



Coffs Harbour City Council

16 October 2013

ORDINARY MEETING

The above meeting will be held in the Council Chamber, Administration Building, corner Coff and Castle Streets, Coffs Harbour, on:

THURSDAY 24 OCTOBER 2013

The meeting commences at **5.00pm** and your attendance is requested.

AGENDA

1. Opening of Ordinary Meeting
2. Acknowledgment of Country
3. Disclosure of Interest
4. Apologies
5. Public Addresses / Public Forum
6. Mayoral Minute
7. Mayoral Actions under Delegated Authority
8. [Confirmation of Minutes of Ordinary Meeting – 10 October 2013](#)
9. Notices of Motion
10. General Manager's Reports
11. [Consideration of Officers' Reports](#)
12. Requests for Leave of Absence
13. Matters of an Urgent Nature
14. Questions On Notice
15. Consideration of Confidential Items (if any)
16. Close of Ordinary Meeting.

Steve McGrath
General Manager



COFFS HARBOUR CITY COUNCIL
ORDINARY MEETING
COUNCIL CHAMBERS
COUNCIL ADMINISTRATION BUILDING
COFF AND CASTLE STREETS, COFFS HARBOUR
24 OCTOBER 2013

Contents

ITEM DESCRIPTION

CORPORATE BUSINESS DEPARTMENT REPORTS

CB13/65 BANK BALANCES AND INVESTMENT FOR AUGUST 2013

CB13/66 MANAGEMENT OF COFFS HARBOUR REGIONAL AIRPORT

COMMUNITY DEVELOPMENT DEPARTMENT REPORTS

CD13/4 EASTERN DORRIGO SHOWGROUND AND COMMUNITY HALL MANAGEMENT
COMMITTEE MEMBERSHIP

CITY PLANNING DEPARTMENT REPORTS

CP13/36 JETTY4SHORES PROJECT CONCEPT PLAN

CP13/37 DM 13/14 - APPLICATION TO MODIFY DEVELOPMENT CONSENT 1180/09 –
BONVILLE INTERNATIONAL GOLF RESORT SUBDIVISION - LOT 212 DP
597308, 124-124A NORTH BONVILLE ROAD, LOT 3 DP 532900, 212 PINE
CREEK WAY AND LOT 101 & LOT 102 DP 881242, CASSIDYS ROAD, BONVILLE

CP13/38 DEVELOPMENT APPLICATION NO. 47/14 – LOT 41, DP851022, NO. 75 MIDDLE
BOAMBEE ROAD, BOAMBEE – PROPOSED TWO LOT SUBDIVISION



COFFS HARBOUR CITY COUNCIL

ORDINARY MEETING

10 OCTOBER 2013

Present: Councillors R Degens (Deputy Mayor), J Arkan, N Cowling, G Innes, B Palmer, K Rhoades, M Sultana and S Townley

Staff: General Manager, Director City Infrastructure Services, Director City Planning, Director Community Development (Acting), Director Corporate Business (Acting) and Executive Assistant

The meeting commenced at 5.00 pm with the Deputy Mayor, Cr r Degens in the chair.

We respectfully acknowledge the Gumbayngirr Country and the Gumbayngirr Aboriginal peoples who are traditional custodians of the land on which we meet and their Elders both past and present.

The Deputy Mayor reminded the Chamber that the meeting was to be recorded, and that no other recordings of the meeting would be permitted.

The Deputy Mayor congratulated Cr Rhoades on being elected as the President of Local Government NSW.

DISCLOSURES OF INTEREST

No disclosures of interests tabled.

APOLOGY

246 **RESOLVED** (Rhoades/Innes) that leave of absence as requested from Councillor Knight be approved.

PUBLIC ADDRESS

Time	Speaker	Item
5.00pm	Barry Lee	CB13/64 Business Opportunity

CONFIRMATION AND ADOPTION OF MINUTES

- 247** **RESOLVED** (Arkan/Innes) that the minutes of the Ordinary meeting held on 26 September 2013 be confirmed as a true and correct record of proceedings.

NOTICES OF MOTION

NOM13/12 RENAMING OF HIGH STREET SPORTING FIELDS

- 248** **RESOLVED** (Cowling/Rhoades) that the sporting fields at Woolgoolga known as the High St Sporting fields be renamed "Clive Joass Memorial Sports Park" and that at an appropriate time a ceremony be held to mark this, with Mr Joass's family being invited.

The Motion on being put to the meeting was carried unanimously.

NOM13/13 INCORPORATED ENTITY RELATING TO WASTE MANAGEMENT

- 249** **RESOLVED** (Townley/Innes) that:
1. Council seek to form an incorporated entity for the purpose of developing and supporting future projects relating to waste management, in particular reuse and recycling.
 2. The charter and composition of this group be ratified by Council prior to its formalisation.
- 250** **MOVED** (Rhoades/Innes) that item CB13/64 Business Opportunity be referred to confidential session at the end of the meeting.
-

GENERAL MANAGER'S REPORT

GM13/31 NOTICE OF DRAFT POLICY TO BE PLACED ON PUBLIC EXHIBITION - COUNCILLOR EXPENSES AND FACILITIES POLICY

To advise Council and the community of the public exhibition of the draft Councillor Expenses and Facilities policy.

In accordance with Section 252 of the Local Government Act 1993, (the Act) Council is required within five (5) months after the end of each financial year to adopt a policy concerning the payment of expenses incurred or to be incurred by, and the provision of facilities to, the Mayor and Councillors in relation to discharging the functions of civic office.

In accordance with Section 253(5) of the Act if there are anything other than minor changes, the policy is to be advertised allowing for at least 28 days for public submissions.

RESOLVED (Palmer/Townley) that:

1. In accordance with Section 253(5) of the Local Government Act 1993, Council gives public notice of its intention to adopt the Councillor Expenses and Facilities Policy as attached and allow at least 28 days for the making of public submissions.
2. Following the exhibition period, Council considers a further report including a summary of any submissions received.

AMENDMENT

251 MOVED (Arkan/Cowling) that

1. In accordance with Section 253(5) of the Local Government Act 1993, Council gives public notice of its intention to adopt the Councillor Expenses and Facilities Policy as attached and allow at least 28 days for the making of public submissions.
2. Following the exhibition period, Council considers a further report including a summary of any submissions received.
3. Reference 21 page 13 be reinstated in the draft policy.

The **AMENDMENT** on being put to the meeting was declared **CARRIED**. It then became the **MOTION** and on being put to the meeting was declared **CARRIED**.

CITY PLANNING DEPARTMENT REPORTS

CP13/34 MAJOR PROJECT APPLICATION MP05_0083 - CONCEPT PLAN APPROVAL - SANDY BEACH NORTH - LOT 22 DP 1070182, LOTS 497 AND 498 DP 227298, PACIFIC HIGHWAY AND PINE CRESCENT, SANDY BEACH

To inform Council who is responsible for determining the development application(s) associated with this Concept Plan Approval and of the assessment considerations associated with the process.

- 252 RESOLVED** (Palmer/Sultana) that the report on the development application process associated with MP05_0083 - Concept Plan Approval - Sandy Beach North - Lot 22 DP 1070182, Lots 497 and 498 DP 227298, Pacific Highway And Pine Crescent, Sandy Beach be noted.

FOR	AGAINST
Cr Arkan	Nil
Cr Cowling	
Cr Degens	
Cr Innes	
Cr Palmer	
Cr Rhoades	
Cr Sultana	
Cr Townley	

CP13/35 COFFS HARBOUR SWIMMING POOL INSPECTION PROGRAM

The purpose of this report is to seek Council's endorsement of the implementation of the Swimming Pool Inspection Program to meet the requirements of the Swimming Pools Act 1992.

- 253 RESOLVED** (Innes/Palmer) that Council endorses the Swimming Pool Inspection Program (Attachment 1).

CORPORATE BUSINESS DEPARTMENT REPORTS

CB13/59 COUNCIL MEETING DATES 2014

To seek Councillors' confirmation to set Council's meeting dates for the period January 2014 to December 2014.

254 RESOLVED (Arkan/Innes) that:

1. No Council meetings be scheduled for January 2014.
 2. The first meeting in 2014 be scheduled for 13 February 2014.
 3. Meetings from February to November 2014 be scheduled on the second and fourth Thursday of each month with the exception of April, where only one meeting will be held on 10 April 2014, and September where only one meeting will be held on 25 September 2014.
 4. The last Council meeting for 2014 be held on 18 December 2014.
-

CB13/60 DRAFT PLAN OF MANAGEMENT FOR WOOLGOOLGA BEACH RESERVE

To submit a Draft Plan of Management for Part of Reserve 63076 for Public Recreation and Resting Place and reserve for Public Recreation (Southern section of Woolgoolga Beach Reserve), recommending that the Draft Plan be referred to Trade & Investment, Crown Lands requesting approval to place the Draft Plan on Public Exhibition.

255 RESOLVED (Palmer/Sultana) that Council, as Corporate Manager of the Woolgoolga Beach Reserve Trust, refer the Draft Plan of Management for Part of Reserve 63076 for Public Recreation and Resting Place and reserve for Public Recreation (Southern section of Woolgoolga Beach Reserve) to Trade & Investment Crown Lands, requesting approval to place the Draft Plan of Management on Public Exhibition.

AMENDMENT

MOVED (Innes/) that:

1. Council, as Corporate Manager of the Woolgoolga Beach Reserve Trust, refer the Draft Plan of Management for Part of Reserve 63076 for Public Recreation and Resting Place and reserve for Public Recreation (Southern section of Woolgoolga Beach Reserve) to Trade & Investment Crown Lands, requesting approval to place the Draft Plan of Management on Public Exhibition.
2. That the Woolgoolga Reserve Plan also include recreational vehicle opportunity.

The Motion lapsed in the absence of a seconder.

Cont'd

**CB13/60 Draft Plan of Management for Woolgoolga Beach Reserve
...(Cont'd)**

DIVISION

A division was duly called, and those members voting for and against the motion were recorded:

FOR	AGAINST
Cr Arkan	Nil
Cr Cowling	
Cr Degens	
Cr Innes	
Cr Palmer	
Cr Rhoades	
Cr Sultana	
Cr Townley	

CB13/61 DEVELOPER CONTRIBUTION PLANS REVIEW

To present to Council the draft amended Developer Contributions Plans and Development Servicing Plans.

256 RESOLVED (Palmer/Arkan) that the following Draft Section 94 Developer Contributions Plans and Draft Section 64 Development Servicing Plans be placed on public exhibition for a period of 30 days and submissions be invited

1. Regional, District and Neighbourhood Facilities & Services 2013
 2. Coffs Harbour Road Network 2013
 3. City Centre Car Parking 2013
 4. Hearnes Lake/Sandy Beach Release Area 2013
 5. Jetty Area Car Parking
 6. Korora Rural Residential Release Area 2013
 7. Mines and Extractive Industries 2013
 8. Moonee Release Area 2013
 9. North Coffs Release Area 2013
 10. North Boambee Valley (East) Release Area 2013
 11. North Bonville 2013
 12. Park Beach Area 2013
 13. South Coffs 2013
 14. West Coffs Harbour 2013
 15. West Woolgoolga 2013
 16. Water Supply Development Servicing Plan 2013
 17. Wastewater Development Servicing Plan 2013.
-

CB13/62 ENVIRONMENTAL LEVY WORKING GROUP - COMMUNITY NOMINATIONS

To report to Council on the applications received for membership on the Environmental Levy Working Group. As members cannot attend all meetings this report recommends that all five applicants be appointed community members to the Environmental Levy Working Group.

- 257 RESOLVED** (Palmer/Townley) that all five applicants, Mr Garry Dew, Mr Rod McKelvey, Ms Jane Ireland, Ms Robyn Thomson and Ms Justine Maunsell are appointed to the Environmental Levy Working Group.

CB13/63 TEEN PLAYGROUND AT PARK BEACH HOLIDAY PARK

To recommend a supplier for the construction of a teen oriented playground area within Park Beach Holiday Park.

- 258 RESOLVED** (Innes/Arkan) that
- Coffs Harbour City Council, as Corporate Manager of the Coffs Coast State Park Trust, under LGP Contract Number: "LGP308-2 Playground, Open Space and Recreational Infrastructure":
1. Appoint Moduplay Pty Ltd as the preferred supplier for the "Teen Playground" facility at Park Beach Holiday Park and
 2. Accepts Stage 1 and Stage 2 (with integrated shade sail) of Moduplay's quote (Design No's: MMC 1303-22DR2) for the sum of \$308,847.00 including GST:

on the basis that the quote best meets the brief for the project by providing activities with a strong mix of passive and active recreation, incorporating modern technology, and is within the Trusts budget and the supplier has provided superior client services during the quotation stage of the project.

REQUESTS FOR LEAVE OF ABSENCE

- 259 RESOLVED** (Palmer/Innes) that Cr Sultana be granted leave of absence from Council from 24 October 2013.

MATTERS OF AN URGENT NATURE

No matters of an urgent nature.

QUESTIONS ON NOTICE

QON13/5 COSTS ASSOCIATED WITH BUSKERS' FESTIVAL

The report was noted.

CLOSED MEETING – SECTION 10(A)

The Deputy Mayor requested a motion to close the meeting to consider a confidential report as outlined in the meeting agenda, the time was 6.30 pm.

260 MOVED (Palmer/Innes) that the meeting be closed to the press and public during consideration of the following items for the reasons as stated:

CB13/64 - Business Opportunity

This report was confidential for the reason of Section 10A(2) of the Local Government Act, 1993:

- (d) Contained commercial information of a confidential nature that would, if disclosed:
 - (i) prejudice the commercial position of the person who supplied it, or
 - (ii) confer a commercial advantage on a competitor of the council, or
 - (iii) reveal a trade secret.

The motion on being put to the meeting was carried.

The press and public vacated the chamber.

CB13/64 BUSINESS OPPORTUNITY

Cr Cowling left the meeting, the time being 7.26 pm.

Cr Cowling returned to the meeting, the time being 7.32pm.

To obtain Council consent to acquire a business enterprise.

261 RECOMMENDED (Rhoades/Innes) that Council adopt and authorise the proposed actions as detailed in the summary section of the confidential attachment.

DIVISION

A division was duly called, and those members voting for and against the motion were recorded:

FOR

Cr Arkan
Cr Degens
Cr Innes
Cr Palmer
Cr Rhoades
Cr Sultana
Cr Townley

AGAINST

Cr Cowling

OPEN MEETING

The Deputy Mayor requested an appropriate motion to enable the meeting to resolve into Open Meeting.

262 RECOMMENDED (Arkan/Palmer) that the Council now move into Open Meeting.

The General Manager read to the meeting the resolution of the Closed Meeting.

263 RESOLVED (Innes/Arkan) to adopt the report of the Closed Meeting.

This concluded the business and the meeting closed at 7.39 pm.

Confirmed: 24 October 2013

.....
Rodney Degens
Deputy Mayor

BANK BALANCES AND INVESTMENT FOR AUGUST 2013

Purpose:

To list Council's Bank Balances and Investments as at 31 August 2013.

Description of Item:

A copy of the state of Bank Balances and Investments as at 31 August 2013 is attached.

It should be noted that Council is required to account for investments in accordance with the Australian International Financial Reporting Standards. As such the ledger balances at the end of each month reflect market value movements which would be inclusive of accrued interest.

Interest when paid, say quarterly, would result in reductions in the market value of the investments.

The Investment Report reflects the above requirements and reflects the interest earned (or accrued) on each investment, based on the acquisition price.

Reports written by CPG Research & Advisory Pty Ltd (Council's investment portfolio advisors) which examine economic and financial markets data for August 2013, and review the performance of Council's investment portfolio for month ended 31 August 2013 are available in the Councillors Resource Centre.

Sustainability Assessment:

- **Environment**

There are no perceived current or future environmental impacts.

- **Social**

There are no perceived current or future social impacts.

- **Civic Leadership**

Council invests surplus funds to maximise investment income and preserve capital to assist with funding requirements for projects listed under the Coffs Harbour 2030 Community Strategic Plan.

- **Economic**

Broader Economic Implications

Council's investments are held according to the requirements stated within Council's investments policy and the returns are acceptable in relation thereto. In the long term earnings from investments can vary due to economic conditions and financial markets. Council constructs its investment portfolio with consideration of current conditions and to comply with the DLG investment policy guidelines.

Delivery Program/Operational Plan Implications

For August 2013 it is noted that after deducting from the total bank and investment balances of \$162,841,603 the estimated restricted General, Trust, Water and Sewerage cash and investments (\$162,598,672), the Unrestricted Cash is \$242,931.

Risk Analysis:

The likelihood of risks associated with New South Wales Local Government's investing funds is now remote due to the conservative nature of investments permitted under statutory requirements. The risk of capital not being returned in relation to each individual investment Council owns is indicated in the attachment. The main risks for Council's investment portfolio are liquidity and credit risk, both of which are being managed under the advice of CPG Research & Advisory Pty Ltd.

Consultation:

Council's investment advisors, CPG Research & Advisory Pty Ltd have been consulted in the preparation of this report.

Related Policy and / or Precedents:

Council funds have been invested in accordance with Council's *Investment Policy* (POL-049), which was adopted on 22 August 2013.

Statutory Requirements:

Local Government Act 1993 – Section 625
Local Government Act 1993 – Investment Order (dated 12 January 2011).
Local Government General Regulation 2005
The Trustee Amendment (Discretionary Investments) Act 1997 – Sections 14A(2), 14C(1) and 14C(2).

Issues:

Nil.

Implementation Date / Priority:

Nil.

Further details are provided as a note on the attachment.

Recommendation:

1. That the bank balances and investments totaling (from loans, Section 94 and other avenues that form the restricted accounts and are committed for future works) one hundred and sixty two million, eight hundred and forty one thousand, six hundred and three dollars (\$162,841,603) as at 31 August 2013 be noted.
2. That the general fund unrestricted cash and investments totaling two hundred and forty two thousand, nine hundred and thirty one dollars (\$242,931) as at 31 August 2013 be noted.

