

**Coffs Harbour City Council  
Jetty4Shore Workshop Meeting Notes  
held at  
Deep Sea Fishing Club  
on  
19 December 2012**



**Promenade**

**Session 1**

- Promenade name change business
- Boardwalk
- Pier Boardwalk
- Confusing identity
- Sections needed - show
- Safety issue
- Lighting at night time
- Clear views
- Under lighting
- Bike shared path - problem mixing
- Sitting alcoves lots of
- Drinking
- Beach access onto beach
- Possible
- Specific power for potential 3 phase power
- Wheelchair storage beach
- Overall good plan, needs to be implemented

**Session 2**

- Just do it - wide spacious - many activities, non slip
- Blend materials, maintenance considered
- Harder line - move closer
- Clear walkway
- Two zones - stopping / going
- Windy
- East bank planting alcoves - for demand to unload craft - set back from amenity shoreline
- Are there too many footpaths - may be need some open space.

### Session 3

- Contours shown needed
- Footpath not grade footbridge grade
- Concrete
- Polished
- Aggregate
- Timber
- Sculpture integrate
- Sight lines location of trees
- Flat areas - for assembly
- Storage in kiosk area
- Catalyst for future development

### Session 4

- Do series of photos to show dune activity
- Opposed to dune promenade
- Totally restored
- Infrastructure does protect dune erosion - maybe stabilise
- Litter pick up and maintenance
- Vendetta and kiosk supported
- Dune stability
- Sea level rise
- Replacement compensation
- Storm damage
- Some at grade and some elevated
- Safety of children and nature backdrop

### Session 5

- Boardwalk
- Buffer zone
- 200m
- Do not need beach access
- Safer with egress
- Possible connection from Jetty
- Promenade to Jetty possible
- To beach access option also
  - Possible
  - Point of difference
  - Skate - material to deter.

## Jetty Pedestrian Walk

### Design Issues

1. Interface with Jordan Esplanade - needs thought (pedestrian / cycle safety).
  - Overbridge ) Enhance / reduce visual impact
  - Traffic calming )
2. Walkway will be quite windy, presenting challenges with species selection and other issues.
3. interface with railway line (major entry)
  - overpass? Overpass no!!:
  - visual
  - safety
4. Interface with ARTC land??
5. Pedestrian access on northern and southern side of Marina Drive - is there a possibility to funnel to Southern entry?
6. 'Safer by Design' principles (current anti-social behaviour). Lighting (muttonbird colony kept in thought). Solar??
7. Traffic calming needs through along Jordan Esplanade.
8. Access for the disabled
9. Separation of pedestrian / cycles / skateboards
10. No skateboarding??? (do not agree, should not)
11. Where do cars park? And how do people then access the Jetty Walk?
12. Whale tail car park needs finalisation.
13. Reduction in car parking??? (Close to beach parking) ✓✓✓
14. Shading provided in strategic locations.

### Design Opportunities

1. Entry statements in form of art (public) - educational experience.
2. Entry statements that perhaps explain the history of the area including cultural history and educational experience.
3. Gateway aspects need to be enhanced.
4. Interface with Jetty Pier precinct - requires thought!!
  - Materials used provide opportunity
  - History as timber getting region.
5. Native vegetation (low / bush tucker) should align the walk/cycle way.
6. Overall precinct map needs to be located at main entry adjacent to car parks (way finding strategy) - adjacent car parks
7. Selection of material for the actual walkway.
8. Main entry needs to provide information regarding what is west of the railway.
9. Link to Jetty Strip and other precincts.
10. Boulevard context.
11. Thought given to a vegetation canopy!!
12. See 1 and 2 - raised entry to be visually obvious.
13. Thought needs to be given to vehicle access via Marina Drive
14. Need strategic placement of seating along walkway
15. Drinking fountains
16. Need to give serious thought to finish of walkway.
17. Strategically located cycle security places.
18. Use of technology to provide information (balanced).
19. Width of walkway (don't skimp)!!!
20. Address the identity crisis (branding of precinct)
21. Width of walkway should reflect the width of Jetty now.
22. Meander opportunities off the main path.
23. Creative community could provide input.
24. Integrate rail line into walkway - historical significance.



