

A component of Council's role in the Jetty4Shores Project is to understand the social, environmental and economic issues associated with the proposed concepts. This information sheet takes the form of carrying out a preliminary sustainability assessment. The social, environmental and economic assessments however can only be carried out commensurate with the level of detail of development of the design plans for the proposed activities.

The broader social, economic and environmental impacts of the draft Jetty4Shores Concept Plans are summarised in the following tables. These broad assessments are based on the draft Concept Plans on display.

Once a landscape plan is adopted, and assuming funding is allocated to the project, then detail design and environmental assessments can be carried out for specific activities or stages of the project. This also allows due consideration of any changes to the plans as a result of issues raised by the community during the exhibition process.

Environmental assessments in particular require precise details of the proposed activity in order to ensure all impacts are assessed and mitigated where required.

## Social Impacts

ISSUE	CONCEPT PLAN ASSESSMENT	FURTHER DETAILED DESIGN ASSESSMENT / STUDIES
Civic Leadership	The Jetty Foreshores form an important social space for local residents and visitors alike. The proposal works towards achieving the outcomes identified within the Coffs Harbour 2030 Plan, including strategies such as building pride and identity in Coffs Harbour as a community and a place; and creating facilities and services that allow the community to reach its full potential.	✓ Continued consultation with the Community Reference Group, general community and relevant stakeholders.
Community Health	Many sports groups and schools use the area. There will be short term impacts from disruption during construction, however all existing users will be provided with facilities to allow their uses to continue. The design will allow for increased walking, cycling and beach access and creative exercise facilities, all of which will result in improved physical and overall mental health for users.	✓ Continued consultation with sporting groups, leasees and licencees.
Access - Mobility	Representatives from Council's Access and Advisory Committee have been part of consultation through the Community Reference Group. The concept design meets relevant access standards, and provides for enhanced access throughout the area. Detail design will ensure compliance with Australian Standards.	✓ Continued consultation with Access Advisory Committee and reference to Australian Standards.

## Social Impacts cont.

ISSUE	CONCEPT PLAN ASSESSMENT	FURTHER DETAILED DESIGN ASSESSMENT / STUDIES
Access - Seniors	Seniors will be able to appreciate water views and enjoyment of Jetty Beach without walking on sand. Convenient drop off areas, gentle path grades which are level and well drained will support access by all.	✓ Continued consultation with Access Advisory Committee and reference to Australian Standards.
Access - Children	Pathways and boardwalk will be designed to encourage use by children on bikes and parents with prams.	No additional studies.
Access - Parking	The concept plan relocates existing parking areas to safer, more efficient service areas. Additional car parking is also provided close to key facilities. Equal access parking will be provided in addition to pick up/drop off areas.	✓ Car parking audit and impact study to be carried out.
Indigenous Cultural Heritage	Extensive consultation with Yandarra Consultative Committee has been carried out. An Information Sheet has been sent to community members and meetings arranged for consultation with elders. The local community has expressed a desire for an educational walk in the Jetty precinct to link Muttonbird Island to Corambirra Point. The boardwalk is dedicated to Indigenous themes as suggested by Coffs Harbour Aboriginal Land Council representative on Community Reference Group.	✓ Continued communication and inclusion with Aboriginal community.
European Cultural Heritage	The history of timber getting, shipwrecks, early development of the Jetty and industrial use will be documented through large format interpretive signage and embedded into the built form eg - exposed aggregate patterns, inserted text into pavement , public art, seating. Self guided interpretation could be included into iconic architecture - eg Solitary Islands lighthouse lens in foyer of public building. The Naval historical collection needs to be rehoused.	✓ Continued communication with Council's Heritage Executive Committee.
Recreation	Increased recreational opportunities through improved drainage and path widths. Cycling and walking encouraged through wider paths that are not encumbered by lack of drainage - currently water ponds in the market area over an extensive area after rain. Increased play opportunities for children through play sculpture, linked bike paths, exercise nodes for seniors. Lighting will encourage extended recreation into evening. Improved picnic facilities for families.	No additional studies.
Crime Prevention	Crime Prevention Through Environmental Design has been applied to concept design. Consultation has been held with NSW Police, who have endorsed the design. Lighting and increased activity particularly as an evening destination will encourage greater use and may reduce crime. The design includes clear trunked trees and clear site lines to all areas - cross views from the market area to boardwalk and clear views on corners - and also minimises shrubs and concealment. The location of carparks closer to public roads decreases the risk of theft , concealment and unauthorised camping. An improved high quality environment will decrease crime via an improved sense of pride.	✓ Continued consultation during detailed design with Crime Prevention Officer.