BANK BALANCES AND INVESTMENTS AS AT 31 AUGUST 2013

Attachment

	Credit Rating at 31/8/13	Legal Maturity	Acquisition Price \$	Market Value as at 1/8/13 \$	Market Value as at 31/8/13 \$	Income Earned (net of fees) Financial Yr to Date \$	Annualised Monthly Return (Managed Funds) / Current Coupon	Risk of capital not being returned
OVERNIGHT FUNDS:								
Cash - Fair Value movements through profit & loss								
NAB - Bank Accounts	AA-			2,742,567	4,187,173	14,087	2.33	Low
UBS Cash Management Trust	AAA			123,380	1,089,481	-	1.77	Low
Members Equity Bank - Business Investment Account	BBB			70	71	-	3.10	Low
NAB Professional Funds Account	AA-			56,586	4,292,752	5,759	2.90	Low
Delphi Bank - Cash M/ment Acct	A-			17,712	25,195	(20)	2.50	Low
Rabo Bank - Premium Cash Manage	AA			6,463	6,463	103	4.00	Low
Suncorp Business Saver	A-			322	189,622	301	3.25	Low
CUA Prime Access	NR			82	82	-	0.01	Low
Total				2,947,162	9,770,839	20,230		
BENCHMARK RATE - 11 AM INDICATIVE CASH RATE							2.75	
BENCHMARK RATE - UBS BANK BILL INDEX							3.02	
Term Deposits - Fair Value movements through profit & loss								
Investec 17/11/14	BBB-	17/11/2014	8,000,000	8,000,000	8,000,000	102,325	7.53	Low
Investec 29/6/16	BBB-	29/06/2016	1,000,000	1,000,000	1,000,000	12,689	7.47	Low
Investec 9/7/15	BBB-	8/07/2015	1,000,000	1,000,000	1,000,000	12,247	7.21	Low
Investec 8/8/16	BBB-	8/08/2016	2,500,000	2,500,000	2,500,000	28,410	6.69	Low
Investec 6/8/17	BBB-	6/06/2017	2,000,000	2,000,000	2,000,000	18,481	5.44	Low
Investec 14/8/15	BBB-	14/08/2015	1,800,000	1,800,000	1,800,000	19,680	6.43	Low
AMP 24/5/16	A	24/05/2016	5,000,000	5,000,000	5,000,000	62,425	7.35	Low
AMP 10/3/14	A	10/03/2014	2,000,000	2,000,000	2,000,000	14,778	4.35	Low
Arab Bank*	A-	7/05/2018	1,500,000	1,500,000	1,500,000	11,975	4.70	Low
Westpac 27/6/14	AA-	27/06/2014	1,000,000	1,000,000	1,000,000	11,041	6.50	Low
Westpac 6/5/14	AA-	6/05/2014	4,000,000	4,000,000	4,000,000	28,537	4.20	Low
NAB 9/3/15	AA-	9/03/2015	2,000,000	2,000,000	2,000,000	15,186	4.47	Low
NAB 12/3/15	AA-	12/03/2015	2,500,000	2,500,000	2,500,000	19,152	4.51	Low
Delphi Bank 29/1/15*	A-	29/01/2015	2,000,000	2,000,000	2,000,000	14,914	4.39	Low
Delphi Bank 14/2/14*	A-	14/02/2014	5,000,000	5,000,000	5,000,000	59,877	7.05	Low
Delphi Bank 5/8/15*	A-	5/08/2015	2,000,000	2,000,000	2,000,000	22,762	6.70	Low
Delphi Bank 7/3/14*	A-	7/03/2014	1,500,000	1,500,000	1,500,000	17,983	7.05	Low
Credit Union Australia 11/4/14	BBB+	11/04/2014	1,000,000	1,000,000	1,000,000	11,585	6.82	Low
Credit Union Australia 12/5/14	BBB+	12/05/2014	2,000,000	2,000,000	2,000,000	22,965	6.76	Low
Credit Union Australia 9/5/14	BBB+	9/05/2014	500,000	500,000	500,000	5,053	5.95	Low
Suncorp 11/8/14	A-	11/08/2014	3,000,000	3,000,000	3,000,000	32,104	6.30	Low
Suncorp 23/12/13	A-	23/12/2013	1,000,000	1,000,000	1,000,000	8,561	5.04	Low
Rural Bank	A-	30/10/2013	2,000,000	2,000,000	2,000,000	14,948	4.40	Low
Bank of Queensland 4/9/17	BBB	4/09/2017	2,000,000	2,000,000	2,000,000	19,195	5.65	Low
Bank of Queensland 5/2/18	BBB	5/02/2018	3,000,000	3,000,000	3,000,000	26,244	5.15	Low
Bank of Queensland 5/3/18	BBB	5/03/2018	2,000,000	2,000,000	2,000,000	17,326	5.10	Low
Bank of Queensland 17/5/17	BBB	17/05/2017	1,000,000	1,000,000	1,000,000	7,899	4.65	Low
Rabo Direct 24/3/16	AA	24/03/2016	5,000,000	5,000,000	5,000,000	60,726	7.15	Low
Rabo Direct 10/8/15	AA	10/08/2015	1,000,000	1,000,000	1,000,000	11,381	6.70	Low
Rabo Direct 13/4/15	AA	13/04/2015	1,000,000	1,000,000	1,000,000	7,644	4.50	Low
ING 17/8/17	A	17/08/2017	2,000,000	2,000,000	2,000,000	20,418	6.01	Low
ING 6/9/17	A	6/09/2017	2,000,000	2,000,000	2,000,000	19,025	5.60	Low
ING 7/5/18	A	7/05/2018	1,500,000	1,500,000	1,500,000	11,873	4.66	Low
ING 4/9/13	A	4/09/2013	3,000,000	3,000,000	3,000,000	21,861	4.29	Low
Wide Bay 29/7/16	BBB	29/07/2016	1,000,000	1,000,000	1,000,000	12,060	7.10	Low
Wide Bay 8/8/16	BBB	8/08/2016	1,000,000	1,000,000	1,000,000	12,060	7.10	Low
ME Bank 15/5/14	BBB	15/05/2014	2,000,000	2,000,000	2,000,000	14,435	4.25	Low
ME Bank 2/9/13	BBB	2/09/2013	2,000,000	2,000,000	2,000,000	14,608	4.30	Low
ME Bank 2/6/14	BBB	2/06/2014	2,000,000	2,000,000	2,000,000	14,268	4.20	Low
ME Bank 15/10/13 (RPT)	BBB	15/10/2013	1,300,000	1,300,000	1,300,000	7,198	4.30	Low
Police Credit Union 28/2/15	NR	28/02/2015	1,000,000	1,000,000	1,000,000	7,865	4.63	Low
Police Credit Union 17/5/16	NR	17/05/2016	500,000	500,000	500,000	3,830	4.51	Low
Bendigo & Adelaide Bank	A-	16/04/2014	2,800,000	2,800,000	2,800,000	20,452	4.30	Low
Bank of Sydney	NR	21/10/2013	1,500,000	-	1,500,000	7,077	4.10	Low
CBA 16/5/16	AA-	16/05/2016	1,000,000	1,000,000	1,000,000	7,644	4.50	Low
CBA 17/5/16	AA-	17/05/2016	1,000,000	1,000,000	1,000,000	7,644	4.50	Low
CBA 23/5/16	AA-	23/05/2016	1,000,000	1,000,000	1,000,000	7,729	4.55	Low
CBA 30/5/16	AA-	30/05/2016	1,000,000	1,000,000	1,000,000	7,729	4.55	Low
CBA 6/6/16	AA-	6/06/2016	1,000,000	1,000,000	1,000,000	7,729	4.55	Low
CBA 29/10/17	AA-	29/10/2017	2,779,070	2,779,070	2,779,070	14,313	3.03	Low
Total			100,679,070	99,179,070	100,679,070	957,873		

Attachment

Credit Rating at 31/8/13	Legal Maturity	Acquisition Price \$	Market Value as at 1/8/13 \$	Market Value as at 31/8/13 \$	Income Earned (net of fees) Financial Yr to Date \$	Annualised Monthly Return (Managed Funds) / Current Coupon	Risk of capital not being returned	
Floating Rate Notes:								
<i>Fair Value through Profit & Loss Accounting - movements through profits & loss.</i>								
Bank of Queensland 7/12/15	BBB	7/12/2015	5,034,450	5,066,700	5,100,100	52,020	4.40	Low
Bank of Queensland 30/5/16	BBB	30/05/2016	3,000,000	3,021,480	3,005,760	26,637	4.30	Low
CBA	AA	24/12/2015	15,281,689	15,376,000	15,501,550	281,223	3.79	Low
Macquarie Bank 9/3/17	A	9/03/2017	5,000,000	5,276,605	5,268,755	(2,127)	5.67	Low
Macquarie Bank 24/2/14	A	24/02/2014	1,001,180	1,017,240	1,008,090	5,803	4.49	Low
Arab	A-	12/12/2014	5,000,000	5,000,520	4,997,295	(19,703)	4.28	Low
Suncorp	A-	11/04/2016	2,250,000	2,262,713	2,270,025	17,566	3.80	Low
Total			36,567,319	37,021,258	37,151,575	361,419		
CPPI Notes (Constant Portfolio Protection Insurance)								
<i>Fair Value through Profit & Loss Accounting - movements through profits & loss.</i>								
Lehman #	D	15/06/2009	300,000	-	-	-	0.00	High
Lehman #^	D	15/06/2009	500,000	-	-	-	0.00	High
Total			800,000	-	-	-		
Floating Rate Term Deposits:								
Westpac	AA-	9/08/2013	2,000,000	2,000,000	2,000,000	12,097	3.56	Low
Bank of Queensland	BBB	26/02/2016	1,500,000	1,500,000	1,500,000	10,947	4.10	Low
ING	A	27/02/2015	2,000,000	2,000,000	2,000,000	14,315	4.09	Low
Total			7,500,000	5,500,000	5,500,000	37,359		
Fixed Coupon Bonds								
Heritage Bank	BBB+	20/06/2017	6,718,110	7,188,887	7,725,058	169,127	7.25	Low
Total			6,718,110	7,188,887	7,725,058	169,127		
Floating Rate Transferrable Certificate of Deposit								
Greater Building Society	BBB+	15/04/2016	2,000,000	2,007,044	2,015,060	17,663	4.24	Low
Total			2,000,000	2,007,044	2,015,060	17,663		
Other:								
Southern Phone Company Shares	N/A	N/A	2	2	2	-	N/A	Low
Securities No Longer Held (excluding Managed Funds).								
Accumulated at July 2013						(51,456)		
Keolis # (now ZCB)	BBB-	24/08/2013	1,000,000	995,300	-	4,700	0.00	Low
NAB Flexi Deposit	AA	16/08/2013	2,000,000	2,000,000	-	9,761	3.79	Low
Quay Credit Union	NR	9/08/2013	1,065,069	1,065,069	-	7,587	6.50	Low
Total			4,065,069	4,060,369	-	(29,408)		
GRAND TOTAL (before fees)				157,903,811	162,841,603	1,534,262		
Less Portfolio Fees (Advice & Salary)						(27,690)		
GRAND TOTAL				157,903,811	162,841,603	1,506,572		

Capital Guaranteed at maturity
^ Ex Infrastructure IMP
* Rated by Fitch

The dates quoted alongside the name of the product for FRN's, CDO's and Fixed Bonds are first call dates.
First call dates for FRN's & fixed bonds are the likely date of maturity because the investment issuer is severely penalised if monies are not redeemed by that date, via damage in the market to their reputation, increased coupon rates and additional capital requirements by APRA.
Term deposits of \$250,000 or less per financial institution are covered under the Commonwealth Government Deposit Guarantee Scheme & therefore by default have the same credit rating as the Commonwealth Government i.e. AAA.

Less Unrealised Capital Gains/(Loss) for Available For Sale Investments \$ 4,700
Income to Profit & Loss \$ 1,501,872

TOTAL CASH & INVESTMENTS AS AT 31 AUGUST 2013 \$ 162,841,603

LESS ESTIMATED RESTRICTED EQUITY FOR WATER & SEWER FUNDS

Water Fund \$ 35,434,550
Sewer Fund \$ 54,548,918 \$ 89,983,468

GENERAL FUND CASH & INVESTMENTS \$ 72,858,135

LESS TRUST FUND BALANCES AS AT 31 AUGUST 2013 \$ 1,446,052

LESS ESTIMATED RESTRICTED EQUITY FOR GENERAL FUND (developer contributions, grants, reserves etc.) \$ 71,169,152

ESTIMATED GENERAL FUND UNRESTRICTED CASH & INVESTMENTS AS AT 30 JUNE 2014 \$ 242,931

I hereby certify that Council's investments have been made in accordance with the Local Government Act 1993, Regulations and Council's Investment Policy.


Responsible Accounting Officer.

MANAGEMENT OF COFFS HARBOUR REGIONAL AIRPORT

Purpose:

To obtain approval to call for tenders for the management of the Coffs Harbour Regional Airport as a Council Business Unit.

Description of Item:

The Airport is run as a separate Council Business Unit (CBU) and is self-funding. The current Airport Manager is a contractor and not a Council employee. The contract has expired and the engagement continues on a month-to-month basis pending confirmation of the new management arrangements. All other staff are directly employed by Council. The Airport has functioned very well under this arrangement over recent years.

However, the continuing growth of the Airport business is putting pressure on current staffing levels, resulting in the future roles of some positions needing to be reviewed. This coupled with the lack of a succession plan, and wishing to ensure the best economic return to Council and the community, led to the engagement of an experienced Airport consultant (Ambidji) to conduct a review and examine options for the future management of the Airport.

Ambidji examined a number of options which was narrowed to three for detailed analysis.

These three options were:

1. Private Sector Concession Contract (PSCC)
2. Management Contract (MC)
3. Council Business Unit (CBU).

A brief description of each of these options is as follows:

The *Private Sector Concession Model* (or Public Private Partnership) differs from the other two models by giving rights to the concession holder to make commercial use of the assets on an autonomous basis, with obligations to maintain agreed service standards, finance operations and undertake development. Council effectively licenses the concession holder to utilise Council assets to derive earnings from the Airport business as the concession holder sees fit, while operating in accordance with broad principles outlined in the concession agreement. This comes with an obligation by the concession holder, at its own expense, to maintain the assets as fit for purpose, and to develop the Airport assets over the life of the concession so as to maintain service standards and improve the facility in accordance with demand and an agreed master plan. The concession holder is also free to invest in areas that will generate greater income. At the end of the concession period, the asset ownership (including all improvements) reverts to Council. The concession holder pays Council for these rights, in the form of a concession fee, usually in the form of a regular payment of a percentage of gross sales. Concession terms are over long periods of 20 years plus.

Under the *Management Contract Model*, Council enters into a contract with an independent firm to carry out the day-to-day management of the Airport on its behalf. The Contractor would be responsible for employing all necessary staff, and to deliver the Airport services in accordance with contracted performance standards within an agreed, Council-funded, operating budget (which would include the contractor's overhead costs and management fee) and an agreed capital budget, also funded by Council. The Manager would be responsible for collecting revenue and administering all operating costs, on behalf of Council.

Council retains ownership of the assets and remains exposed to market risk. However, the interposed management contractor is incentivised through the contract to increase revenue and reduce costs, while remaining accountable for regulatory compliance.

The *Council Business Unit Model*, refers to the current situation where the airport is operated as a separate self-contained business unit with a dedicated Airport Manager (presently engaged under a contract) and Airport staff who are full time Council staff. Council owns all assets, carries all financial obligations for operational and capital expenditure and carries all market risk, and is ultimately responsible for regulatory compliance. Council is responsible for setting fees and charges, and has entitlement to all revenues. While day-to-day operations are the responsibility of Airport management, Council has significant corporate governance, financial and human resource management responsibilities for all matters pertaining to the Airport.

There can be varying degrees within each option depending on the degree of control Council wishes to maintain over staff and the business.

The options are discussed further in the issues section of the report.

Sustainability Assessment:

- **Environment**

There are no environmental considerations.

- **Social**

There are no social considerations.

- **Civic Leadership**

The Coffs Harbour 2030 Community Plan charges Council with the efficient management of its business enterprises for the benefit of the community.

- **Economic**

Broader Economic Implications

It is important for the city and the region that the Airport is effectively managed, being a substantial economic driver.

Delivery Program/Operational Plan Implications

As the Airport is self-funding, there will be no effect on Council's budget, no matter which management regime is put in place.

Risk Analysis:

The recommendation at the end of the report essentially supports the current management principles and therefore the risk profile of the operation will not change. However, one area of risk that will endeavor to be addressed is that of succession planning.

Consultation:

The Airport management options have been reviewed by Council's senior management.

Related Policy and / or Precedents:

Council has in the past, where appropriate, used contract management for its facilities.

Statutory Requirements:

Council has the power under Section 355 of the Local Government Act to carry out its functions and responsibilities through a contract arrangement.

Any tender will be in accordance with the Local Government Act and the tender regulations.

Issues:

The management and staffing of the Airport is essentially an operational function under the direction of the General Manager.

The question is, what is the best management structure that satisfies the following objectives:

1. Complies with legislation,
2. Addresses the issue of succession planning,
3. Cost effective,
4. Provides opportunities for revenue growth/cost reduction,
5. Ensures compliance with safety and security regulations to minimise risk.

Other Considerations

Often one of the major reasons Airport owners look to private sector involvement in future management is because of the cost of future major capital works that maybe required to infrastructure. This is not the case for Coffs Harbour Airport. The runway overlay will be completed by the end of the year. The apron works have already been finished and the recent internal changes and refurbishment works in the terminal will be sufficient for the next 5-10 years.

The only outstanding capital work is an extension to the open public car park estimated to cost \$225,000. However, this work will also bring with it the opportunity for additional revenue.

The second consideration is the result of Council being informed on 31 May 2013 by Qantas, that from April next year Qantas will no longer be the security screening authority for our Airport. Council will assume this responsibility. With it will come substantial income and expenditure in the vicinity of \$1 million. Council has called for tenders for the provision of security services which will be reported to the Council meeting on 14 November 2013. This change will mean there will be an additional supervisory role to be performed by Council that will need to be built into the structure. Any additional cost can be recouped in the fees paid by the Airlines. This will allow Council to increase staffing levels at little or no cost.

The last consideration is that private sector involvement could be influenced by other potential income streams such as land subdivision. However, this would only be the case if there was reasonable certainty in the form of approvals. There are currently no approvals in place for the Airport lands.

Discussion of Options:

Option 1 – Private Sector Concession Contract (PSCC)

It is clear from the figures contained in the Ambidji report that this is not a viable option even at the discount rate of 7.5% used in the calculations. If a more realistic rate of say 15% was used, the result would be worse. This option also assumed a concession fee of 50% of annual turnover which appears to be unrealistic. Given the negative impacts of this sensitivity analysis on the evaluation of this model it is believed this option does not satisfy the objectives at this time.

Option 2 – Management Contract (MC)

There are two ways such a contract could be implemented:

- (a) Contracting of Airport Management
- (b) Contracting of Airport Management, plus contracting of operational activities.

Option (b) is not considered practical, as there appears to be little to be gained by the inclusion of operational activities and the costs of redundancy would be high.

The staff involved in Airport operations are presently engaged under a workplace agreement which has benefits to both employer and employee. Therefore, private sector intervention would not greatly impact on the costs in this area.

Option (a) would cover all positions except operational staff. The Ambidji report suggests a 15% fee which would be an additional cost. To balance this it assumes that under this type of arrangement there would be a 10% savings in cost and a 5% increase in revenue. While it is agreed that cost savings are possible, it is thought highly unlikely that a 5% increase in revenue would be achieved over and above that of the current management.

Unless this option offers a substantial financial advantage (which it does not) then there is no point in pursuing it, as overall Ambidji ranks it only very marginally above the current management arrangement.

This type of management arrangement does not deal with succession planning. Council would need to nominate a minimum staffing level and would lose personal contact with the airlines.

Option 3 – Council Business Unit (CBU)

A continuation of the CBU would require some matters to be addressed. Firstly, whether the Airport Manager will be a contracted position or an employee. If it is a contracted position, whether it would be a contract with a single individual, or with a company that provides an Airport Manager (which is the current situation). The engagement of a company is the preferred option as it gives more flexibility and would be more attractive in the market place. Also with the appropriate wording in the management contract, it is desirable (at the option of the Council) for the company to provide other Airport administration staff if, and when such an opportunity arose in the future. Secondly, a review of the staff structure to deal with the pending security change, succession planning and the overall growth of the business.

Over recent years, having the Manager's position filled by a private sector contractor (the current agreement is monthly) has enabled Council to enjoy the benefits of private sector Airport business acumen and philosophy without a cost penalty. As evidenced by the smooth operation of the Airport and projected forward cash flows, the business is very well placed. It is very doubtful that it would have performed any better under a different management structure.

The Ambidji report recognises that the current CBU approach has worked effectively and certainly is not broken.

Going forward the structure as a CBU would change to include a new position of either Security and Safety Supervisor or Assistant Airport Manager responsible for security and safety. The Compliance Officer's role would be redefined to cover only regulatory matters.

The person filling this new position will be trained and would be able to fill in as Acting Airport Manager as and when required. With additional income from taking over the security screening role, this should be cost neutral.

It will be a condition of the management contract that the contractor is required to train and mentor the second-in-charge to ensure that, at the end of the contract period, Council will be in a position of either bringing the total management back within Council or pursuing other management options.

Summary:

The aviation industry suffers from a lack of quality experienced staff across all areas from management to operations, particularly in the younger age demographic.

Council has been fortunate to have the services of the current contract manager. Prior to his engagement Council unsuccessfully advertised the position (as a fulltime Council employee).

The Ambidji Report concludes that Council should consider alternate management strategies as outlined in the options. Having regard to the stated objectives, the Ambidji report and the discussion of the options above, there is nothing sufficiently persuasive to suggest a change from the current CBU approach to the management of the Airport for the near future (next five years).

Further, the continuation of private sector involvement via the role of Airport Manager gives Council the best of both worlds, particularly if this role can be incentivised.

It is therefore recommended that tenders for the management of Coffs Harbour Airport under the CBU framework be called for a period of five years. Upon appointment of the Manager, the staff structure be reviewed as discussed in the body of the report.

Implementation Date / Priority:

Subject to Council approval tenders will be called by the end of the year.

Recommendation:

1. **That Council continues to operate the Coffs Harbour Regional Airport as a Council Business Unit.**
2. **That tenders be called for the management of the Coffs Harbour Regional Airport as a Council Business Unit for a period of five years, on a contract that allows for the immediate provision of management services, and the future provision of other Airport administration staff at the discretion of the Council.**
3. **Following the appointment of a Manager the staff structure be reviewed.**

EASTERN DORRIGO SHOWGROUND AND COMMUNITY HALL MANAGEMENT COMMITTEE MEMBERSHIP

Purpose:

To recommend to Council appointment of a community member to the Eastern Dorrigo Showground and Community Hall Management Committee.