## Jetty Pier Precinct / Event Area

### Session 1

1. Landform changes - investigate / bowl design?
2. Car parking - amount / access / location / drop off
3. Emergency access?
4. Wheelchair access
  - Location/form
  - Recreation access
5. Cultural walk
6. Restaurant / café
7. Full amenities plus appropriate storage
8. Maritime theme - old lighthouse light
9. Landmark building - 2/S iconic
10. Lighting - key issue - urban design
11. Plaza - hard surface treatment

### Session 2

1. Location of stage:
  - Access for equipment
  - Back of house
  - Green room
  - Noise - facing towards res
  - Covered
2. Access to Jetty for maintenance / access to café / restaurant
3. Stormwater disposal
4. Naval Cadets facility
5. Numbers of car parks - not enough
6. Tavern or restaurant - differing views
7. Agree iconic building maritime theme
8. Tourist information
9. Bus stop / set down / pick-up

### Session 3

1. Beach access
2. Trade-off between community / tourism area and this area reuses.
3. Enough car parking for events
4. Area for concessions, eg paddle board hire
5. Is the promenade really a promenade?
6. Needs to front the beach.



#### **Session 4**

1. Location of stage - expert opinion / advice
2. Need more car parking
3. Café / restaurant
4. Aboriginal interpretation
5. Maps and signage
6. Underground power / event area
7. Vehicle access to storage
8. Ensure beach access is practical for both people and equipment.
9. Hire area - push bike
10. Tourist information - electronic kiosk
11. Licensing of fitness nodes
12. Adequate seating
13. Adequate storage
14. Use light from lighthouse - good lighting.

#### **Session 5**

1. Do we need two stages
2. Form they take - expert advice
3. Aboriginal culture centre / theme
4. Plenty of storage
5. Vehicle access - service issues
6. Disabled access
7. Realign Jordan Esplanade?
8. Areas from storage area to beach
9. Building to blend in with gateway - view line.

## Tourism / Commercial Hub



### Design Issues

1. Yacht Club lease - 2018
2. Government accommodation occupies important space - alternative users?
3. Tension regarding tourist accommodation versus other uses - strengths and weaknesses need clarity.
4. Parking
  - accommodation generates high parking requirements
  - constricted
5. Traffic mixed use access - dangerous
6. Rising sea level / storm surge risks
7. Financial feasibility of accommodation
8. Risk of cannibalism of Jetty Strip?
9. Hard surfaces risk run-off / storm drain problems / beach erosion
10. Safety
11. Yacht - long term (6 year)
12. Yacht Club viability - aged facility and needs replacing
13. Accommodation / Residential = activation and safer by design - could be rail land
14. LEP restrictions 11 metre height / 0.8 FSR - inadequate for hotel / apartments
15. Multiple uses currently - sporting activities.
16. Pedestrian access along north wall from south Park Beach
17. No linkage to Coffs Creek pathway
18. Parking proximity to Jetty Beach - family usage
19. High proportion - hard surfaces
20. Beach erosion if hard surface entry
21. Higher maintenance costs - hard surfaces 'intimidating'.
22. Access to North Wall
23. Viability of Yacht Club - integrated business and services.
24. Commercial fishermen access to beach - requires management

### Design Opportunities

1. Function centre / food beverage
2. Public spaces and uses over accommodation?
3. 24/7 usage
4. Expanded market through ↑ attention
5. Safe beach
6. Kiosk - could be restaurant - short term outcome
7. Pedestrian access could be integrated as part of building eg arcade
8. Let market define design
9. Change LEP
10. Whole Masterplan necessary to attract RDA
11. Separate active recreation from passive, ie move water craft to Jetty
12. Accommodation = activation, safer by design
13. Residential is a legitimate use
14. Cultured centre
15. Yacht Club changes to open space? No
16. Yacht Club vista - world class opportunity / views
17. Yacht Club - iconic site
  - link to public domain
  - integrate this design
18. Separate Yacht Club site from project - port precinct
19. Maintain beach access for emergency services
20. Integrate access - including disabled access
21. Existing harbour uses are accommodated in detail design.