## Environmental Impacts

ISSUE	CONCEPT PLAN ASSESSMENT	FURTHER DETAILED DESIGN ASSESSMENT / STUDIES
Existing Dune System	The majority of the existing dunal system remains untouched in the concept design. Fencing is a key part of the design consideration to isolate and protect the dunal vegetation from impact. Construction management and environmental controls during the construction phase will be critical.	✓ Works will require assessment and approval under Part V of the EP&A Act.
Coastal Processes	The proposed works will comply with the Coffs Harbour Coastal Zone Management Plan through continued dune rehabilitation in conjunction with Dune Care; through development of asset management plans which either plan for relocation or protection of assets; and by taking into account the potential risks from coastal hazards including sea level rise. The boardwalk is proposed to be placed back from the water's edge, and on piers to allow for natural dune activity.	✓ Detail design to take into account risk from coastal processes in accordance with the Coffs Harbour Coastal Zone Management Plan.
Market Trees	Healthy trees on higher section of the market area are to be retained. Aged trees on the lower market area will be removed and local endemic advanced trees will be replanted in deep soil zones. Protection from the sun and wind will be reinstated as quickly as possible.	✓ Works will require assessment and approval under Part V of the EP&A Act.
Drainage	The upgrades to stormwater drainage and treatment lines will improve quality of stormwater run-off and will improve functionality of the parklands.	✓ Works will require assessment and approval under Part V of the EP&A Act.
Fauna	The elimination of impacts on Mutton birds has been considered in the design process. Design of lighting in particular will be critical and will include shrouds as necessary. Sections of the boardwalk will be pierced to allow for fauna movement.	✓ Works will require assessment and approval under Part V of the EP&A Act.
Wind and Shade Protection	The aged Casuarina trees in the market area that are to be removed will be replaced with advanced native trees into quality soil so they establish quickly to provide shade and protection from winds as quickly as possible. In the interim, some temporary wind protection measures are proposed, if funds allow.	✓ Detail design to take into account wind impacts associated with any temporary wind/shade structures.

## Economic Impacts

ISSUE	CONCEPT PLAN ASSESSMENT	FURTHER DETAILED DESIGN ASSESSMENT / STUDIES
Tourism	The Jetty Foreshores has great potential to attract a range of visitors and has quite broad economic implications for the entire city and the region. The draft Concept Plan includes opportunities to celebrate Coffs Harbour with events that can be promoted to the region. This will have positive impacts for both regional and local tourism.	✓ Continued consultation with the Community Reference Group and Coffs Coast Tourism.
Employment	A number of positive impacts will occur from a regional and local employment perspective, associated with construction works during the implementation phase, and then ongoing with the use of the site. This includes use of the market area for day and evening activities, increases in indigenous tours, employment across the city from increased visitor numbers, cafe and kiosk, and bike hire facilities.	✓ Continued consultation with the Community Reference Group, relevant stakeholders and nearby businesses.
Construction Costs	Improved public amenity and use of open space requires detailed planning and capital investment to implement improvement works. A community and Council approved plan will provide a spade-ready project that will benefit future grant applications and other funding sources. Broad cost estimates have been prepared for the works and in addition, quantity surveyors are preparing estimates for consideration by Council.	✓ Project plans for each construction phase will be undertaken including budgeting and competitive tendering.
Impact on Businesses	Coffs Harbour has been recognised in the Mid North Coast Regional Strategy as a major regional city, that will have a significant role to play in accommodating projected population and employment in the region. The Harbourside Markets, March's Amusements and several mobile kiosk and coffee facilities operate in the area that will be impacted during the implementation phase of the draft Concept Plan. Some short term impacts will also be felt by nearby businesses. The long term effects once construction is complete will be positive in terms of businesses operating in the locality and also within nearby areas.	✓ Continued consultation with the Community Reference Group, general community, relevant stakeholders and businesses within and outside of the study area.

Additional information and plans are available from Jetty4Shore Project site on Council's Website: [www.coffsharbour.nsw.gov.au](http://www.coffsharbour.nsw.gov.au)  
These plans are on exhibition until **4.30pm Friday 9th August 2013**. Submissions need to be lodged with Council prior to the closing date.