Description of Item:

This report seeks approval from Council for appointment to the following committee:

- Eastern Dorrigo Showground and Community Hall Management Committee.

Sustainability Assessment:

- **Environment**

There are no environmental issues associated with this report.

- **Social**

The valuable contribution made by community members in the various roles of management and advisory committees adds to the significant social capital and sense of connectedness, while also providing a service Council would otherwise be unable to provide.

- **Civic Leadership**

This approach is addressed in Coffs Harbour 2030 through:

LC1 We are healthy and strong

LC1.3 We live in a safe, caring and inclusive community

LC1.3.2 Build community structures based on the values of care, inclusion and connectedness

LC1.3.3 Promote the importance of being party of a community

- **Economic**

Broader Economic Implications

There are no economic implications of the recommendations in this report.

Delivery Program/Operational Plan Implications

There are no delivery program or operational plan implications of the recommendations in this report.

Risk Analysis:

A risk analysis is not applicable in this instance

Consultation:

Consultation has been undertaken with the existing members of the relevant committee.

Related Policy and / or Precedents:

This process is in line with precedents set in the past.

Statutory Requirements:

This addresses requirements under the Local Government Act.

Issues:

The following community member has expressed interest in participating on the below committee. The nomination has been approved for recommendation to Council at the relevant committee meeting:

- Eastern Dorrigo Showground and Community Hall Management Committee.
Ms Angie Hunter

Implementation Date / Priority:

The relevant committee and prospective member will be notified immediately following Council's decision.

Recommendation:

That Ms Angie Hunter be appointed to the Eastern Dorrigo Showground and Community Hall Management Committee.

JETTY4SHORES PROJECT CONCEPT PLAN

Purpose:

To present Council with the Jetty4Shores Project Concept Plan for adoption and to make recommendations in relation to its implementation.

Description of Item:

At the Council meeting of 25 October 2012, Council noted the Jetty4Shores Project and endorsed its overall direction by adopting a Project Plan. 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.

The draft Jetty4Shores Concept Plan was prepared for the project area by the Project Team, in consultation with the Jetty4Shores Community Reference Group, key stakeholders and the community. The final draft plans were reported to Council at its meeting of 14 March 2013, at which time it was resolved:

1. *Council, as Corporate Manager of the Coffs State Park Trust, place on public exhibition the draft Jetty4Shores Concept Plan, for a period of 3 months.*
2. *A series of scenarios suggesting likely progressions / orders of construction be included in the exhibition.*
3. *Possible options for the remainder of the Jetty Foreshores precinct be included as part of the exhibition.*
4. *A further report be submitted to Council on the completion of that exhibition period providing updated plans and overall works program and associated budgets.*
5. *For a range of options to be put before Council at the conclusion of the public consultation process.*
6. *For application to be made to the Federal Government to match the \$30 to \$40 million already allocated by the State Government to include infrastructure projects including a permanent sand by pass.*

The overall draft Concept Plan adopted by Council for exhibition identified five character zones, being:

- A. Market / Picnic Area;
- B. Kiosk / Urban Design Investigation Area;
- C. Boardwalk;
- D. Jetty Pier Precinct; and
- E. Jetty Walkway.

Prior to exhibition and in accordance with the above resolution, four alternative scenarios were prepared to identify potential construction options as funds become available and an additional plan was included in the exhibition to identify possible options as 'Future Project Areas' for the remainder of the Jetty Foreshores precinct (Attachment 1). A number of submissions have referenced the wider area and issues relating to the wider area are discussed later in this report. In accordance with the resolution, Council has recently written to the Federal Government requesting infrastructure funding.

The draft Jetty4Shores Concept Plan and associated documents were placed on exhibition for three months from 8 May 2013 to 9 August 2013. A series of consultation exercises were held over the life of the exhibition. Members of the Jetty4Shores Community Reference Group, Council staff and representatives from the NSW Government's Crown Lands Division were available at the various exhibitions to assist to answer questions and provide information. A Councillor briefing was also provided on 8 October 2013, to explain the nature of submissions and issues raised.

A total of 1340 submissions were received during the exhibition period, and a further eight after it closed. A full copy of all of the submissions is a confidential attachment to this report (Attachment 2) as the submissions may contain personal or private information or other considerations against disclosure as prescribed under the *Government Information (Public Access) Act 2009*.

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

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 Plan. This included a form letter received from 2% (23) 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 further 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 relating to 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.

The submissions have been numbered and summarised (Attachment 3). An analysis of issues raised in submissions has been undertaken, to clearly identify the matters in the study area requiring further assessment. This analysis is presented as the Jetty4Shores Concept Plan 2013 Public Exhibition Findings (Attachment 4). Table 1 identifies and ranks the key themes arising from submissions:

Design Elements	589	Boardwalk	96
High-rise / Commercial / Residential	581	Vendetta	56
Parking / Traffic / Pedestrian	500	Sports	56
Study Area	489	Market Area	40
Funds	473	Urban Design Investigation Area	34
Amenities	471	Connectivity	30
Coastal Erosion	439	Playground	30
Dunes	438	Steps	18
Dredging	425	Museum / Light	13
Vegetation	118	Triple Bottom Line	6

A number of the responses raised issues outside of the direct study area of the draft Concept Plan on display. It should also be noted that few submissions offered comment with regard to a preferred scenario or staging of works.

The analysis of submissions has raised a number of key matters for consideration by Council, which are discussed in the Issues section of this report:

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. Highrise 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, sea level rise, dune stability 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.

Each of the five character zones A-E have been separately itemised and costed to allow for detailed consideration of each zone in the study area and to assist in prioritising recommendations. The final Jetty4Shores Concept Plan, including implementation plan and preliminary budget estimates, are presented for adoption (Attachment 5). The Plan shows development of the five areas within the exhibited study area in the following six stages, with the following preliminary budget estimates of \$12.63 million, including contingencies (and excluding GST):

- Stage 1 – Area E Jetty Walkway \$1.44m
- Stage 2 – Area B Kiosk Area (includes steps and paving area) \$1.29m
- Stage 3 – Market / Picnic Area \$3.32m
- Stage 4 – Boardwalk (north of Jetty pier) \$0.74m
- Stage 5 – Jetty Pier Precinct \$5.00m
- Stage 6 – Boardwalk (south of Jetty pier) \$0.84m

It should be noted that the Yacht Club building and immediate surrounds was identified in pink on the exhibition plans as a 'Future Investigation Area'. Crown Lands will undertake a separate study of this area and hence the pink area is not included in the scope of this project.

Preliminary budget estimates were also sought in relation to possible options identified as 'Future Project Areas' on the exhibited map for the remainder of the Jetty Foreshores precinct (Attachment 1). It should be noted that these Future Project Areas are not included in the Concept Plan presented for adoption in this report. These preliminary estimates are:

- Future stage (North Wall) dependent on external factors \$0.51m
- Northern parkland, dog park, carpark, etc. \$0.82m
- Southern parklands – playground, steps, boardwalk, lighting, etc. \$5.60m

After taking into account the many issues raised, it is considered appropriate to adopt the Jetty4Shores Concept Plan for Stages 1-6 outlined above and to proceed to investigate funding options. The community engagement process has revealed that there appears to be an expectation that the plan should be adopted and commenced as funds become available.

Council has included \$300,000 in its 2013/2014 Operational Plan for loan repayments from the Community Facilities Program to progress the Jetty4Shores Project Concept Plan, in the event that it is adopted by Council. It is proposed to seek loan funding of up to \$2.6 million (estimated as 10 year loan at 3% interest under the Local Infrastructure Renewal Scheme (LIRS)). This will allow Council to complete Stage 1 (subject to a lease being granted across ARTC land), whilst sourcing grant funding for other stages.

In commencing this project, it was always on the understanding that grant funding or alternative funding sources would need to be explored in order to implement any works associated with any final adopted landscape plans for the study area. Possible funding sources are outlined in the Options section of this report.

Additionally, the consultation process has identified a series of critical issues which also need to be addressed as a series of 'next steps' to allow both the study area and the wider Jetty Foreshores area to be managed over time. These are also discussed in the Issues section of this report.

Sustainability Assessment:

- **Environment**

Environmental factors were considered during the development of the Jetty4Shores Concept Plan and outlined in Project Information Sheet 4, which was placed on the website toward the end of the exhibition period (Attachment 1). However the assessment was only undertaken commensurate with the conceptual nature of the exhibited plans. 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. Environmental assessments in particular require precise details of the proposed activity in order to ensure all impacts are assessed and mitigated where required.

- **Social**

Social impacts were also considered during the development of the Jetty4Shores Concept Plan and outlined in Project Information Sheet 4 (Attachment 1). The development of the community spaces in the proposed Concept Plan study area will enhance social opportunities for the community. Consultation with key stakeholders and leasees in the study area will need to be ongoing in moving through the detailed design stage, assuming the landscape plan is adopted.

- **Civic Leadership**

The Jetty Foreshores form an important social space for local residents and visitors alike. The Concept Plan 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.

- **Economic**

Broader Economic Implications

The appropriate development of the public aspects of the Foreshore will assist in developing and attracting visitors to the overall Jetty Foreshores locality. This has broad positive economic impacts for the entire City and the region.

Delivery Program/Operational Plan Implications

Improved public amenity and use of open space requires detailed planning and capital investment to implement improvement works. A Council approved plan will provide a spade-ready project that will benefit future grant applications and other funding sources. Preliminary cost estimates, an overall works program and associated budgets have been prepared for the Concept Plan presented for adoption.

Risk Analysis:

The development of the Project Plan for the draft Jetty4Shores Concept Plan Phase 1 included a Risk Analysis when reported to Council on 25 October 2012. This Risk Analysis identified medium level risks associated with the ability to provide staff resources to work on the project; to Council's reputation in terms of the highly contentious nature of previous consultation exercises undertaken for the area; to stakeholders, the wider community and legal/legislative matters, in terms of potential shortcomings with community and stakeholder engagement; to budget and product delivery because of constraints on available funds; and to environmental factors in terms of coastal hazards.

The development of the draft Concept Plan prior to exhibition involved significant consultation and testing of key concepts with the community prior to finalising the draft Plan for exhibition. The draft Concept Plan then proceeded to an extensive community engagement exercise over a three month period, providing more vigor to the amelioration of inherent risks. Preliminary costings have been provided by a Quantity Surveyor for all aspects of the draft Plan as exhibited, and have been used in identifying recommended staging for the Plan. If the final Concept Plan is adopted by Council, detailed designs and environmental assessments, including engagement of a coastal engineering consultant for the works in the immediate coastal hazard zone, will ensure additional risk analysis is undertaken prior to spending funds.

Consultation:

As outlined in the above, there has been extensive consultation for the life of the project. A draft Concept Plan was 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 took advantage of the opportunity to view 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. The final draft Jetty4Shores Concept Plan was endorsed for exhibition by Council at its meeting of 14 March 2013.

The draft Jetty4Shores Concept Plan and associated documents were placed on exhibition for three months from 8 May 2013 to 9 August 2013. A series of consultation exercises were held during and since the exhibition period, including:

- a permanent display set up in the foyer of Council's Administration Centre for the entire exhibition period;
- copies of the draft Concept Plan at local libraries;
- a travelling display at Woolgoolga Library (29 May – 6 June), Toormina Library (18 June - 5 July) and Bunker Cartoon Gallery (5 – 18 July);
- a shop front display in an empty shop at the Marina (26 July – 9 August);
- a dedicated page on Council's website with a direct link from the homepage, providing updated information and all exhibition materials and with the ability to click on an email link to provide a direct submission in relation to the draft Plans on display;
- regular local newspaper, television and radio media releases over the life of the exhibition;
- a display at the Thursday Farmers' Markets in the City Centre on 6 June and 18 July from 9.00am to 2.00pm;
- a display at the Harbourside Markets at the Jetty Foreshores on 4 August from 8.00am to 3.00pm;
- individual meetings with key stakeholders including the Local Aboriginal Land Council, Jetty Beach Volleyball Club, Jetty June Care, Jetty Action Group and NSW Police Crime Prevention Unit;
- an evening information session for the general public and Councillors in the foyer of Council's Administration Centre of 31 July from 5.00pm to 7.00pm;
- presentations to school groups, service clubs and community organisations on request;
- a meeting with the Community Reference Group on 30 May to discuss community engagement activities to be undertaken during the exhibition period;
- a meeting with the Community Reference Group on 1 October to distil feedback received from the exhibition and to assist to finalise the plans; and
- a Councillor briefing on 8 October to explain the nature of submissions and issues raised.

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.

A total of 2676 persons visited the website during the exhibition period, with a total of 3922 views (meaning many had more than a single look). The average look was for 3.5 minutes, suggesting that many people looked through and downloaded the information. 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 traffic to the page increased significantly.

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 Plan. This analysis was prepared and included in the display material on Council's website from 26 July 2013. A copy is included in Attachment 1.

Several submissions have questioned the integrity of the consultation process and have requested that Council seek an independent body to review, analyse and report on all submissions; and have also requested that all submissions and their analysis should be made available for public scrutiny by community representatives from key stakeholder groups. Councillors have been provided a full copy of each submission (confidential Attachment 2). As set out earlier, it is a confidential attachment as the submissions may contain personal or private information or other considerations against disclosure as prescribed under the *Government Information (Public Access) Act 2009*. A summarised version of all submissions (Attachment 3) and the thematic analysis in the Jetty4Shores Concept Plan 2013 Public Exhibition Findings (Attachment 4) has been appended to outline the analysis that has been completed. It is considered that Councillors, as elected community representatives, are able to provide the level of scrutiny requested in the submissions.

Review and analysis of the submissions has resulted in a number of key issues being identified, which are discussed in the Issues section of this report. The final draft Concept Plan 2013, implementation plan and preliminary budget estimates have been amended in response to submissions received.

Under the Terms of Reference, the involvement of the Community Reference Group concludes with the adoption by Council of the Plan. In the event that Council adopts the Plan, it is recommended that the Community Reference Group is officially thanked for their involvement over the life of the draft Jetty4Shores Project.

Related Policy and / or Precedents:

Council has a responsibility under its care, control and management of the land that is being investigated as part of this project as the Corporate Manager of Coffs Coast State Park Reserve Trust. The Reserve Trust is obliged to undertake the planning for the Foreshores and an essential part of this obligation is the requirement to place any plans on public exhibition and to consider community views.

Statutory Requirements:

As Corporate Manager of the Reserve Trust, Council is obliged to follow the Coffs Harbour Jetty Foreshores Plan of Management June 2008. This plan requires Council as the Reserve Trust to "*continue to manage the operational planning and service delivery functions to manage the Crown lands reserved for public recreation...*". Part of the Plan of Management requires the "Development of an integrated Recreation, Landscaping and Vegetation Management Plan". The Concept Plan presented for adoption are part of this process. Council as the Reserve Trust Manager is required to undertake community consultation and to consider community views as part of this process.

Issues:

The submission analysis undertaken has identified a number of issues which require further discussion prior to Council's consideration of the Concept Plan. These are outlined in the following.

- **Design elements, including playgrounds, lighting, amenities, feature items and locations**

- **General**

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.

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.

Comment:

Specific items will again be analysed at the detailed design phase for the various stages of the project. There may be opportunity to include a number of these items into the design for construction when funding becomes available.

- **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.

Comment:

The final draft Concept Plan for the study area includes both open space / lawn areas, sun protected picnic areas and play art sculptures. In response to the submissions, the draft Concept Plan has been amended to extend the existing amenities block to allow for change rooms. Due to the amount of sand produced from beach users, standard drains internally located are frequently blocked. Beach showers that allow the sand to be returned to the dune are the preferred maintenance outcome. New outdoor showers are proposed to be installed at the Kiosk area, the market area and at the Jetty Pier Precinct – near the community beach access and also at the terminus to the Jetty Walkway. It should also be noted that additional

amenities facilities would be a requirement of any future redesign of the TS Vendetta and Yacht Club sites.

– **Playgrounds**

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. 10 submissions requested that interesting and unique playground equipment be included.

Comment:

A new central play space with a maritime theme could be constructed within the 'Future Project Area' to the south (as identified on the exhibited plan) that is an All Abilities Playground and which includes water play. This has been costed in preliminary budget estimates for the wider area, however is not part of the current study area. This will be subject to separate consultation via a precinct planning exercise and detailed design at a future time.

– **Historical features**

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 within the area, generally requesting it be located within the building at the end of the jetty pier (TS Vendetta locality).

Comment:

The South Solitary Island lighthouse optic (light) is currently housed within Council's museum collection but is not on permanent display. It is considered that the Jetty Foreshores location is an appropriate place for its future display. This is a design element which should be accommodated in the future detailed design of Area D Jetty Pier Precinct. The Concept Plan nominates the display of the lens as a component of a self-guided interpretive display and would be a part of any redesign of the TS Vendetta site.

– **Area A – Market/Picnic Area**

A total of 40 submissions addressed the Market/Picnic Area, with 16 specifically highlighting the need for better drainage on the market site. 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.

Comment:

The Market Precinct is currently suffering from poor drainage, which is affecting community activities, including the Harbourside Markets, family recreational activities and beach access. In order to improve the drainage and overall quality of the area, it will be necessary to fill the site and to install sub-soil drainage and surface grates to drain excess water to a planted natural filtration area. The aged Casuarina trees within the area are in decline and would not survive the new ground levels. Those Casuarinas that are to be removed will be replaced with super advanced native trees into quality soil, so they establish quickly to provide shade and protection from the winds as quickly as possible.

– **Area B – Urban Design Investigation Area**

The Urban Design Investigation Area was specifically raised 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.

Comment:

The Urban Design Investigation area (shown pink on the Concept Plan) will be subject to a separate, future analysis and community consultation by NSW Crown Lands. No further information is known at this time in relation to this site. This is the reason little information was communicated in the exhibition materials.

Recommendation:

- a) That Council adopt the final draft Concept Plan, which has been amended to increase the size of the amenities block at the northern end of the study area.
- b) That community feedback relating to specific design elements be analysed at the detailed design phase for the various stages of the project. There may be opportunity to include a number of these items into the design when funding becomes available.

• **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 or residential development in the foreshore 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.

Comment:

Coffs Harbour Local Environmental Plan (LEP) 2013 allows three different height limits within the draft Concept Plan study area. The majority of the Jetty Foreshores area has a 5.4 metre height limit, the TS Vendetta site has an 8.5 metre height limit, and the northern end of the site (the Yacht Club and part of the existing market area) has an 11 metre height limit (refer Attachment 6). The definition of building height in the LEP is the vertical distance measured between existing ground level to the highest point of the building, meaning that a 5.4 metre height limit generally allows for one storey, an 8.5 metre limit generally allows for two storeys and an 11 metre limit generally allows for up to three storeys. High-rise development is usually defined as eight storeys (28 metres) or higher.

The draft Concept Plan on display identified a two storey building at the end of the jetty pier (the TS Vendetta site) and single storey kiosks, amenities buildings and some shaded seating. There are no multi-storey or high-rise structures or residential development proposed on the draft Concept Plan as exhibited or as recommended for adoption by Council in this report.

The existing Yacht Club site is identified on the draft Concept Plan as a pink 'Urban Design Investigation' area. Crown Lands will undertake a separate study of this area and hence it was not included in detail in the draft Concept Plan on display. It should be noted that approved plans for the Yacht Club indicate that it is already built to 9.6 metres.

The Yacht Club and TS Vendetta sites are both zoned RE2 Private Recreation under the provisions of Coffs Harbour LEP 2013; the jetty pier and land at the end of the pier are zoned SP2 Tourism, Marine, Wharf and Boating; and the marina area is zoned IN4 Working Waterfront. Hotel or motel accommodation and serviced apartments; shops; restaurants or cafes; kiosks; and takeaway food and drink premises are permitted with consent in both the RE2 and IN4 zones. Uses related to tourism, marine, wharf and boating activities are permitted with consent in the SP2 zone. These permitted uses have been designed to accord with the Coffs Harbour Jetty Foreshores Plan of Management June 2008.

The general Jetty Foreshores area is zoned RE1 Public Recreation under the provisions of LEP 2013, which also allows for some additional permitted uses in a 'bubble' area in the northern end of the site (the market area) over the RE1 Public Recreation zone. These additional permitted uses include 'development for the purposes of hotel or motel accommodation, serviced apartments, shops and wharf or boating activities'. This bubble area also allows for height of buildings to 11 metres on the Coffs Harbour LEP 2013 Height of Buildings Map (refer Attachment 6).

The draft Concept Plan as exhibited demonstrates a preference for public domain over built form in the Jetty Foreshores parklands areas. The community has also identified its clear vision to maintain the parklands for passive open space.