## Session 1 - Picnic / Market Area Table

### Design Issues

1. No beach parking
2. Not adequate parking
3. Eliminate dead end path
4. Are amenities adequate
5. Are additional amenities required
6. Size, orientation (loading equipment) and location of stage (afternoon sun) not efficient (noise to residents etc) green room.
7. Linkage between paths, walkway and beach.
8. More links from walkway to beach (boardwalk)
9. Location and number of seats
10. Shade
11. Drainage location and form.

### Design Opportunities

1. Needs parking study
2. Additional parking on Marina Drive (90°)
3. Run footpath around sculpture
4. Amenities in adjacent precincts
5. Stage oriented to minimise noise for residents
6. "Offbeat Operations" may have input to stage design.
7. More seating on boardwalk and walkways
8. Vegetation and shade structures.

## Session 2 - Picnic / Market Area

### Design Issues

1. Parking - is it sufficient? Other opportunities available.
2. Power underground - 3 phase - stage / markets
3. Seating - is it sufficient?
  - Location next to play areas
  - Close to parkway
4. Drainage
5. Land contours?
6. Location of stage:
  - Orientation
  - Concern re loading
7. Markets
  - Easy area to set-up
  - Easy access for shoppers
  - Power
  - Flat
8. Is path wheelchair friendly?
9. Is cycling OK?
10. Paths
  - Location opportunities
  - Existing community users
11. Prefer option 1
  - Option - too much pathway
  - Need extra amenities, shade structures over seating.



## **Design Opportunities**

1. Co-locate seating play areas
2. Engage experts in entertainment industry
  - Needs
  - Acoustic
  - Accessibility
3. Consult market people for opinion
4. Design mapping at junctions
5. Windbreak - trees.

## **Session 3 - Picnic / Market Area**

### **Design Issues**

1. Some in favour of option 1.
2. Seating and shade areas (plenty)
3. Stage and event area consideration of position (mixed views)
4. Power access for events
5. Car parking:
  - Adequacies of spots
  - Relevance to amenities
  - Disability access
6. Impact of soil compacting from market stallholders.

### **Design Opportunities**

1. Locate seating around walking tracks
2. Consult industry re location of stage and event area
3. Revegetation of area.

## **Session 4 - Picnic / Market Area**

### **Design Issues**

1. Option 1 layout preferred
2. Connection - car park / amenities and pathways
3. Dead end?
4. Car parking linkage
5. Integration of rest points with pathway
6. Location of stage / sound
7. Design, size, function
8. Power?
9. Accessibility of stage 2 area
10. Temporary / permanence
11. Amenities - opposite side
12. Boardwalk connectivity
13. Locate accessible car spaces either end of parks
14. Age focus of sculptures.

### **Design Opportunities**

1. Better pathway linkage
2. Shade for seat / rest areas
3. Market stall layout.





## Session 5 - Picnic / Market Area

### Design Issues

1. Option 2 - possible multifunctional area - use as 'child's bike area'
2. Option 1 - is a 'dead end'
3. Parking interface with road (Jordan Esplanade)
  - Low \$ construction
  - Less impact on open space.
4. People should be walking to facilities and events
5. Not enough seating
6. Disabled parking better connected to paths
7. Location of stage is an issue
8. Power to stage and market area.

### Design Opportunities

1. Seating close to pedestrian access - integrated
2. Shade via landscaping
  - rather than hard structures
  - use of mature trees
  - construction and maintenance
  - BYO umbrella
3. No play sculptures - public art is OK (reduced costs)
4. Focus play opportunities into playgrounds and use open space for practical purposes.
5. Reserve space should flow onto beachfront walkway.
6. Grassed area with no under storey vegetation between market area and pedestrian walkway / beach.