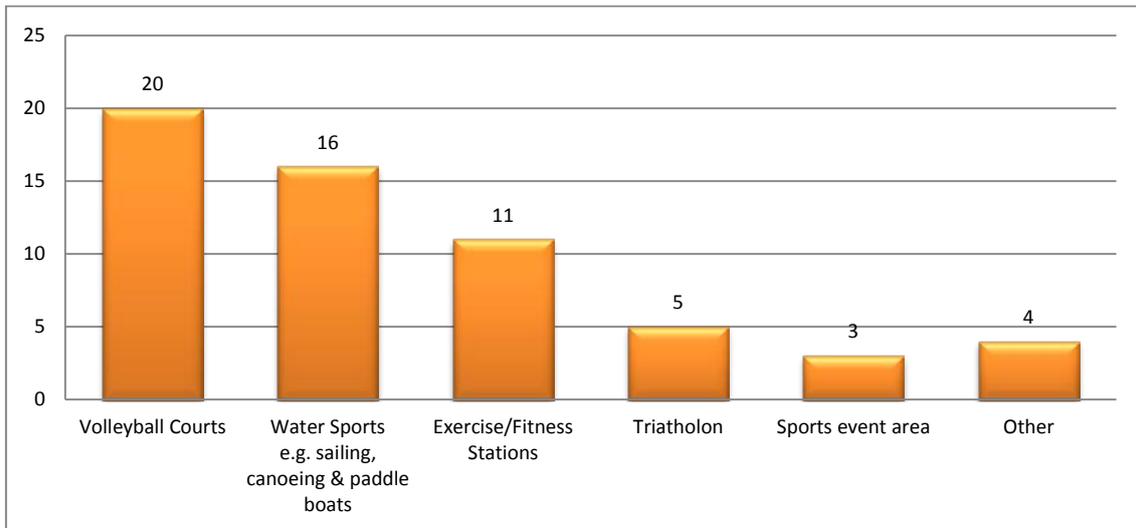
## 5.9 Future of Existing Tenants

A total of 56 comments were received in relation to the TS Vendetta and the Naval Cadets. The majority of comments (42) presented strong support for retaining the TS Vendetta in its current location and expressed concern that the Naval Cadets were to be removed from the site. A further four submissions expressed that they were unclear of the concept plans intentions for the TS Vendetta. A total of eight submissions supported redevelopment of the building, such as a café/restaurant at the end of the jetty pier. A further four submissions noted that March's Amusements were not identified on the plans, and questioned whether they were still intended to be accommodated. An additional 12 submissions generally asked that carnivals and festivals be accommodated at the study area.



## 5.10 Sporting and Recreational Group Access

A total of 56 comments were identified in relation to sports and recreational group use. A total of 20 specifically raised the desire to include volleyball facilities in the design and noted that beach volleyball currently exists at the site but its future location is not identified on the draft Concept Plan. A further 16 comments were made in relation to water sports such as sailing, canoeing, outriggers and paddle boats, requesting that Council ensure adequate facilities, storage and access be provided for these uses, including the access to the beach at the northern end of Jetty Beach. An additional 11 submissions were made which requested exercise/fitness stations in various locations around the study area.



## 5.11 Indigenous

Only a total of three comments in relation to indigenous aspects of the concept plan were noted. These included involving the indigenous community in the planning process, provision of indigenous information for tourists within the area and concerns over potential burial rights within the area.





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