Given the community concern about (perceived) development and given that the planning instrument allows for limited development opportunities within the parklands area, it is considered appropriate to support a recommendation seeking to amend the LEP to reflect the concepts as exhibited for the RE1 Public Recreation zone. Such an amendment to Coffs Harbour LEP 2013, to address the inconsistency between the community vision and the existing LEP provisions for the RE1 Public Recreation zone in this locality, would be undertaken via a Planning Proposal.

It is not considered appropriate to amend the RE2 zone to prohibit hotel or motel accommodation and serviced apartments, because this zone is used elsewhere in the Local Government Area and these uses are appropriate to the zone. Similarly it is considered appropriate to retain the 11 metre height limit on the Yacht Club site, because the existing building is already built to 9.6 metres. Any future uses at the Yacht Club site by or on behalf of Crown Lands (either for a development proposal or Masterplan) will trigger public exhibition and further opportunities for community comment.

It is considered important to undertake precinct planning studies for the Jetty and Foreshores area so as to develop a long term community vision for future landuses and associated planning provisions in the locality.

Recommendation:

- a) That Council commence a Planning Proposal to amend Coffs Harbour LEP 2013, to address the inconsistency between the Jetty4Shores Concept Plan (which provides for public domain improvements) and the existing LEP provisions (which provides for residential built form) for the RE1 Public Recreation Zone within the study area.
- b) That a Project Plan for a Precinct Planning exercise (incorporating a community participation plan) for the wider Jetty and Foreshores area be brought back to Council in 2014, aimed at developing a long term community vision for future landuses and associated planning provisions in the locality.

• **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 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.

Comment:

Parking and traffic issues were identified at the pre-exhibition stage as a primary concern within the Jetty4Shores project area. The exhibited draft Concept Plan clearly identified the new car parking areas to be created and existing ones to be relocated.

There are currently 121 car parks (including three disabled parks) within the Jetty4Shores study area. The draft Concept Plan identified an increase in parking to a total of 222 car parks (including seven disabled parks), with potential for additional parking in overflow areas of more than 350 car parks. The parking layout also includes an increase in accessible parking and drop off zones, and gentle path grades to support access by all. As a response to feedback from the stakeholder group, the carpark near the kiosk area was extended to include a dedicated drop off zone, a drive through loop and an increase in equal access parking.

It is considered that sufficient parking will be available for normal use levels in the study area. However, parking will not be designed for peak days. Other traffic and parking measures will be implemented on special event days, such as park and ride and use of overflow parking areas as is currently the practice. Location and number of bus bays required for efficient pick up and drop off of student groups and tourist groups will be considered as part of the detailed design.

Final walking distances from formal car parks to beach, jetty pier and parklands range from 50 to 100 metres. It is considered that moving parking from within the parklands to the edges improves safety through improved passive surveillance from adjacent areas, and through reduced pedestrian/vehicular conflict. NSW Crime Prevention endorsed the new location of the car parks as they enable passive surveillance from traffic travelling along Jordan Esplanade and residents within the Jetty Strip units. This will reduce and deter theft and other criminal activity within the area.

It is acknowledged that the Jetty Walkway (from rail crossing to jetty pier) will require safety provisions to be applied to Jordan Esplanade. Pavement threshold treatment is included in the Concept Plan for adoption, and will be further detailed in the design stage.

Recommendation:

a) That no amendments be made to the draft Concept Plan in relation to this issue.

• **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.

Comment:

The Coffs Harbour Jetty Foreshores Plan of Management June 2008 requires Council as the Reserve Trust to “*continue to manage the operational planning and service delivery functions to manage the Crown lands reserved for public recreation...*”. Part of the Plan of Management requires the “Development of an integrated Recreation, Landscaping and Vegetation Management Plan”.

The Concept Plan presented for adoption are part of this process. At the time the Jetty4Shores Project Plan was being developed, the extent of the study area was discussed. The Jetty4Shores project area was selected because it is an important gateway to the Marina, the Marine Park and prime recreational areas. It focuses on the highly used and valued public recreation spaces where infrastructure is dated, where there are important pedestrian connections that are not adequately provided for, where there are opportunities for substantial improvement and because it is centrally located.

An additional plan was provided with the exhibition material to identify future project areas both to the north and the south that constitute the overall Jetty Foreshores parkland area (Attachment 1). Several preliminary budget estimates have been prepared for these areas, to give Council an indication as to the likely expenses to be incurred in these parts of the Foreshores area as funding becomes available, subject to further community consultation and detailed designs.

It is considered that the display materials identify Council's preferred intent for the entire Jetty Foreshores parkland area, in accordance with the requirements of the Plan of Management, and recognise the community's concerns that the overall area be considered.

Recommendation:

a) That a Project Plan for a Precinct Planning exercise (incorporating a community participation plan) for the wider Jetty and Foreshores area be brought back to Council in 2014, aimed at developing a long term community vision for future landuses and associated planning provisions in the locality.

- **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 (12) such as on local infrastructure, roads and footpaths; opposition to spending funds on the project (seven); opposition to spending funds on the boardwalk (six); opposition to rate increases (five) and concerns over the costs of ongoing maintenance (four).

Comment:

Preliminary budget estimates for the Jetty4Shores project area are \$12.63 million and for the wider Jetty Foreshores parklands are an additional \$6.93 million, a total of \$19.56 million, including contingencies (and excluding GST).

In commencing this project, it was always understood that grant funding or alternative funding sources would need to be investigated to implement any works associated with any final adopted landscape plans for the study area.

Possible funding sources are explored in the Options section of this report. Any final adopted landscape plan, coupled with an allocation of funds to the project, would allow Council to proceed to detailed design and environmental investigations, which in turn are necessary to provide a spade-ready project that will benefit future grant applications and other funding sources.

- **Coastal processes and sea level rise, dune stability, triple bottom line, boardwalk and steps**

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. 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.

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

In relation to the boardwalk, 24 submissions raised concerns about the dunes and coastal processes and a further 10 submissions were 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).

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.

Comment:

Council adopted the Coastal Zone Management Plan on 14 February 2013. This document is a risk assessment tool, providing guidance on the levels of risk associated with existing and future coastal processes and suggested methods of managing that risk. It does not prescribe areas suitable or not suitable for development, but rather identifies the short and long term coastal process risks and management options for the coastal zone. Options for managing future and existing development within the coastal zone are directly related to reducing or eliminating intolerable risks.

It is acknowledged that the study area is located within the coastal hazard zone. It is expected that within the anticipated life of the landscape infrastructure proposed in the Jetty4Shores Concept Plan (such as boardwalks, footpaths and picnic shelters), there would not be any unusual impact. The construction of the boardwalk will be modular, which will allow for its relocation if necessary. Development of new built form would have construction that would allow for relocations (if necessary), engineering protection works, habitat modification or rehabilitation.

All proposed works will be subject to detailed design, checks by a coastal engineering consultant and environmental studies prior to construction and will be designed to comply with requirements of the Coffs Harbour Coastal Zone Management Plan so as to reduce risks from coastal hazards. These measures include the development of asset management plans which either plan for relocation or protection of assets, taking into account the potential risks from coastal hazards including sea level rise; and continued dune rehabilitation in conjunction with Jetty Dune Care.

The majority of the existing dunal system remains untouched in the draft Concept Plan. Fencing is a key part of the design considerations to isolate and protect the dunal vegetation from impact, and continued dune rehabilitation is also proposed for the wider Jetty Foreshores parklands. Construction management and environmental controls during the construction phase will be critical, as will environmental investigations during the detailed design phase of the boardwalk. Restoration offset planting is included in relevant areas of the Concept Plan, to offset selected tree removal in the dune area.

Recommendation:

- a) Subject to securing loan funds, undertake detailed design of the various stages, in conjunction with the engagement of a coastal engineering consultant and undertake all necessary environmental assessments to ensure coastal hazards are fully considered and managed as an integral part of the design.

• **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.

Comment:

The removal and replacement of the Casuarinas (native but not endemic) within the Market Precinct is imperative to the project, because the site needs improved drainage, and these trees are in decline. However the Concept Plan is sensitive to the needs of the community, by way of provision of shade and wind protection for its users. Shade structures are also included in the plans.

In relation to Norfolk Island Pines, there are established Norfolk Island Pines in the precinct, as street trees in Marina Drive and within the market area. Apart from continuation of the the Marina Drive theme there are only two new Norfolk Island Pines proposed, as sentinals at the end of the Jetty Walkway near the Jetty Pier Precinct. The Norfolk Island Pines shown in the rendered perspective are existing (in rail easement).

All of the other tree species proposed are endemic to the area. There is in excess of 60 trees proposed in the amenity landscape areas that would be Cupaniopsis anacardioides (Tuckeroo), Cryptocarya triplinervis (Three Veined Laurel), and Banksia integrifolia (Coastal Banksia). The trees will be super advanced, installed in quality soil and maintained to establish well-formed native trees that will provide wind and sun protection and simultaneously provide habitats for local fauna.

Recommendation:

a) That no amendments be made to the draft Concept Plan in relation to this issue.

• **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.

Comment:

Issues associated with dredging and sand removal within the harbour are not part of the current project. These matters are being addressed through other projects.

Recommendation:

a) That no amendments be made to the draft Concept Plan in relation to this issue.

• **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 Plan's 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.

Comment:

As outlined previously, Council has a responsibility under its care, control and management of the land that is being investigated as part of this project as the Corporate Manager of Coffs Coast State Park Reserve Trust. The Reserve Trust is obliged to follow the Coffs Harbour Jetty Foreshores Plan of Management June 2008. Part of the Plan of Management (page 26) is for the TS Vendetta site to be transformed within a community based commercial footprint that provides opportunity for facilities, services and attractions for the visitor and community uses of the area. The Plan of Management lists this site for recreation land use activities such as kiosks and cafes to serve visitors, locals and beach goers and to increase the attraction of the beach edge parklands and contribute to surveillance and community safety, and states (page 27) that the Naval Cadets should be re-accommodated with a suitable venue.

Council has received submissions from both the property managers acting for Defence and directly from the Department of Defence during the exhibition period, advising that they wish to retain tenancy at the site. Council has attempted to engage with the Department as part of the Jetty4Shores exhibition process. The Department has advised that it is currently assessing its options, and that it will be in contact with Council before the end of 2013 to meet and discuss its future in the Jetty Foreshores locality.

It should be noted that Council has sent correspondence in response to several submissions, stating that no existing users are to be excluded from the site as part of the current Concept Plan for the Jetty4Shores area, and further advising that the Concept Plan are about embellishing the site for existing and future users of the space. Council staff will continue to meet with all existing tenants to ensure they are fully engaged during the detailed design stage and that their needs are accommodated within the area.

Recommendation:

a) That Council continue to consult with relevant stakeholders during the detailed design phase of each stage of the project.

• **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.

Comment:

The northern zone is one of the highest use areas of Jetty Beach. The forecourt will provide an accessible link to the adjoining boardwalk, parkland and beach. This location will provide beach access for water sports and the parking layout also includes accessible parking and drop off zones. Additionally the Jetty Pier precinct includes community facilities for storage of, and beach access for, surf craft. It is considered that the concept design has sufficiently addressed the matter of beach access. This will further be considered at the detailed design stage.

After close of the exhibition period, Council staff met with representatives of beach volleyball, to discuss future locations within the Jetty Beach locality. Two sites have been noted and agreed to for consideration and these will be included in detailed designs and subject to further consultation in due course.

Recommendation:

- a) That Council continue to consult with relevant stakeholders during the detailed design phase of each stage of the project.

Options:

- **Staging**

It is proposed that Council adopt a staging plan as follows for the Jetty4Shores Project, and take steps to seek funding to allow it to be built in the following stages (including preliminary budget estimates, excluding GST):

• Stage 1 – Area E Jetty Walkway	\$1.44m
• Stage 2 – Area B Kiosk Area (includes steps and paving area)	\$1.29m
• Stage 3 – Market / Picnic Area	\$3.32m
• Stage 4 – Boardwalk (north of Jetty pier)	\$0.74m
• Stage 5 – Jetty Pier Precinct	\$5.00m
• Stage 6 – Boardwalk (south of Jetty pier)	\$0.84m

Recommendation:

- a) That Council adopt the staging plan as set out in Attachment 5.
- b) That subject to securing loan funds and the granting of a lease across the ARTC land, Council undertake detailed design of Stage 1 - Jetty Walkway and proceed to construction.
- c) That subject to securing loan funds, Council undertake detailed design and all necessary environmental assessments for Stage 2 - Kiosk Area (steps and paving), Stage 3 - Market/Picnic Area and Stage 4 – Boardwalk (north of jetty pier), including the engagement of a coastal engineering consultant.

- **Funding**

The community engagement process has revealed that there appears to be an expectation that some work will be undertaken in the Jetty Foreshores, following on from the \$1.1 million project undertaken by Council in 2011/12 on the installation of sewer infrastructure, the upgrading of barbeque shelters, picnic shelters, drainage and pathways in the wider Jetty Foreshores parklands area. As stated previously, in commencing this project, it was always on the understanding that grant funding or alternative funding sources would need to be explored in order to implement any works associated with any final adopted plans.

Council has included an initial allocation of \$300,000 in its 2013/2014 Operational Plan, and the corresponding annual allocation in the Long Term Financial Plan, for loan repayments from the Community Facilities Program to progress the Jetty4Shores Project Concept Plan, in the event that it is adopted by Council. It is proposed to seek loan funding of up to \$2.6 million (estimated as a 10 year loan at 3% interest under the Local Infrastructure Renewal Scheme (LIRS)). This will allow Council to complete Stage 1 (subject to a licence being granted across ARTC land) and to undertake detailed design of Stages 2-4, whilst sourcing grant funding for other stages.

The LIRS scheme provides an interest subsidy to fund Council infrastructure borrowing for eligible projects. Round 3 of the LIRS scheme is now open, and closes on 31 December 2013. Council could immediately apply for funding, which if approved, would reduce the project interest from 6% to 3%. In the event that LIRS funding is not approved, the increased interest would reduce the loan funds to an estimated \$2.2 million. This would still allow Council to complete Stage 1 and detailed designs for Stages 2-4, whilst sourcing grant funding for other stages.

A number of other funding options could be explored, in the event that the Concept Plan is adopted. These could include:

- An application for grant funding. However it is expected that revenue would still need to be found to match the grant funding (usually on a 1:1 basis). As an example, components of the Concept Plan could be funded as part of the future consideration of the Community Facilities Program.
- Financial and in-kind support from community groups and crowd-sourcing from businesses and the general public, to contribute to implementation of certain aspects of the final plan.

Recommendation:

- a) That Council make application for an interest subsidy under the Local Infrastructure Renewal Scheme (LIRS).
- b) That Council use the \$300,000 in its 2013/2014 Operational Plan for loan repayments from the Community Facilities Program to progress the Jetty4Shores Project Concept Plan Stage 1 and environmental studies for Stages 2, 3 and 4.
- c) That Council continue to explore options for grant funding or alternative funding sources to implement any works associated with any final adopted plans.

Implementation Date / Priority:

Subsidy and loan applications, along with detailed designs for Stages 1-4, will be commenced if Council adopts the Concept Plan, implementation/staging plan and preliminary budget estimates.

Recommendation:

1. That Council adopt the Jetty4Shores Concept Plan, implementation plan and preliminary budget estimates (Attachment 5).
2. That Council make application for an interest subsidy under Round 3 of the Local Infrastructure Renewal Scheme (LIRS).
3. That Council use the initial allocation of \$300,000 in its 2013/2014 Operational Plan, and the corresponding annual allocation in the Long Term Financial Plan, for the Jetty4Shores Project, to secure loan funds, repayable over 10 years.
4. Subject to securing loan funds and the granting of a lease across the ARTC land, that Council progress the Jetty4Shores Project Concept Plan Stage 1 by undertaking a detailed design of Stage 1 - Jetty Walkway and proceeding to construction.
5. Subject to securing loan funds, that Council undertake detailed design and all necessary environmental assessments of Stage 2 - Kiosk Area (steps and paving), Stage 3 - Market/Picnic Area and Stage 4 – Boardwalk (north of jetty pier), including the engagement of a coastal engineering consultant.
6. That a report be brought back to Council on completion of the detailed design and environmental assessments of Stages 2-4, which also includes options for further funding of the Jetty4Shores Concept Plan.
7. That Council continue to consult with relevant stakeholders during the detailed design phase of each stage of the Jetty4Shores Project.
8. That Council continue to analyse community feedback at the detailed design phase of the Jetty4Shores Project, for opportunities to include appropriate design elements into the design.
9. That Council commence a Planning Proposal to amend Coffs Harbour LEP 2013, to address the inconsistency between the Jetty4Shores Concept Plan (which provides for public domain improvements) and the existing LEP provisions (which provides for residential built form) for the RE1 Public Recreation Zone within the study area.
10. That a Project Plan for a Precinct Planning exercise (incorporating a community participation plan) for the wider Jetty and Foreshores area be brought back to Council in 2014, aimed at developing a long term community vision for future landuses and associated planning provisions in the locality.
11. That Council thank the Jetty4Shores Community Reference Group for their involvement in the project.

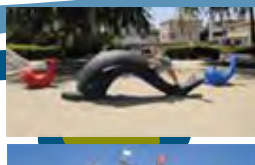
Jetty Foreshores Parkland Jetty4Shore Project Area



REINTRODUCED WHALE TAIL



MARINE THEMED PLAYGROUNDS



FEATURE FRAME FOR ICONIC PHOTOS



Jetty4Shores Project

Scenarios



Scenarios

Introduction and Summary

Improvements to destinations for visitation
 Logical Construction
 Improvements to maintenance issues
 Short and long term time frames
 Ability to attract additional funding

Individual works scope would be determined in detail based on available funding

Scenario 1

E JETTY WALKWAY
 C BOARDWALK - NORTHERN , B KIOSK AREA
 A MARKET / PICNIC AREA
 B KIOSK/URBAN DESIGN INVESTIGATION AREA Stage 2
 D JETTY PIER PRECINCT

Scenario 2

E JETTY WALKWAY
 A MARKET / PICNIC AREA
 C BOARDWALK - NORTHERN , B KIOSK AREA
 B KIOSK/URBAN DESIGN INVESTIGATION AREA stage 2
 D JETTY PIER PRECINCT

Scenario 3

A MARKET / PICNIC AREA
 E JETTY WALKWAY
 C BOARDWALK - NORTHERN , B KIOSK AREA
 B KIOSK/URBAN DESIGN INVESTIGATION AREA stage 2
 D JETTY PIER PRECINCT

Scenario 4

C BOARDWALK - NORTHERN , B KIOSK AREA
 A MARKET / PICNIC AREA
 E JETTY WALKWAY
 D JETTY PIER PRECINCT
 B KIOSK/URBAN DESIGN INVESTIGATION AREA stage 2

Scenarios

Scenario 1

SCENARIO 1	PRECINCT/CHARACTER ZONE CONSTRUCTION ORDER	WORKS
	E JETTY WALKWAY	Install walkway incl traffic calming over Jordan Esplanade New car park - north of walkway Lighting Landscaping Signage/Interpretation Park Furniture
	C BOARDWALK - NORTHERN , B KIOSK AREA	Boardwalk incl cultural Interpretation Vegetation management Boardwalk lighting Stepped beach access both sides & emergency vehicle access Partial construction of kiosk forecourt
	A MARKET / PICNIC AREA	Removal of lower market area planted trees/old carpark Installation of sub soil stormwater drainage and construction of natural filtration planting Installation of new underground power Harbour sand filling to new levels New pathways and play sculptures, seating, exercise station New advanced tree planting and decorative wind breaks and turf Construction of new carpark upper event area & drop off zone and small carpark Installation of pathway lighting Way finding signage
	B KIOSK/URBAN DESIGN INVESTIGATION AREA stage 2	New road setback, new pedestrian paths, bollards * Way finding signage Stage 2 kiosk forecourt Stone wall entry to Muttonbird Island walk
	D JETTY PIER PRECINCT	Dependant on market forces : restaurant/ community storage facility/ public forecourt and public art Construct 3rd large carpark

Scenarios

		Construct beach access
		Access paths and open lawn area/fitness nodes
		Boardwalk from Jetty to footbridge
		* works subject to redevelopment of yacht club

Scenario 2

SCENARIO 2	PRECINCT/CHARACTER ZONE CONSTRUCTION ORDER	WORKS
	E JETTY WALKWAY	Install walkway incl traffic calming over Jordan Esplanade
		New car park - north of walkway
		Lighting
		Landscaping
		Signage/interpretation
		Park Furniture
	A MARKET / PICNIC AREA	Removal of lower market area planted trees/old carpark
		Installation of sub soil stormwater drainage and construction of natural filtration planting
		Installation of new underground power
		Harbour sand filling to new levels
		New pathways and play sculptures, seating, exercise station
		New advanced tree planting and decorative wind breaks and turf
		Construction of new carpark upper event area & drop off zone and small carpark
		Installation of pathway lighting
		Way finding signage
	C BOARDWALK - NORTHERN , B KIOSK AREA	Boardwalk incl cultural Interpretation
		Vegetation management
		Boardwalk lighting
		Stepped beach access both sides & emergency vehicle access
		Partial construction of kiosk forecourt
	B KIOSK/URBAN DESIGN INVESTIGATION AREA stage 2	New road setback, new pedestrian paths, bollards *
		Way finding signage

Scenarios

		Stage 2 kiosk forecourt
		Stone wall entry to Muttonbird Island walk
	D JETTY PIER PRECINCT	Dependant on market forces : restaurant/ community storage facility/ public forecourt and public art
		Construct 3rd large carpark
		Construct beach access
		Access paths and open lawn area/fitness nodes
		Boardwalk from Jetty to footbridge
		* works subject to redevelopment of yacht club

Scenario 3

SCENARIO 3	PRECINCT/CHARACTER ZONE CONSTRUCTION ORDER	WORKS
	A MARKET / PICNIC AREA	Removal of lower market area planted trees/old carpark
		Installation of sub soil stormwater drainage and construction of natural filtration planting
		Installation of new underground power
		Harbour sand filling to new levels
		New pathways and play sculptures, seating, exercise station
		New advanced tree planting and decorative wind breaks and turf
		Construction of new carpark upper event area & drop off zone and small carpark
		Installation of pathway lighting
		Way finding signage
	E JETTY WALKWAY	Install walkway incl traffic calming over Jordan Esplanade
		New car park - north of walkway
		Lighting
		Landscaping
		Signage/interpretation
		Park Furniture
	C BOARDWALK - NORTHERN , B KIOSK AREA	Boardwalk incl cultural Interpretation
		Vegetation management
		Boardwalk lighting

Scenarios

		Stepped beach access both sides & emergency vehicle access Partial construction of kiosk forecourt
	B KIOSK/URBAN DESIGN INVESTIGATION AREA stage 2	New road setback, new pedestrian paths, bollards * Way finding signage Stage 2 kiosk forecourt Stone wall entry to Muttonbird Island walk
	D JETTY PIER PRECINCT	Dependant on market forces : restaurant/ community storage facility/ public forecourt and public art Construct 3rd large carpark Construct beach access Access paths and open lawn area/fitness nodes Boardwalk from Jetty to footbridge * works subject to redevelopment of yacht club

Scenario 4

SCENARIO 4	PRECINCT/CHARACTER ZONE CONSTRUCTION ORDER	WORKS
	C BOARDWALK - NORTHERN , B KIOSK AREA	Boardwalk incl cultural Interpretation Vegetation management Boardwalk lighting Stepped beach access both sides & emergency vehicle access Partial construction of kiosk forecourt
	A MARKET / PICNIC AREA	Removal of lower market area planted trees/old carpark Installation of sub soil stormwater drainage and construction of natural filtration planting Installation of new underground power Harbour sand filling to new levels New pathways and play sculptures, seating, exercise station New advanced tree planting and decorative wind breaks and turf Construction of new carpark upper event area & drop off zone and small carpark

Scenarios

		Installation of pathway lighting Way finding signage
E JETTY WALKWAY		Install walkway incl traffic calming over Jordan Esplanade New car park - north of walkway Lighting Landscaping Signage/Interpretation Park Furniture
D JETTY PIER PRECINCT		Dependant on market forces : restaurant/ community storage facility/ public forecourt and public art Construct 3rd large carpark Construct beach access Access paths and open lawn area/fitness nodes Boardwalk from Jetty to footbridge
B KIOSK/URBAN DESIGN INVESTIGATION AREA Stage 2		New road setback, new pedestrian paths, bollards * Way finding signage Stage 2 kiosk forecourt Stone wall entry to Muttonbird Island walk * works subject to redevelopment of yacht club

Project Information Sheet No 4.



25 July 2013

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
 These plans are on exhibition until **4.30pm Friday 9th August 2013**. Submissions need to be lodged with Council prior to the closing date.

Council is committed to openness and transparency in its decision making process. The Government Information (Public Access) Act 2009 requires Council to provide public access to information held unless there are overriding public interest considerations against disclosure. Any submissions received will be made publicly available unless the writer can demonstrate that the release of part or all of the information would not be made in the public interest. However Council would be obliged to release information as required by court order or other specific law.

SUMMARY OF SUBMISSIONS – DRAFT JETTY4SHORES CONCEPT PLAN

No.	Comments
1	Fully supports the plan.
2	Fully supports the plan. Plan supports the Triathlon Club in providing access to better community facilities. Seeks to use the under storage area of the Pier Precinct area 'D'.
3	Totally against tourist/visitor accommodation. Do up the site i.e. decent toilet blocks, build a walkway, improve drainage.
4	Fully supports the plan. Concerned with the provision of a volleyball area in the new development.
5	Dune areas must be treated with utmost sympathy. Concerned with the impact of the Boardwalk on the dune system. Feels there are adequate existing walkways that are underutilised e.g. break wall, timber walk along Break wall and Muttonbird Island paths. Feels the walkway will be costly to build, high maintenance and may be damaged by coastal processes.
6	Supports Scenario 2 option order i.e. jetty walkway and market/picnic areas first. Objects to the excessive use of Norfolk Pines as they offer limited benefits e.g. reduced shade and untidy.
7	The distance of parking in relation to aged community members, disabled and young children have not been fully considered in relation to distance of parking from attractions. Difficulty of transporting beach equipment to and from parking areas. Insure that adequate lighting is available to ensure safety during low light periods. Concerned with Site B, Kiosk and Urban Design, to only benefit wealthy developers at the expense of the community and tourists. Yacht Club surrounds should be non-negotiable. Concerned the impacts of global warming and rising sea levels have not been considered in relation to Site B. Site B is more vulnerable to erosion compared to other sites such as the Sapphire Beach site. Concerns for the overall cost of the project and could annual payments reduce long term debt on the community? Is the redevelopment a higher priority over the possibility of future council financial difficulties and is Council spending ratepayer's money too freely?
8	Fully supports the plan. Opposed to development of large buildings within the foreshore area.
9	Generally supports the plan. Supports the reduction in vegetation, linking the beach and grassed area together. Concerned with traffic congestion and safety of Marina Drive and turning right to exit the northernmost car park. Use composite materials rather than timber for the boardwalk, to reduce maintenance costs.
10	Fully supports the plan.
11	Fully supports the plan.
12	Request Plans be withdrawn from public exhibition until TBL assessments have been included.
13	Fully supports the plan.
14	Fully supports the plan.
15	Fully supports the plan. Seeks a harbour comparable to those located in Townsville and Cairns.
16	Fully supports the plan.
17	Fully supports the plan.
18	Identifies the good intentions of the plan and acknowledges the positives but feels planning anything with the interface between the land and sea is premature and a proper harbour management plan is required.

Attachment 3

No.	Comments
	<p>Concerned with impacts of beach erosion on the Boardwalk and other area, especially near the Yacht Club.</p> <p>Issues with the long term impacts of the plan. Lack of volleyball courts and dragon boat storage areas.</p> <p>Concerned with the future impacts of rising sea levels and how they will affect the plan, highlighted by recent weather events.</p> <p>Has the harbour drastically altered the beach structure causing higher levels of erosion and swell within the harbour?</p> <p>Opposed to constructing stairs in front of the Yacht Club.</p> <p>Evidence of such hard structures increasing beach erosion, for example, North Wall Beach and east of Manly Pier in Sydney Harbour.</p> <p>Safety concerns at the entrance of the harbour for vessels.</p>
19	<p>Seeks to include unique and interesting playground equipment and bike rack designs such as those located in a park in Whitehorse, Yukon, Canada. Includes photos.</p>
20	<p>Fully supports the plan.</p> <p>Requests that addition of more family facilities such BBQ areas, seating, water feature in playground, exercise stations, skateable pathways and pathways marked for joggers.</p> <p>Play area and water feature to be accessible by for the disabled.</p> <p>Café or coffee shop to be included.</p> <p>Requests that young children and youth be included in the planning process so the area can be fully utilised by the community.</p>
21	<p>Issue with costings and where the money is coming from.</p> <p>Issues with the location of the northern concrete steps and impact of big seas and king tides on them. Includes photo.</p> <p>Suggests relocating the steps 20m further along the beach west to avoid swell impact.</p>
22	<p>Fully supports the plan.</p> <p>Consider cruise ships into the harbour.</p>
23	<p>Lack of overall information provided in the draft concept plans to make an informed submission, particularly funding.</p> <p>No information regarding environmental, social or economic impact assessment provided.</p> <p>More attention to matters concerning coastal development and climate change.</p>
24	<p>Fully supports the plan.</p> <p>Note the Norfolk Island Pines were given to Council in memory of the Vost Family.</p> <p>Careful selection of surface materials to aid wheelchair and stroller access.</p>
25	<p>Very impressed with The Strand in Townsville and seeks a similar hive of activity in the remodelling of the Jetty Foreshore.</p> <p>Elements from The Strand to be incorporated into the Jetty Foreshore design plan could include a water play park, extensive landscaping and wind turbine.</p> <p>Suggestion of exercise challenge points such as those found on The Strand.</p>
26	<p>Supports the overall concept plan.</p> <p>Would like to see boardwalk kept for pedestrians only.</p>
27	<p>Keep 'C' area as low native shrubs between walkway and ocean.</p> <p>Utilise 'E' area to include shops, boutiques, restaurants, hairdressers to attract more tourists.</p>
28	<p>Fully supports the plan.</p>
29	<p>Low vegetation landscaping along the beach to allow views of the harbour.</p> <p>Third kiosk-coffee area near children's play area.</p> <p>Plenty of rubbish bins Confusion over area for the Carnival.</p>
30	<p>Fully supports the plan.</p> <p>Would like similar development to Townsville and Cairns.</p>
31	<p>Opposed to Norfolk Island Pines as they obscure views such as those in Port Macquarie.</p> <p>Suggests using local Bangalow and Alexandra palms.</p>
32	<p>Fully supports the plan.</p>

Attachment 3

No.	Comments
33	Fully supports the plan. Provide seating with backs for older people.
34	Fully supports the plan.
35	Fully supports the plan. A remodelled foreshore area comparable to similar coastal cities.
36	Fully supports the plan.
37	Jetty has potential to be world class attraction and implementation of concept plans would be a great beginning. Believe unattractive state of the Jetty is holding back tourism development in Coffs Harbour.
38	Generally supports the plan. Concerned with the distance and access to new amenities at each end of the proposed Boardwalk will be lengthy and difficult for people with disabilities (PWD). Suggests including accessible parking adjacent to the proposed jetty kiosk and beach ramp near the Yacht Club. This would allow self-drive PWD to access the beach and amenities. Provision to be made for a 'Drop off' point to enable PWD to be delivered and received at the beach access. Access Advisory Committee recommends that accessible change rooms be constructed of sufficient size that would permit installation of adult change tables and hoist for chair/table transfer when funds become available in the future.
39	Fully supports the plan.
40	Fully supports the plan.
41	Fully supports the plan.
42	Generally supports the plan. Opposed to the use of Norfolk Island Pines as they are stereotypical of other places e.g. Port Macquarie, suggests using advanced native plant landscaping - e.g. Tuckeroos. Signage needed to notify traffic coming into the area of pedestrian use. Improve access to Boardwalk from the Jetty to invite ease of use, and provide accessible pedestrian link between the Urban Design area and the Marina. Increased parking is needed opposite the existing 44 parking lot on the western side of the road improving accessibility to the Jetty Restaurant Strip.
43	Fully supports the plan.
44	Supports the idea of a walkway from the Jetty Strip to the Jetty. Concerned with the removal of existing habitats and loss of wildlife. No support for Boardwalk along beach. Concerned with impacts to the Boardwalk by erosion resulting in high repair costs such as those occurring on the Gold Coast.
45	Useless exhibition. Can't visualise any of it.
46	Generally supports the plan. The club wishes to be included in the planning process so that its needs can be considered. Coffs Harbour Triathlon Club currently operates out of the Yacht Club. Plan supports the Triathlon Club in providing access to better community facilities. Seeks to use the under storage area of the Pier Precinct area 'D'.
47	Fully supports the plan. Would like to see clean toilet/shower facilities.
48	Consider dog walkers in the plan. Suggestions including dog friendly bubblers such as those found on the Bondi to Coogee walk. Includes photo.
49	Fully supports the plan.
50	Site is under control of State Government. Concerns over management of the harbour and break walls, sand deposition and erosion. Dredge harbour, and promote the harbour as a safe and

Attachment 3

No.	Comments
	<p>attractive port between Sydney and Brisbane (advises has plans on how to do this). Recognise the historical significance of the foreshore area, and community's request for no commercial or residential development east of the railway line. Improved maintenance to the Jetty structure is needed. Concept plan is too narrow and should include the wider 'Jetty' area. Concerned with pre-exhibition submission summaries and how those submissions have been summarised.</p>
51	<p>Current change room facilities are inadequate and no reference to upgrading has been made. Concerned with climate change and rising sea levels impacting on the Foreshore in particular the Yacht Club. Includes photos. Suggests widening of the pathways to provide safe passage for all users. Concerns over access along the walkway from the railway to Jetty. Opposed to tourist or residential accommodation.</p>
52	<p>Fully supports the plan.</p>
53	<p>Generally supports the plan. Opposed to residential or tourist developments east of the railway.</p>
54	<p>FORM LETTER Submission for Jetty4Shores Plan 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. 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 2008 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 and 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.</p>
55	<p>Refer Submission No. 54. Leave the area for families and markets.</p>
56	<p>Impressive plan. Keep the area with open space.</p>
57	<p>Fully supports the plan. Foreshores will be equally successful for Coffs as The Strand is for Townsville.</p>
58	<p>Refer Submission No. 54</p>
59	<p>Fully supports the plan.</p>
60	<p>Fully supports the plan. Make the area comparable to those areas located in Brisbane, Cairns and Airlie Beach.</p>
61	<p>Fantastic plans which allows all sections of community to access and enjoy. Allows greater flow from City Centre to Jetty. Embarrassed by dirty and tired looking 'gem'.</p>
62	<p>Fully supports the plan.</p>
63	<p>Concerned with over development of the area and the negative impact of traffic to the foreshore. Suggests the existing market area remain but have the rain/water issues addressed. Suggests keeping the development simple as to not ruin the natural beauty of the area. Allow open space uses, keep development out.</p>
64	<p>Suggests fitness stations into the plan such as those found in Cairns and more waste disposal facilities. In favour of Mediterranean foreshores with shaded eating areas and sufficient kiosk floor space. Also a variety of vendors to generate competition and choice for the community.</p>

Attachment 3

No.	Comments
	<p>Suggests including an area for local musicians/artists to perform, possibly an elevated music dome. Floor surface to be durable, attractive and natural such as stone. Drainage across the area as rainfall runoff can be an issue. Pathways and tracks to be wide and of suitable material other than asphalt to reduce crumpling hazards. No lawns, instead use coastal vegetation gardens.</p>
65	Fully supports the plan.
66	<p>Concerned regarding parking for locals including disabled, young families and elderly. Would like to see a three metre wide pedestrian/cycle freeway to south wall.</p>
67	Fully supports the plan.
68	<p>Generally approve of the designs. Plan does not appear to be catering for children i.e. Kings Beach at Caloundra is a good example.</p>
69	<p>NSW's best play/relax area (Jetty Stage 1) just the start. Get a grant of \$80 million not \$8 million and do it right.</p>
70	<p>Plans are very impressive. Erosion along the beach should be taken into consideration for any structures.</p>
71	Fully supports the plan.
72	Fully supports the plan.
73	Fully supports the plan.
74	<p>Suggests removal of vegetation along the jetty beach to enhance the view and other lookout areas. Does not support the new picnic shelter design - the old had character. Some areas of the harbour are unattractive such as the old quarry site.</p>
75	Fully supports the plan.
76	Wants nothing more than maintaining open space areas and fix the roads.
77	<p>Provided link to www.coffsonline.com/concept_report.html suggesting concepts for the area. Includes establishing a town brand name identity, markets, boat ramp, playgrounds, railway, environmental issues, flooding issues, finances, museum, the homeless, pedestrian access, tourism.</p>
78	<p>Supports a more open view of the beach and ocean. Suggests renovating and improving the existing café/restaurant facilities. Encouragement of family orientated activities such as skating, pony/camel rides, paddleboat hire, volleyball, skating. Needs a tourist information/cultural centre with inclusion of historical information on the local Gumbaynggirr people.</p>
79	<p>Would like to see less dune vegetation and more views. Does not agree with the accommodation area. Suggests are be used for unobtrusive amusement area such at The Beachhouse in Adelaide. Would also like to see beach volleyball courts.</p>
80	<p>All components look fabulous. Participated in planting and regeneration of foreshore area forever ago but would love to see more vistas of the beach now. Grass areas should be smooth for walking, pram use and lying on.</p>
81	<p>Concerned that car park immediately behind Jetty Beach is being taken away. This will make it very difficult for the elderly and families with young children.</p>
82	<p>Support permanent harbour sand removal system. Support council seeking funds from state and federal governments. Support Council to have the balls to get on with project. Have been too many plans, consultations and doing nothing - get on with it.</p>
83	<p>Object to any tourist or visitor accommodation. Object to height limits proposed in Area B. Suggests height limits should be limited to one storey.</p>
84	Objects to redevelopment of TS Vendetta site.
85	<p>Would like to see space dedicated to beach volleyball as a space which has multi-use i.e. beach rugby and soccer.</p>

Attachment 3

No.	Comments
86	Plans look wonderful. Raises concerns with removal of too much vegetation could lead to erosion.
87	Considers the plans not bold enough but they're a start. Makes the following suggestions: A floating restaurant in the Marina. A surf club with café to increase safety and provide amenities. Permanent farmers market to draw people all year round. Jetty specific festival.
88	Plan is a great start. Want to see Coffs Harbour grow and thrive. Proposed development should not be watered down. Requests the dunes be cleared to open up the views (dune vegetation is man-made). Vacant land to the north of Harbour Drive should be redeveloped as a multi-use area i.e. markets, carnival, shows. Suggests improvements to the Marina to make us the boating capital of the north coast.
89	Proposed plans are outstanding. As a newcomer can see Coffs Harbour is trying to improve facilities for all.
90	Opposed to turning the TS Vendetta into a restaurant as it is used by the local children.
91	Opposed to turning the TS Vendetta into a restaurant as it is an important training facility for the youth.
92	Local owner/operator of Treats Kiosk, Mobile Ice Cream Van operating in the Jetty Foreshore area. Supports the development and wants to be involved. Existing business provides employment opportunities for summer junior workers, provides ice cream and refreshments but also serves as a source of information for tourists and locals.
93	Support a permanent harbour sand removal system. Support Council seeking funds from state and federal governments. Requests General Manager to initiate action to get plans approved and completed ASAP.
94	Refer Submission No. 54 Support the preservation of TS Vendetta.
95	Looking forward to cafes/restaurants with views. Huge change for the better.
96	Well overdue development. Concerned Coffs Harbour does not realise the true potential for this area.
97	Refer Submission No. 54
98	Refer Submission No. 54
99	Refer Submission No. 54. No built development east of railway line. Only open space.
100	Refer Submission No. 54. Do not remove any trees.
101	Plan will take city's most beautiful asset and turn it into an area to be enjoyed by all. Considers the walkway to be a breath of fresh air - height, width and surface a master stroke. Steps down to Jetty Beach will be a wonderful amphitheatre. Please to see vehicle parking taken back to adjoin Jordan Esplanade. Walkway directly aligned to Jetty is fantastic site line which will captivate people for long periods. Would not like to see development stopped because of some party's flawed judgement.
102	Fully support - it is imperative to improve the view to the harbour. Potentially the most beautiful area in Coffs Harbour and should be accessible not only physically but also visually.
103	Plans look great and would like to see project started.
104	Proposed improvements look spectacular. Anyone voting against it obviously doesn't have foresight.
105	Would like to see Foreshore precinct linked by a series of maritime themed "participatory" sculptures.

Attachment 3

No.	Comments
	Consider annual competition similar to "Sculpture by the Sea" in Sydney.
106	Development is long overdue. The concept will add greatly as a tourist attraction and benefits would be enormous in economic terms. Major issues have been addressed in a responsible and fair minded fashion.
107	Fully supports the plan.
108	Fully supports the plan. Suggests anyone with doubts should visit Townsville.
109	Revitalisation of our key asset will have enormous benefits to the wider community. Coffs Harbour can't afford to fall behind the rest of Australia.
110	Fully supports the plan. Improvements will increase the accessibility and use of foreshores. Walkways, parking and openness will return Coffs Harbour to the premiere tourist town on the North Coast.
111	Fully supports the plan. Perturbed and dejected at what little has been done to invigorate the Jetty area over the years. Coffs needs to keep up with places such as Cairns Esplanade or Broadbeach-Burleigh Walkways.
112	Fully supports the plan. Proposal has potential to increase utilisation and the appearance of the foreshores. Opportunity to have a world class Triathlon, but facilities need upgrading. Give consideration to acceptable facilities for Triathlons.
113	Fully supports the plan. Boardwalks and opening vistas is positive.
114	Fully supports the plan.
115	Fully supports the plan.
116	Fully supports the plan.
117	Concerns regarding the proposed plans to replace the TS Vendetta with a restaurant.
118	Supports the plan. The area is currently dirty and rundown. As an architecture student, has additional comments for inclusion: Adequate lighting along all paths; Atmospheric lighting of the trees; Skateboard park at the quarry entrance; Acoustic wall along the railway; A stage/entertainment area to the Foreshore to exhibit live music, provide an information point for tourists; and use of the Boardwalk for art installations.
119	Refer Submission No. 54. Seeks only tourist orientated businesses with the Jetty area (café, fishing store, gifts and travel), and no accommodation.
120	Refer Submission No. 54. Supports the Jetty Action Group.
121	Fully supports the plan. Highlights the linking of the jetty strip to the beach as a community focal point.
122	Approves of plan, particularly placement of vehicle parking further from the foreshore, location of amenities and walkway.
123	Fully supports the plan.
124	Fully supports the plan. After the construction costs are forgotten, Council needs to make residents aware the area is worth nurturing.
125	Fully supports the plan.
126	Fully supports the plan.
127	Fully supports the plan.

Attachment 3

No.	Comments
128	Refer Submission No. 54. There are always people walking, exercising, enjoying picnics - don't take away from public for a few dollars that might be gained by building commercial developments here.
129	Writing on behalf of Commanding Officer of TS Vendetta. Raising concerns regarding media reports which indicate redevelopment of site for use as a restaurant. Requesting the need for a facility for TS Vendetta be taken into account.
130	Refer Submission No. 54.
131	Fully supports the plan. Embarrassed by current state of Foreshores. Risk losing holiday makers to areas such as Port Macquarie because of visible beach areas. Vegetation needs to go as much of green growth was introduced.
132	Fully supports the plan.
133	Fully supports the plan. Concerns with width of boardwalk. Hoping it will be wide enough to comfortably and safely accommodate all traffic i.e. walkers, bikes, scooters and skateboards. Would like to see boardwalk continuing the full length of the Jetty Beach.
134	Fully supports the plan. Current proposal for Jetty is a giant leap forward. As member of various Surf Life Saving Clubs have seen coastal developments done exceptionally well and some that weren't. Only concern is the proximity of car parking areas to the water. Jetty is one of the premiere ocean sports training arenas in Australia and needs convenient car parking to the water.
135	Fully supports the plan.
136	Generally supports the plan. Opposed to 3 storey holiday accommodation. Concerned with the management of the harbour regarding deposition of sand and fortifying the break wall.
137	Fully supports the plan.
138	Refer Submission No. 54. No resort, residential and commercial accommodation
139	Refer Submission No. 54. Supports improved walkway directly connecting the iconic jetty with the jetty strip. Supports sensible residential and commercial development on the northern side of the jetty strip and no residential or commercial development east of the railway line.
140	Refer Submission No. 54. Feels the natural beauty should be enhanced only by shade, seating and amenities such as BBQs and toilets, and parking.
141	Would like to see the inclusion of something similar to the Aquativity Water Park at Southbank in Brisbane. Pictures attached. Would like to see a new boardwalk/stairs at the southern end of the Jetty Beach - currently too dangerous for the elderly and mothers. Feels the Navy Cadet Training Facility is a waste of good space and should be relocated. Improved lighting and CCTV at night would improve safety.
142	Substantially supports the plan, with the notable exception of proposed changes to the TS Vendetta building and its use. The area does not need another restaurant and should be retained for use by the Cadets.
143	Refer Submission No. 54. Ratepayers shouldn't have to spend money in the Foreshores. Clean up the CBD instead.
144	Refer Submission No. 54. Retain open space areas for people to enjoy. No new structures.
145	Refer Submission No. 54.

Attachment 3

No.	Comments
	Green space would be ecologically appropriate. No residential buildings.
146	Refer Submission No. 54. Objects to commercial and residential buildings east of the railway line.
147	Refer Submission No. 54. Supports a raised walkway and redevelopment of the quarry area.
148	Refer Submission No. 54. Objects to high density accommodation which may make money but will destroy a valuable community area. Leave native vegetation.
149	Refer Submission No. 54.
150	Refer Submission No. 54. Come to markets every Sunday and would like to see the area unchanged. Leave trees and wildlife.
151	Refer Submission No. 54. Keep open space - don't make the same mistakes as the Sunshine Coast.
152	Refer Submission No. 54. Foreshores is an iconic area and represents Coffs commitment to an eco-friendly jetty/beach - leave it how it is.
153	Refer Submission No. 54. Leave trees in market area.
154	Refer Submission No. 54. No removal of trees to replace with paved areas.
155	Refer Submission No. 54. Objects to boardwalk on south of Jetty. Would like the boardwalk on north side of Jetty wide enough to accommodate occasional market stalls. Totally against permanent vendors along Jetty beach.
156	Refer Submission No. 54.
157	Would like to see the project progressed, but concerned that Beach Volleyball has not been considered in the plan. Volleyball is a unique activity of the Jetty Foreshore area, played by community groups e.g. schools and church groups; and by tourist groups like backpackers. Coffs Harbour Beach Volleyball currently pays an annual fee for 2 court spaces which can't be used. Future certainty is requested.
158	Generally supports the plan. Needs more parking. Lack of land use information regarding high intensity use of the area adjacent to Yacht Club.
159	Fully supports the plan.
160	Generally supports the plan. Concerned with the noise impact of relocating the Christmas Carnival closer to residential areas. Alternative location for the carnival possibly towards the fishing club.
161	Generally supports the plan. Concerned with the noise impact of relocating the Christmas Carnival closer to residential areas. Alternative location for the carnival possibly towards the fishing club.
162	Refer Submission No. 54. Also suggests improved lighting to cut back on undesirable activities at night.
163	Refer Submission No. 54. Harbourside markets should be cancelled or run once a month. All markets (Harbourside, Jetty, Coffs Central and Farmers) should be amalgamated and run in one place on one day.
164	Refer Submission No. 54. Feels there's enough tourist accommodation in Coffs already without adding more at the foreshores, which should be used for open space activities.
165	Refer Submission No. 54.

Attachment 3

No.	Comments
	Foreshores should remain a reserve for use of all residents and visitors.
166	Refer Submission No. 54.
167	Refer Submission No. 54. No development east of railway.
168	Refer Submission No. 54.
169	Refer Submission No. 54. Tourist from Spain who enjoys open spaces and nature. Against concrete and buildings which promote private use of beach.
170	Refer Submission No. 54. Think of future when open space will be at a premium with uninterrupted views for all to enjoy. Keep commercial development away.
171	Do not remove all the shade trees. Do not remove current car parks before alternative car parks are built.
172	Objects to inclusion of tourist and visitor accommodation; concept of concrete steps leading to the beach; boardwalk being constructed in a high risk area; Jetty Precinct Structure located in area marked high to extreme for coastal erosion. Supports improvement of market area including drainage, tree planting for wind and sun protection, lighting and underground power outlets and improved access; improving landscaping around market area while maintaining existing vegetation on dunes; Jetty walkway concept linking restaurant strip to Jetty pier; moving car parking away from beach and providing drop off zones; reclaiming pedestrian space in the Jetty Pier Precinct. No public change rooms or indoor showers location in the area; little mention of cycle ways and cycle access.
173	Fully supports the plan. Widen vistas by removing more vegetation. Include camping sites/facilities for Winnebago type tourists; free Wi-Fi at the proposed new cafe; outdoor showers. Request Council consider Feng Shui of the proposed design to further enhance its appeal and increase its desire for Chinese tourists.
174	Fully supports the plan.
175	Fully supports the plan.
176	Fully supports the plan.
177	Concerns raised re Vegetation should not be removed unless absolutely necessary; Shade trees in market area should remain; car parking should not be removed until alternative parking is built; Need CCTV surveillance and brighter lighting to discourage criminal element; Need more police visibility and presence; Need to clean up 'rubbish' before beautifying; Proposal to spend \$15 million on area destined for flooding and rising sea level rises should be stopped. Supports the preservation of foreshores and money being spend on improvements i.e. sun-protected picnic areas, public toilets, internal showers, increased number of rubbish bins, open entertainment areas, and improved roads and walkways; permanent harbour sand removal system; Council seeking funds from state and federal governments. Exclude commercial and/or residential buildings east of the railway line. Consideration should be given to current and future permission for events on foreshore which impact negatively on pristine environment and ecosystem.
178	Fully supports the plan. Strongly disagrees with idea of possible residential/tourist accommodation at the Yacht Club.
179	Fully supports the plan.
180	Fully supports the plan.
181	Objects to removal of Cadets from TS Vendetta site.
182	Objects to removal of Cadets from TS Vendetta site.
183	Suggests formalising land east of restaurant strip as a parking area which would serve the strip and the beach, reinforcing the axis.

Attachment 3

No.	Comments
184	Proposed plans don't seem to address demand for parking. Not enough bins and not emptied frequently enough. Adequate toilet facilities and change shed at Yacht Club end needs to be considered. Removal of trees to create a vista will also create a very unpleasant experience due to wind. Strongly against residential or commercial development east of railway line.
185	Feels ability to launch and retrieve off the beach sail craft has been overlooked with plans proposing to develop area in front of Yacht Club as an area for a kiosk. Objects to redevelopment of TS Vendetta sight. Suggests that the whole area be looked at instead of concentrating of the northern end.
186	Fully supports the plan which will take the City into the 21st Century. Ill-informed decision years ago to 'stabilise' dunes and create wind break has created disastrous visual barrier. Fully endorse removal of the vegetation along the foreshore. Hoping suitable measures have been taken to accommodate Yacht Club and Naval Cadets.
187	Fully supports the plan.
188	Fully supports the plan.
189	Fully supports the plan. Need to drive to marina. Would be sorry to lose casuarina trees. Strongly opposed to accommodation east of railway line.
190	Speaking on behalf of visitors - like Coffs Harbour because it's not sculptured like Townsville. Suggested kerb and guttering.
191	Fully supports the plan. Clear more vegetation. Beautify the quarry which is just an eyesore. Get some ideas from Coolangatta. Build cafes and restaurants along the parkland strip.
192	Leave foreshores pristine. No residential accommodation.
193	Refer Submission No. 54.
194	Refer Submission No. 54. Walkways should be adorned with Aboriginal tribal plantings which would show respect to original owners.
195	Refer Submission No. 54. Concerns: Can't afford to do project as Council are broke; Plan on display will never work.
196	Refer Submission No. 54 Build a water playground as in Kamloops, Canada. 20% of \$15 million should be spent on foreshores at Woolgoolga for a new lifesaving club, café, kiosk and change rooms/showers.
197	Refer Submission No. 54. Like to see current market area remain treed area. Wouldn't mind the odd cafe/restaurant/tavern.
198	Refer Submission No. 54.
199	Refer Submission No. 54. Dredging and restoration work is needed. Shame to over capitalise unnecessarily.
200	Fully supports the plan. Quality maritime, industry, wartime, indigenous and European history along boardwalk will give a collective overview and introduction to the history of Coffs Harbour.
201	Fully supports the plan. Features found in Townville foreshore would be an added attraction.
202	Fully supports the plan.
203	Fully supports the plan.
204	Fully supports the plan but would like features, such as those found at Cairns Esplanade, included i.e. water park, exercise equipment (rock climbing apparatus) and skatepark. Includes photos.
205	98% support for the development.

Attachment 3

No.	Comments
	<p>Plan allows little parking convenient to the beach for parents with young children. Boardwalk encroaches on privacy and personal space therefore should be moved further west for first 200 metres before heading east closer to beach past existing volleyball courts. Markets should be moved south of the Jetty Structure. Parking is the real issue and this is where foresight is needed. Instead of a cultural centre why not include a non-denominational Chapel.</p>
206	Fully supports the plan.
207	Fully supports the plan.
208	Fully supports the plan.
209	<p>Issues with Council spending money on area which may have flooding and storm surges in the future. No issues with spending money of public picnic areas, public toilets, improved roads and walkways, and open entertainment area. Support seeking State and Federal funds to improve Jetty foreshores. Against residential or commercial buildings east of railway line.</p>
210	Requested appointment to discuss Jetty redevelopment.
211	<p>Refer Submission No. 54. "JAG are a bunch of wankers, do not take any notice of them".</p>
212	<p>Refer Submission No. 54. Aboriginal land has burial rights throughout the Foreshores and therefore should be left untouched.</p>
213	Refer Submission No. 54.
214	<p>Eliminate more trees so marina can be seen while having a picnic. Extend the Jetty to provide better views of Muttonbird Island and rock designs on South Wall. Require more car parking areas i.e. vacant land near railway line. Draining of the showers needs a rethink. Include 'Surf Shacks' on the beach to provide safe and effective shelters for picnics. Improve the boat ramp and include boat and jet-ski hire. Need sporting areas i.e. basketball courts, mini putt-putt etc. Working together as a community will achieve this spectacular goal.</p>
215	<p>Would like the inclusion of BBQ area overlooking the water; water front cafe; water front fish and chip shop; picnic area in front of Marina Drive; promenade behind Orlando Street apartments with a strip of shops, restaurants and cafes on either side; boardwalk in front of cafe and fish and chip shop finishing at the Jetty; an entertainment area - complete with sheltered stage and seating area; parking needs to be easy to access; and extended Muttonbird Island nature walk.</p>
216	<p>Should include more features to existing playground i.e. flying fox, mini railroad and rope pyramid; banana shaped lights; better entrance to the beach from the playground; amenities; artificial reef; canoe renting business; water slides off the Jetty; and scuba diving business, if artificial reef succeeds.</p>
217	<p>Would like the inclusion of underwater cafe (near end of Jetty boardwalk); three storey shopping mall attached to cafe and bought up onto land where navy building is; camping sites; boardwalk - make exciting; bigger car park; fish and chip shop out near the end rock wall; market ground/picnic area attached to camping sites; fish sign (information on fish species in the area); painting on the rock wall leading out the Muttonbird; rock climbing on rocks near end of foreshores.</p>
218	<p>Pathways need to be bigger. Toilet facilities need to be spruced up. Boardwalk needs to be high so it doesn't get washed away in the floods.</p>
219	<p>Trees in the BBQ and playground area need to be removed to provide views to the beach. Toilets are atrocious - crucial part of development.</p>
220	<p>Suggestions will help tourism and population as it has done in Townsville. Fake reef will attract surfers for all around Australia. Boardwalk would be pleasant morning and afternoon walks. Include cafe on the break wall at the end.</p>

Attachment 3

No.	Comments
	<p>Don't forget the children - include waterslide off the Jetty. Picnic shelters need to be updated to this Century. Trees need to be cleared to provide spectacular views. Park needs to be updated so it will interest all ages. Include water sports and cold bubblers.</p>
221	<p>Motels - one thing the Coffs Harbour desperately needs - nice motels overlooking the ocean. Mini waterpark - would transform Jetty foreshores to a futuristic, attractive and appealing location. BBQ area - should be tidied up and modernised. Arranged trees - include comfy chairs to give shade and area to relax. Rock pool - would be an awesome place for swimming lessons and fun place to hang out.</p>
222	<p>Car parks and play parks badly need development. Paths on Muttonbird Island need rails. Improve pathway access to the beach. Include beach huts for people to rent out for the day. Need bigger toilet blocks. Need enclosed shower stalls. New place with more room needs to be found for markets.</p>
223	<p>Would like to see the following inclusions: artificial reef, cafe, five star resort and boat hire.</p>
224	<p>Would love it if a water slide could be included. Few name suggestions - Slide of Terror, Drama Banana, Slippery Dipper and Hazard Hurricane. Would like to see diving boards, at least three, be installed off the jetty. Extend the jetty structure to include a restaurant. Whale watching tower on Muttonbird Island would be an important feature.</p>
225	<p>Strongly advise the following changes: shelter at the end of the Jetty, a boardwalk with a view of the beach and mood lights shining into the water. Suggested re-oiling and sanding the Jetty more frequently.</p>
226	<p>Would like to see simple mix of modern and natural elements; family friendly Jetty Foreshores that would allow people of all ages to enjoy themselves in a safe environment; a cafe on Muttonbird Island with shatterproof glass; a sea pool included in the plans together with sun shelters; more bike and walkway paths; water playground; sculptural art/play; designated spot for everyone to enjoy the rich history of the Jetty Foreshores.</p>
227	<p>Refer Submission No. 54. Most of friends and visitors agree no commercial or residential development east of railway line.</p>
228	<p>Feels it's time the foreshore area is updated. The inclusion of boardwalks, boating, toilets and kiosk-cafe-restaurant would just add to the attractions. Make it a trendy foreshores area.</p>
229	<p>Refer Submission No. 54. Keep beachfronts for all to enjoy.</p>
230	<p>Refer Submission No. 54. Vital recreation area for everyone - can't believe Council can contemplate developing it.</p>
231	<p>Refer Submission No. 54. However does not agree that spending \$15 million should be stopped. Should be able to drive and park adjacent the fishing co-op.</p>
232	<p>Refer Submission No. 54. Area is an open space 'free' zone for picnic and recreation.</p>
233	<p>Refer Submission No. 54. Would like to see a plan for the whole area. No support for tourist accommodation, shopping centre or hotel development.</p>
234	<p>Fully supports the plan.</p>
235	<p>Fully supports the plan.</p>

Attachment 3

No.	Comments
236	Fully supports the plan.
237	Fully supports the plan.
238	Spending \$15 million on a small part is unacceptable. Currently no risk of children running to the beach. When it is too windy on the beach everyone is in the park behind the beautiful strip of trees. Will not support any cement, tar and paint development proposed by Council.
239	Fully supports the plan.
240	Fully supports the plan. Sick of hearing visitors say the thing they remember about Coffs is the Big Banana. Harbour is natural and needs to be well presented so visitors can say "you got to see what they have done to the Jetty 4 Shores in Coffs you will be amazed".
241	Fully supports the plan.
242	Fully supports the plan. Entire area should be the hub of Coffs Harbour. Can appreciate that development will have a positive impact on locals and tourists alike. International Marina is a third-rate facility and needs - Land Department need to see the light of day.
243	Fully supports the plan. Plans will bring the foreshores back to life.
244	Fully supports the plan. Plans will bring the foreshores back to life.
245	Fully supports the plan. Were involved in planting vegetation along the Jetty so it can't be classified as natural growth.
246	Fully supports the plan.
247	Refer Submission No. 54. Fully supports improvements to public toilet facilities, internal showers and open entertainment area. Does not support removal of trees from market area nor do they support tourist accommodation.
248	Fully supports the plan. Similar areas include Redcliffe, Bribie Island, Port Macquarie, Iluka, Cairns, Townsville, 1770, Mooloolaba, Coomba Park, etc., etc. Atmosphere attracts visitors with economic benefits.
249	Fully supports the plan. Change is good and asserting some control over this shared environment is essential.
250	Plan will take city's most beautiful asset and turn it into an area to be enjoyed by all. Please to see vehicle parking taken back to adjoin Jordan Esplanade. Considers the walkway to be a breath of fresh air - height, width and surface a master stroke. Steps down to Jetty Beach will be a wonderful amphitheatre. Walkway directly aligned to Jetty is fantastic site line which will captivate people for long periods. Would not like to see development stopped because of some party's flawed judgement.
251	Supports plan. Council should also allocate a very limited number of parking spots with policed 24 hour limit. Provide essential facilities i.e. disposal for porta potties, water taps and garbage receptacles. NRMA Caravan and Camping site book allocates Coffs Harbour has having free camping sites at the "jetty".
252	Fully supports the plan.
253	Fully supports the plan. Currently embarrassed with the way the foreshores looks. Vegetation is horrible and removal of this vegetation should be a priority. Would like to see exercise stations along the boardwalk.
254	Fully supports the plan.
255	Fully supports the plan.

Attachment 3

No.	Comments
	Improvements of foreshores will only increase the love and fond memories visitors have of Coffs Harbour.
256	Fully supports the plan.
257	Fully supports the plan.
258	Fully supports the plan.
259	Fully supports the plan.
260	Area zoned for future accommodation is a major flaw. Keep foreshores for community and visitors.
261	Should look at solution for build-up of sand in northern end of harbour before any other improvements.
262	Supports the plan. Strongly against any accommodation. Proposed plan lacks adequate parking. Should work closely with indigenous community. Coffs Harbour does not want to be a Bondi or Gold Coast, just want a better version of itself.
263	Requests more parking.
264	Not against improvement but is against moving the Cadets.
265	Refer Submission No. 54. Roads, kerb and guttering should be a priority. Other areas such as fitness equipment at Sandy Beach, children's park at Woolgoolga and footpaths at Wattle Place need attention.
266	Refer Submission No. 54. Requested dredging of harbour on a regular basis.
267	Refer Submission No. 54. Strongly oppose Boardwalk when there's a good viewing platform already, the Jetty pier, which has good wheelchair access and close parking. Spend money on improving and maintaining this structure. Accommodation and cafes are already catered for in the area.
268	Refer Submission No. 54. Maintain and preserve area for future generations to experience the natural beauty.
269	Fully supports the plan. Concerns are raised that no emergency access is provided for near the Jetty pier. Unclear on intentions for TS Vendetta.
270	Money should be spent on kerb and guttering in and around the city and outlying areas. Market Area (A) - Markets should be closed down instead of spending money of filling and draining the area. Site B - "urban design" whatever that means. If contemplating placing something in this area suggests putting a tap and shower. Site C - Instigators of scheme are copying elements of Gold Coast. Suggests a little exercise and a 30 metre walk would satisfy urgent need to see the sea while providing them with a work out. Move to scrap vegetation shows a marked disrespect towards Dunecare people. Vegetation not only stabilises dunes but prevents flying sand and wind. Site D - Suggests brown spots near the Jetty look suspiciously like potential places for someone's enterprise. Components of this site may be hugely imaginative but once again shows planners have little idea of the power of the sea. Council need to cut its losses and shelve costly plans. Would not be concerned if there was some penalty given to planners for failed schemes i.e. putting in and demolishing mall. Suggests he's not anti-Council but does state it is always good to be able to plan to spend other people's money.
271	Fully supports the plan.

Attachment 3

No.	Comments
	Offers a balance for public and commercial use, with a focus on enhancing and showcasing the beauty of the area.
272	Fully supports the plan.
273	Fully supports the plan.
274	Expresses concerns with putting buildings in the path of sea surges and rising levels. Have something unique, not a copy of the Gold Coast, more toilets, lighting, showers, better paths to the beach, harbour, better roads and new car parks with no potholes. No commercial or residential buildings east of the railway line.
275	Fully supports the plan.
276	Plan isn't visionary enough. Supports the plan, but wants more. Would like additional features such as cafes and restaurants, children's water park (similar to Cairns).
277	Totally against ousting the young people from the Navy training unit TS Vendetta.
278	Refer Submission No. 54. Support footpath west of dunes but not through dunes; better toilet facilities and wash rooms; need for more bins; sun protected BBQ and picnic areas; and better roads.
279	Refer Submission No. 54.
280	Concerns regarding the proposed plans to replace the TS Vendetta with a restaurant.
281	Refer Submission No. 54. Build sky scrapers at Park Beach. Leave Jetty as a tourist destination.
282	Refer Submission No. 54. Leave it alone.
283	Anything Council can do to increase the access and amenities at the Jetty Foreshores would be greatly appreciated and utilised. Need an annual Jetty Festival. Canada has a big festival built around a boat race and includes: sandcastle competition, big beer garden, silly boat races, big dance, fireworks, live music, and markets. Something unique to Coffs - homemade flying machine off the end of the Jetty, family movie, camel races, jetty swim.
284	Fully supports the plan. Beautiful large regional centre that has great potential to be a tourist magnet. Confident Coffs can rival Noosaville and attract a much greater number of tourists.
285	Refer Submission No. 54. As a tourist, if Jetty is developed they won't come back to Coffs.
286	Refer Submission No. 54. Why start work on the only nice area of the Jetty Foreshores?
287	Refer Submission No. 54. No buildings near the beach.
288	Refer Submission No. 54. Request better toilet and shower facilities. Opposed to tourism/residential accommodation.
289	Current car park at start of Jetty should be retained for emergency vehicles, the elderly; wheelchair bound people and Council vehicles for repairs. Car park also provides some security due to volume of people walking in the area.
290	Refer Submission No. 54. Existing dunal vegetation should remain as it provides stability and effective windbreak. Many people flock to the area already to enjoy so why develop it?
291	Refer Submission No. 54. Sick of Mickey Mouse projects and ideas. Council's job is roads, rats and rubbish.
292	Fully supports the plan.

Attachment 3

No.	Comments
	Concept Plan will lead to the Jetty becoming the focus and heart of Coffs Harbour. Great to see area reaching full potential and offering the community more.
293	Fully supports the plan.
294	Fully supports the plan. Great to see area reaching full potential and offering the community more. Would recommend more parking in the precinct i.e. Broad Beach Area in Gold Coast is a good example. Not adverse to a couple of buildings 10 -12 storeys.
295	Refer Submission No. 54.
296	Fully supports the plan.
297	Fully supports the plan. Our biggest asset is hidden away behind man-made bush which leaves the train line to look at. Removing some of the bush would make the Jetty safer. In favour of further development south of the Jetty.
298	Fully supports the plan. Concept Plan will lead the Jetty Foreshores becoming the true heart of the City. Applaud improved accessibility, drainage and safety issues, amenities. Likes the fact is does not include accommodation and does not take away from available public space but enhances it.
299	Fully supports the plan.
300	Fully supports the plan. Enhances natural beauty and increases quality of living. Jetty area has potential to become the pinnacle of our town. Plans are the perfect way to highlight to tourists and locals what a wonderful space this can truly become.
301	Fully supports the plan.
302	Fully supports the plan. Wonderful proposal so inclusive of all our community.
303	Fully supports the plan.
304	Fully supports the plan.
305	Fully supports the plan. Will enhance an already beautiful, but badly neglected area. Too many plans have been and gone - don't leave this one too long as it's a vital infrastructure project for the future of the Coffs Coast.
306	Fully supports the plan.
307	Fully supports the plan.
308	Fully supports the plan. Opposed to private residential development however it's not a reality here.
309	Fully supports the plan.
310	Fully supports the plan.
311	Fully supports the plan.
312	Fully supports the plan.
313	Fully supports the plan.
314	Fully supports the plan.
315	Fully supports the plan.
316	Fully supports the plan.
317	Fully supports the plan.
318	Fully supports the plan.
319	Fully supports the plan.
320	Fully supports the plan.
321	Zone B - Urban Design Investigation Area: strongly object to tourist or visitor accommodation. Zone C - Boardwalk: would like removal of Casuarina closely monitored as 'selective removal' could

Attachment 3

No.	Comments
	<p>lead to removal of most of these trees. Zone D - Jetty Pier Precinct: restaurant/cafe/cultural interpretation should be accommodated within Zone B. No mention of what will happen with the TS Vendetta. More parking, better drainage and accessible pathways are all positive improvements.</p>
322	Fully supports the plan.
323	Fully supports the plan.
324	Fully supports the plan.
325	<p>Fully supports the plan. Plans will see Jetty reaching its full potential and offering the community of Coffs Harbour more. Plans, with exclusion of high rise, will make are more accessible and will enhance the public areas.</p>
326	<p>Fully supports the plan. Plans will see Jetty reaching its full potential and offering the community of Coffs Harbour more. Plans, with exclusion of high rise, will make are more accessible and will enhance the public areas.</p>
327	Fully supports the plan.
328	Fully supports the plan.
329	<p>Fully supports the plan. Five precincts and design principles provide the platform to revitalise this unique community asset.</p>
330	<p>Have concerns with removing car parking spaces close to the Yacht Club and at beginning of the Jetty. These changes present an ideal time for Council to show that they are at the forefront of design by taking into consideration changes that the new Disability Insurance Scheme will have. Beach drop-off areas are needed. Disabled facilities are required.</p>
331	Fully supports the plan.
332	<p>Fully supports the plan. Important to retain and support existing development and not include high rise accommodation.</p>
333	Fully supports the plan.
334	<p>Fully supports the plan. Plans will see Jetty reaching its full potential and offering the community of Coffs Harbour more. Plans, with exclusion of high rise, will make are more accessible and will enhance the public areas.</p>
335	Fully supports the plan.
336	Fully supports the plan.
337	Fully supports the plan.
338	Fully supports the plan.
339	<p>Refer Submission No. 54. Losing the naval cadets would be a great loss.</p>
340	<p>Refer Submission No. 54. Leave Naval Cadets where they are.</p>
341	Refer Submission No. 54.
342	<p>Refer Submission No. 54. \$15 million should be spent on whole of the foreshores, not just a tiny section. Realistic improvements are needed.</p>
343	Fully supports the plan.
344	Fully supports the plan.
345	Fully supports the plan.
346	Fully supports the plan.
347	Fully supports the plan.
348	Fully supports the plan.
349	<p>Fully supports the plan. Recognises the need for promenades and boardwalks similar to many towns throughout Queensland. Extend the area to the Fishing Club or southern headland.</p>

Attachment 3

No.	Comments
	No residential development.
350	Generally supports the plan, especially the new pathways linking the Jetty Pier and Jetty Strip. Concerned with coastal erosion and inundation from rising sea levels to Zone B. Opposed to high-rise accommodation and redevelopment of the Yacht Club area. No increase to view barriers within the foreshore area. Seeks improved change room and shower facilities to the area. Adequate signage for pedestrian safety from bicyclists etc.
351	Fully supports the plan.
352	Fully supports the plan.
353	Fully supports the plan.
354	Fully supports the plan.
355	Outlines requirements needed to provide suitable permanent training facilities for the Navy Cadet Unit (TS Vendetta) in the management for the Jetty Foreshores Precinct.
356	Refer Submission No. 54. Supports the idea of the Jetty being connected to the Jetty strip by a walkway.
357	Fully supports the plan. Adds extra comments. Suggests the old quarry could become an aboriginal sculpture garden. Solar-powered water feature cascading down the cliffs would add drama. Jetty Dune Care has planted hundreds of trees and now developed a de-facto sense of ownership. Plant an avenue of shade trees from CBD to Jetty. Retain Brelsford Park as a park. Build a performance centre on City Hill.
358	Refer Submission No. 54. Needs change rooms added to the plans. Would like to see boardwalks raised to eliminate damage to vegetation. Concerned with erosion caused by markets. Feels they should be moved to northern side. Supports all points of submission with the exception of stopping the \$15 million being spent.
359	Fully supports the plan. Opposed to high rise accommodation. In favour of the improved safety, drainage and accessibility to the area.
360	Fully supports the plan. In favour of the improved safety, drainage, upgraded amenities and improved accessibility to the area.
361	Fully supports the plan. In favour of the improved safety, drainage, upgraded amenities and improved accessibility to the area.
362	Fully supports the plan.
363	Supports the connections between Jetty strip and the foreshores; car parking location and size; improvement to drainage and planting of more trees. Concerns are raised regarding boardwalk over sand dunes when there's already an existing boardwalk i.e. jetty pier; steps down to the beach being constantly damaged by huge seas; misleading information that accommodation is not part of the plan - whilst not part of Stage 1, it is possible in the zone in the future. Give consideration to land east of the highway should be for recreational use only; provision of an adventure playground; state of the art change rooms would be a bigger drawcard than any commercial structure.
364	Raises concerns regarding no access for small sailing craft to rig or launch. Would like a review for cycling on proposed boardwalk.
365	Fully supports the plan. Points out that he's never given his opinion in the past and he just assumed it would happen ... obviously not the case.

Attachment 3

No.	Comments
366	Fully supports the plan. Consider area for future Triathlon events. Boardwalk doesn't go far enough south.
367	Generally supports the plan. Wishes March's Carnival to be open during the day for families.
368	Fully supports the plan. Add exercise station.
369	Fully supports the plan. Current amenities and facilities need improving, change rooms, showers, etc.
370	Provided link to www.coffsonline.com./Coffs_Jetty.html suggesting concepts for the area. Suggests creating a brand name for the city other than the Big Banana, Coffs Harbour - City of Markets. Changes to existing railway station. A four day market week plan. Relocation of boat ramp.
371	Fully supports the plan. Inclusion of minimal commercial development is recommended.
372	Fully supports the plan. Would like consideration be given to the high usage of the area in front of the Yacht Club by various groups. Beach access and standing area need to be taken into consideration. Open up site lines with vegetation removal. Limited commercial development spread throughout the entire project done in a tasteful manner could be suitable. Definitely no high rise development east of the railway. Two to three tiered developments between the rail line and Jordan Esplanade would help buffer train line from the picture. Income from this development would assist the economics of the Jetty redevelopment.
373	Fully supports the plan.
374	Fully supports the plan.
375	Fully supports the plan.
376	Opposed to high rise east of the railway line. Supports stairs to Jetty beach, with the ability to erect shade sails or umbrellas during the day. Need trees/shrubs as a barrier and for dune protection. Provision of change rooms, showers and toilets. Provision of coffee type shops.
377	Fully supports the plan. More lighting requested.
378	Against removal of existing native vegetation which protects from cold winds.
379	Fully supports the plan.
380	Fully supports the plan. Rezone Yacht Club area to open space.
381	Fully supports the plan.
382	Fully supports the plan.
383	Fully supports the plan. Questions whether boardwalk is wide enough for bikes as well as walkers, joggers and the odd wheelchair. Also questions if boardwalk lighting is being considered.
384	Fully supports the plan.
385	Refer Submission No. 54. Does not agree with moving the Navy Cadets.
386	Generally supports the plan.

Attachment 3

No.	Comments
	Suggests a temporary wide hard surfaced area to accommodate market stalls. Suggests the walkway be built on a more solid foundation such as a rock wall to avoid erosion issues such as those occurring on the Gold Coast.
387	Fully supports the plan. Wishes for facilities comparable to those found in other seaside locations such as Port Macquarie. Seeks water views from recreational and BBQ areas. More 'work' towards the southern end of the foreshore. Supports the concept of more dining/restaurant facilities.
388	Fully supports the plan, except for accommodation east of the railway line and use of Norfolk Pines as they block views and provide minimal shade. Improvements on the current inadequate parking, very busy on market Sundays with multiple events on. In favour of restaurant/café above TS Vendetta along with improved drainage, pathways and modernising the site.
389	Fully supports the plan.
390	Fully supports the plan.
391	Fully supports the plan.
392	Support the major elements of the plan. Concerns raised regarding accommodation east of the railway line (even though they know it's not part of the current plans); relocation of sea cadets facilities; adequate access to the Jetty beach for small water craft; location of the summer carnival.
393	Fully supports the plan.
394	Fully supports the plan.
395	Fully supports the plan.
396	Fully supports the plan. However, concerned that development in front of Yacht Club will put an end to regattas, dragon boat paddlers. Plans must consider boating interests.
397	Refer Submission No. 54. No tourist resort.
398	Fully supports the plan.
399	Opposed to plans. Suggests the only things need doing are landscaping, planting and public conveniences. Absolutely opposed to commercial development east of railway line. Boardwalk is totally unnecessary waste of money.
400	Fully supports the plan.
401	Opposed to plans. Suggests the only things need doing are landscaping, planting and public conveniences. Absolutely opposed to commercial development east of railway line. Boardwalk is totally unnecessary waste of money.
402	Fully supports the plan. Only concern is proposed use of Norfolk Island Pines. Suggest trying other trees such as Hibiscus liliaceous, Drypetes deplanchei and Calophyllum inophyllum.
403	Fully supports the plan. Possible redevelopment of the Yacht Club for tourist accommodation would represent an improvement.
404	Frustrated that no one has seen the historic and monetary value of using the lighthouse light from South Solitary Island. Feels that properly managed the light could be a bigger drawcard than anything seen around Coffs.
405	Fully supports the plan.
406	Fully supports the plan.

Attachment 3

No.	Comments
407	Fully supports the plan.
408	Fully supports the plan. Would like to see beach access for vehicles and trailers carrying sail boats to launch off the northern harbour beach, via the emergency vehicle access a possibility.
409	Concerned that proposed plans don't include beach volleyball courts.
410	Fully supports the plan. Build a Maritime Museum here.
411	Fully supports the plan. Feels Coffs needs two things to thrive - a bypass and development of the foreshores area. Bypass remains a fantasy but development of Jetty foreshores is something the community can make happen. Would like to see something similar to Cairns, Townsville, Manly and Brisbane.
412	Fully supports the plan. Would suggest Wi-Fi be available everywhere in the area.
413	Fully supports the plan.
414	Fully supports the plan.
415	Would like to support the concept of a new Maritime museum and lighthouse structure to house the old lamp.
416	Refer Submission No. 54.
417	Refer Submission No. 54.
418	Refer Submission No. 54.
419	Refer Submission No. 54.
420	Refer Submission No. 54.
421	Refer Submission No. 54.
422	Refer Submission No. 54.
423	Refer Submission No. 54.
424	Refer Submission No. 54.
425	Refer Submission No. 54.
426	Refer Submission No. 54.
427	Refer Submission No. 54.
428	Refer Submission No. 54.
429	Refer Submission No. 54.
430	Refer Submission No. 54.
431	Refer Submission No. 54.
432	Refer Submission No. 54.
433	Refer Submission No. 54. Would like to see the inclusion of an artificial reef.
434	Oppose the idea of turning TS Vendetta into a restaurant.
435	Fully supports the plan. Would like to see additional toilets/change facilities in the Yacht Club area. Would like these facilities to be cleaned more regularly, especially on long weekends.
436	Fully supports the plan. Would like to see larger toilet block. New one is much too small.
437	Fully supports the plan.
438	Fully supports the plan.
439	Fully supports the plan.
440	Fully supports the plan.
441	Fully supports the plan. As a concreter/decorative spray painter would love to be involved in the works for designs and patterns.

Attachment 3

No.	Comments
442	Fully supports the plan.
443	Fully supports the plan. Future car parking still needs to be addressed as it is outside the study area.
444	Fully supports the plan, but does not believe the proposal goes far enough - wants more, particularly cafes and shops. Look to Darling Harbour.
445	Fully supports the plan.
446	Please to hear TS Vendetta will be incorporated within something bigger.
447	Fully supports the plan.
448	Fully supports the plan.
449	Fully supports the plan. Needs more cafes/restaurants and parking.
450	Fully supports the plan. Concerns - location of pedestrian crossing and whether the number of car parks will be adequate.
451	Fully supports the plan.
452	Fully supports the plan. Would like to see inclusion of exercise points and seating along the walkways.
453	Fully supports the plan.
454	Fully supports the plan. Would like to see inclusion of even paving to minimise trip hazards, and exercise points along the boardwalk.
455	Fully supports the plan.
456	Fully supports the plan.
457	Fully supports the plan. Would like to see a quality restaurant or two overlooking the harbour.
458	Fully supports the plan. Feels drainage should be a priority.
459	Fully supports the plan. Would like to see inclusion of more vendor spots, exercise points, safe walking and bike riding. Concerns about whether parking will be sufficient.
460	Fully supports the plan.
461	Fully supports the plan.
462	Fully supports the plan.
463	Fully supports the plan.
464	Fully supports the plan.
465	Fully supports the plan. Wants pedestrian access from other car parks improved.
466	Fully supports the markets.
467	Fully supports the plan. Needs views of water.
468	Fully supports the plan.
469	Fully supports the plan.
470	Fully supports the plan.
471	Fully supports the plan. More plants / tall palm trees for a tropical feel.
472	Fully supports the plan. Would like to see preservation and enhancement of natural environment.
473	Fully supports the plan.
474	Fully supports the plan. Would like to see inclusion of exercise points along the boardwalk.
475	Fully supports the plan.

Attachment 3

No.	Comments
476	Fully supports the plan.
477	Fully supports the plan.
478	Fully supports the plan.
479	Fully supports the plan. Would like to see Marina upgraded.
480	Fully supports the plan. Would like to see development like Townsville and Caloundra. No accommodation in this area.
481	Fully supports the plan.
482	Fully supports the plan.
483	Fully supports the plan.
484	Fully supports the plan.
485	Fully supports the plan.
486	Fully supports to plan. Would like to see more parking spaces with views to beach for frail, elderly and disabled access. Needs much more disabled parking.
487	Fully supports the plan. Prefers car parking on western side of Jordan Esplanade. Would like to see overhead pedestrian bridge with a viewing platform.
488	Markets should be for original goods not imported goods.
489	Fully supports the plan.
490	Fully supports the plan.
491	Fully supports the plan.
492	Fully supports the plan.
493	Fully supports the plan.
494	Fully supports the plan.
495	Fully supports the plan.
496	Fully supports the plan. However car parking still may not be adequate. Council could consider free shuttle buses from CBD for big events.
497	Fully supports the plan. Widen the area from Park Beach to Fishing Club for similar levels of development as exhibited plans, as funds permit.
498	Fully supports the plan. Please include the Lighthouse in the design.
499	Fully supports the plan.
500	Fully supports the plan. Would like the lighthouse beacon to be a feature.
501	Fully supports the plan. But more palm trees later.
502	Fully supports the plan. Would like to see some accommodation, bar, restaurants, lighthouse light and water park similar to Townsville.
503	Fully supports the plan. Markets should be for original goods not imported goods.
504	Fully supports the plan.
505	Fully supports the plan, however, don't increase rates to fund works - business in the area should contribute as improvements will bring in a profit for them.
506	Fully supports the plan. Should encourage business investment in the area which will mean less impact on local finances (i.e. rates).

Attachment 3

No.	Comments
507	Fully supports the plan. Would like shops excluded.
508	Fully supports the plan.
509	Fully supports the plan.
510	Fully supports the plan. Particularly likes link to Jetty restaurants.
511	Fully supports the plan. Would like to see something similar to Cairns, Newcastle, and the area extended from Yacht Club to boat ramp.
512	Fully supports the plan.
513	Concerned that proposed plans don't include beach volleyball courts.
514	Concerned that proposed plans don't include beach volleyball courts.
515	Concerned that proposed plans don't include beach volleyball courts.
516	Fully supports the plan.
517	Fully supports the plan.
518	Fully supports the plan.
519	Fully supports the plan.
520	Fully supports the plan.
521	Fully supports the plan, but doesn't go far enough. Seems like a lot of money just for a facelift. Would like to see more development to create more jobs.
522	Fully supports the plan.
523	Fully supports the plan. Definitely no accommodation here.
524	Fully supports the plan.
525	Fully supports the plan.
526	Fully supports the plan.
527	Fully supports the plan. Please keep all vegetation to the south down to the fishing club.
528	Concerned that proposed plans don't include beach volleyball courts.
529	Fully supports the plan.
530	Fully supports the plan.
531	Partially supports the plans, areas A, B and C first.
532	Fully supports the plan.
533	Fully supports the plan.
534	Fully supports the plan.
535	Fully supports the plan. But boardwalks must be wide enough (at least 6 metres), and must link from Yacht Club to Fishing Club in Stage 1.
536	Fully supports the plan.
537	Fully supports the plan.
538	Fully supports the plan.
539	Fully supports the plan.
540	Fully supports the plan.
541	Fully supports the plan.
542	Fully supports the plan.
543	Fully supports the plan. Feels parking could be an issue - insufficient.
544	Feels the stage area must be a natural amphitheatre capable of holding 2000 people. Should include activity for children i.e. water park, skate park, bike track. Look to Cairns as an example. Should include something similar to the Aqua Jet.

Attachment 3

No.	Comments
545	Open space is needed.
546	Fully supports the plan.
547	Fully supports the plan. Concerned about high-rise development east of the railway. Would like to see as much water as possible from the foreshores area.
548	Don't raise the ground level in market area. Don't remove any existing trees.
549	Improve the amenity. Objects to tourist accommodation, cafes, restaurants, etc.
550	Fully supports the plan.
551	No accommodation east of the rail line; build it between the existing road and railway line.
552	Fully supports the plan.
553	Fully supports the plan.
554	Fully supports the plan.
555	Fully supports the plan.
556	Fully supports the plan.
557	Fully supports the plan.
558	Supports the plan. Would like established ecosystem south of the Jetty maintained.
559	Fully supports the plan.
560	Fully supports the plan.
561	Fully supports the plan. Would like to see marina size increased.
562	Fully supports the plan.
563	Fully supports the plan.
564	Fully supports the plan. Would like to see the inclusion of shade sails on the beach.
565	Limit it to recreation. No accommodation.
566	Would like to know who will be responsible for repairs for infrastructure building in areas subject to storm surges i.e. boardwalk and steps.
567	Does not support the plans and they look like the Gold Coast?
568	Does not support the plans as they feel they'll ruin the beach front.
569	Fully supports the plan. A covered area should be built for the markets. Ensure wheelchair access.
570	Fully supports the plan. Would like to see something similar to Southport - please investigate this area.
571	Would like the TS Vendetta incorporated into the plans.
572	Don't replant she-oaks. Stick to native trees. Improved drainage is a must.
573	Fully supports the plan.
574	Fully supports the plan. Make it more like the Townsville Strand it would be wonderful.
575	Fully supports the plan. Would like the markets to be moved around near the TS Vendetta.
576	Fully supports the plan.
577	Fully supports the plan. Would like more kiosks, multi-purpose courts, public fitness stations.
578	Fully supports the plan.
579	Fully supports the plan but would like to see the whole area opened up. At least current plan is a start.
580	Fully supports the plan.

Attachment 3

No.	Comments
581	Fully supports the plan.
582	Fully supports the plan. Zoning should be changed to eliminate possibility of accommodation.
583	Fully supports the plan. Would like the plans to include play areas with shade covers, tables for families of smaller children.
584	Fully supports the plan. But no high-rise please.
585	Fully supports the plan.
586	Fully supports the plan.
587	Fully supports the plan. Remove all vegetation that isn't native. Ensure materials used can weather the harsh environment
588	Fully supports the plan.
589	Fully supports the plan.
590	Fully supports the plan.
591	Fully supports the plan, however has concerns about the carnival area and value for money.
592	Fully supports the plan.
593	Fully supports the plan.
594	Fully supports the plan.
595	Fully supports the plan.
596	Fully supports the plan. Consider a separate parking station near the railway lines to make the area more car free.
597	Fully supports the plan. Would like to see parking close to beach only for disabled and buses. Would like to see more amenities including change rooms and showers. Toilet seats on the toilets please, the current ones upset both tourists and locals.
598	Fully supports the plan.
599	Fully supports the plan.
600	Fully supports the plan. More vegetation removal to allow more viewing of the harbour, and a piazza style open area for concerts would be good.
601	Fully supports the plan.
602	Fully supports the plan.
603	Fully supports the plan but not Norfolk Pines.
604	Fully supports the plan.
605	Fully supports the plan. But add extra amenities.
606	Fully supports the plan.
607	Fully supports the plan.
608	Fully supports the plan.
609	Fully supports the plan.
610	Fully supports the plan.
611	Fully supports the plan.
612	Fully supports the plan.
613	Fully supports the plan.
614	Fully supports the plan. Is potentially too low key, more opportunities to view the ocean would be better.
615	Fully supports the plan.
616	Fully supports the plan.
617	Fully supports the plan.
618	Fully supports the plan.

Attachment 3

No.	Comments
619	Fully supports the plan, ensuring it is left open for further development in the future.
620	Fully supports the plan.
621	Fully supports the plan.
622	Fully supports the plan.
623	Fully supports the plan.
624	Fully supports the plan.
625	Fully supports the plan. Consider further widening the walking paths along the whole harbour stretch.
626	Need more car parking spaces, there is not enough there now, very concerned there won't be enough with increased uses in planned upgrades. Build a retaining wall along Jetty beach, dredge the harbour and use this sand to fill behind the wall. Use Townsville concept.
627	Fully supports the plan.
628	Fully supports the plan.
629	Fully supports the plan.
630	Fully supports the plan. But make sure there are enough car parks.
631	Fully supports the plan.
632	Fully supports the plan.
633	Fully supports the plan.
634	Fully supports the plan. But needs more car parking. Also needs to address erosion on the beach and development in the coastal zone.
635	Fully supports the plan, but remove more vegetation to see more ocean.
636	Fully supports the plan.
637	Fully supports the plan.
638	Fully supports the plan.
639	Suggest moving North Wall car park west leaving prime space for area for families.
640	Fully supports the plan.
641	Over emphasis on boardwalk and seeing ocean from parkland. Boardwalk will be expensive to build and maintain. Good idea to make Jetty more accessible.
642	Fully supports the plan.
643	Fully supports the plan.
644	Fully supports the plan.
645	Fully supports the plan.
646	Fully supports the plan. Would like to see the inclusion of a waterpark like Cairns. Should be cafes and shops between the road and the railway to hide the tracks and station.
647	Refer Submission No. 54 Dune system prevents coastal erosion. Objects to boardwalk, accommodation east of the railway line and proposal for TS Vendetta. Supports upmarket toilets and change rooms.
648	Refer Submission No. 54. Work cooperatively with JAG and Jetty Dunecare Group to maintain and improve.
649	Refer Submission No. 54.
650	Refer Submission No. 54.
651	Refer Submission No. 54. Disturbed as to why Council would want to get rid of wide open spaces for more high-rise accommodation and shops.
652	Refer Submission No. 54.

Attachment 3

No.	Comments
653	Refer Submission No. 54. Oppose high rise on the foreshore.
654	Fully supports the plan. However more car parking is needed.
655	Fully supports the plan. But keep lots of trees.
656	Fully supports the plan. Opposed to using Norfolk Pines.
657	Fully supports the plan.
658	Fully supports the plan.
659	Fully supports the plan.
660	Fully supports the plan.
661	Fully supports the plan. Would like to see the lighthouse included in the plans, some accommodation, boardwalk/exercise path with equipment, stage for bands, and waterpark for kids and monument to Capt. Korff.
662	Fully supports the plan. Remove casuarinas and plant tropical looking vegetation.
663	Fully supports the plan. Please ensure sufficient amenities.
664	Fully supports the plan.
665	Fully supports the plan.
666	Fully supports the plan.
667	Fully supports the plan.
668	Fully supports the plan. Would like to see coffee shop/restaurants to service southern end later, sited closer to the playground.
669	Fully supports the plan.
670	Fully supports the plan.
671	Fully supports the plan. Consider several eateries, not just one, at the pier. Incorporate playground, pathways, trees and seating, as well as practical/functional sculptures.
672	Fully supports the plan. Would like to see at least two more restaurants towards the Fishing Club.
673	Fully supports the plan. If parking is going to be on the opposite side of the road, speed limits will need to be reviewed for pedestrian safety. Allow for maximum water views.
674	Fully supports the plan.
675	Fully supports the plan.
676	Fully supports the plan; however it doesn't make a statement. Build the walkway the entire length to the boat ramp, as a decent exercise area.
677	Fully supports the plan. Disappointed with recently refurbished toilets, needs to include showers and change rooms.
678	Fully supports the plan. Would support slightly more development. Would like to see a collection of public art.
679	Fully supports the plan. Business and the general public would happily commit funds.
680	Public toilets and showers to between Yacht Club and Jetty. Suggests a small lighthouse to house the old light. Car parking needs to be within a reasonable distance from water.
681	Fully supports the plan.

Attachment 3

No.	Comments
682	Fully supports the plan.
683	Fully supports the plan.
684	Fully supports the plan.
685	Fully supports the plan.
686	Great plans for the future but what about now. Need an entertainment centre badly.
687	Fully supports the plan.
688	Fully supports the plan.
689	Fully supports the plan.
690	Fully supports the plan. More vegetation removal, more dining venues, more public art, more open air entertainment areas.
691	Fully supports the plan.
692	Fully supports the plan. Replace most trees with more exotic trees. Include public art.
693	Fully supports the plan.
694	Fully supports the plan.
695	Fully supports the plan.
696	Fully supports the plan. Market area should be dog free area.
697	Fully supports the plan.
698	Fully supports the plan. Remove more trees to see the ocean.
699	Fully supports the plan.
700	Fully supports the plan.
701	Fully supports the plan.
702	Fully supports the plan.
703	Fully supports the plan.
704	Fully supports the plan. Travel to Southport and get some ideas from the Broadwater there.
705	Objects to the proposed development. Concerned about future climate change washing away the boardwalk and steps. Concerns about future urban development.
706	Fully supports the plan.
707	Fully supports the plan. Emphasis should be on people, employment and sustainability. Create the opportunity for them all to co-exist. Plans should focus on water activities such as surf schools, board hire, beach gyms, etc. Include an artificial reef for snorkelers and scuba divers. Should include a dedicated bike track to extend from South Diggers Beach headland to Sawtell.
708	Partially supports the plan. Objects to Boardwalk and east Jetty walkway as they are an unnecessary expense. Objects to the proposal for a restaurant above TS Vendetta. Council has other financial liabilities they should manage before pursuing the foreshores development (i.e. roads, drainage, flooding).
709	Objects to the proposed development. Concerned about future climate change washing away the boardwalk and steps. Concerns about future urban development.
710	D. Jetty Pier Precinct This area should be a Maritime Museum annex with a replica lighthouse to display the former optic from South Solitary Island. Building could have a cafe/refreshment/dining facility with a heritage or nautical theme

Attachment 3

No.	Comments
	incorporating an area suitable for functions (such as weddings, meetings). Funding could be sought from grant funding from sources such as Heritage Council. Area of Concern - Viability of a kiosk in area B. Urban Design. Area could be served by smaller portable vendors rather than a permanent structure. Suggested additions to the plan include water playground and motor home dump point facility and vehicle parking area designated for larger vehicles.
711	Refer Submission No. 54.
712	Fully supports the plan. Would like to see something similar to Port Macquarie, Coolangatta, and Cairns. Need additional marina on the south side and updated boat ramp and cruise ship facilities.
713	Fully supports the plan. Doesn't want high rise development.
714	Fully supports the plan. Doesn't want high rise development.
715	Refer Submission No. 54. Fix the problems now affecting the people who pay rates i.e. main street in Woolgoolga, roads and footpaths, bus service. Spend no money here.
716	Fully supports the plan. Doesn't want high rise development.
717	Fully supports the plan.
718	Fully supports the plan. More tree removal along the beach line.
719	\$15 million is outrageous. Coffs does not need more apartments. What it does need is a new boat ramp? Where are the bins, where are the toilets?
720	Views should not be priority if it means exposure to wind and sand. Would like to see casuarinas planted. No residential development east of the railway line. Would like council to work with those objecting as they seem to support a lot of the proposals.
721	Refer Submission No. 54.
722	Refer Submission No. 54.
723	Refer Submission No. 54. Would be disappointed to see play and picnic areas replaced with a concrete jungle.
724	Fully supports the plan, including increase in accessibility and upgrading of amenities. Doesn't want high rise accommodation.
725	Fully supports the plan. Coffs Harbour foreshores is very dated compared to areas such as Airlie Beach and Cairns.
726	Fully supports the plan. Our city is lacking in comparison to Port Macquarie. Plans address a lot of the perceived downfalls.
727	Fully supports the plan.
728	Refer Submission No. 54. Only structural change would be a caravan parking area built on the north east side of the railway with facilities provided for recharging batteries, dumping waste, water and shuttle bus service.
729	Fully supports the plan.
730	Fully supports the plan. However needs provision for more outdoor dining.
731	Fully supports the plan.
732	Fully supports the plan.
733	Fully supports the plan.

Attachment 3

No.	Comments
734	Fully supports the plan.
735	Would like to know if Council intends on displacing the Naval Cadet training ship to build more restaurants? This would not be acceptable.
736	Fully supports the plan.
737	Fully supports the plan.
738	Fully supports the plan. Whilst beautifying the area suggest making is sustainable like Southport Foreshores, such as solar lighting for picnic shelters and night laser displays.
739	Fully supports the plan. Requests beach volleyball facilities remain on the foreshores somewhere.
740	Supports beach volleyball at Jetty Beach.
741	Fully supports the plan. Would like to see sensibly controlled development of low rise accommodation, shops and restaurants right along the beach.
742	Fully supports the plan. Incorporate small cafes and eateries with a view of the harbour.
743	Fully supports the plan. Would like the northern area kept as a place for local, including sporting clubs and recreational visitors, to use.
744	Concerned that proposed plans don't include beach volleyball courts.
745	Fully supports the plan.
746	Would like a place to launch his yacht as existing boat ramp is not suitable.
747	Would like to support "Friends of South Solitary Island" proposal to incorporate a facility to exhibit larger historical objects that relate to Coffs Harbour's maritime history i.e. lighthouse optic.
748	Fully supports the plan.
749	Concerned that proposed plans don't include beach volleyball courts.
750	Improve drainage and walkways and leave the rest alone. Does not support removing car parks from Yacht Club and is very suspicious of the labelling "Urban Design Investigation Area".
751	Fully supports the plan. Information provided by JAG suggests eight level buildings in Stage 3. Zoning to allow this east of the highway needs to be changed.
752	Fully supports the plan.
753	Fully supports the plan. Two suggestions - small coffer shop at the end of the Jetty and retain the TS Vendetta.
754	Fully supports the plan, but doesn't go far enough. Look to Cairns and Airlie Beach for added elements.
755	Fully supports the plan.
756	Fully supports the plan.
757	Fully supports to plan. Investing in the areas on the promise that something would be done as a result of a master plan released 10 years ago. At last the city may actually grow and encourage investment.
758	Support the creation of a Maritime Museum.
759	Fully supports the plan. Sand infilling of the harbour needs to be addressed as a priority. Suggests phasing out sand mining on Boambee Beach and replacing it with extraction from the Harbour. Pumping to a processing site in Howard Street via the now redundant sewer outfall main.
760	Fully supports the plan.
761	Fully supports the plan.
762	Fully supports the plan.
763	Plans for accommodation zone are too vague, and show a possible 4 storey development. No

Attachment 3

No.	Comments
	<p>accommodation should be allowed here. Impacts of climate change on infrastructure in such a vulnerable location. Upgrade toilet facilities with appropriate change rooms.</p>
764	<p>Against a restaurant/café being built on top of TS Vendetta. Controls over cadets for child protection will be compromised. Not against improvements, just prefer to see the restaurant/cafe moved further along the strip. Include tree removal and appropriate lighting in the area between Deep Sea Fishing Club and Yacht Club to increase surveillance and safety.</p>
765	<p>Support preservation of existing foreshores and improvements to public toilet facilities. Move the markets out, and then no drainage or tree removal necessary. Support proposals outlined for Precincts B, D and E.</p>
766	<p>Fully supports the plan.</p>
767	<p>Fully supports the plan. Establish a minibus circle service from Plaza to CBD to Jetty to Park Beach of Christmas. Fix the road not just the potholes near the Deep Sea Fishing Club.</p>
768	<p>Lot of work and money for little gain. Path from jetty to yacht club could be wider, improve drainage to the market area, and include public art, better lighting and CCTV. Approve of the inclusion of kiosk/restaurant. Focus should be on unpopular southern section.</p>
769	<p>Fully supports the plan.</p>
770	<p>Supports the plan with the exception of new buildings higher than single storey; residential or tourist accommodation; destruction of the Casuarina trees. Would like to see more effort and funds allocated to create a proper drainage solution.</p>
771	<p>Fully supports the plan. Not in favour of high-rise.</p>
772	<p>Fully supports the plan.</p>
773	<p>Fully supports the plan.</p>
774	<p>Fully supports the plan.</p>
775	<p>Fully supports the plan.</p>
776	<p>Does not support the plan.</p>
777	<p>Fully supports the plan.</p>
778	<p>Fully supports the plan.</p>
779	<p>Fully supports the plan.</p>
780	<p>Fully supports the plan.</p>
781	<p>Fully supports the plan.</p>
782	<p>Fully supports the plan.</p>
783	<p>Is the local Disability Advocate in Coffs Harbour. Concerned about the removal of car parking spaces close to the Yacht Club and at the beginning of the jetty. Needs closer beach drop-off access point. Needs to be a fully accessible shower and toilet facility with overhead hoist and adult change table. Beach access needs to be ramped for beach wheelchairs and less able bodies can access the beach. Picnic tables need to be accessible to wheelchairs. Playground equipment for wheelchairs should be considered.</p>
784	<p>Concerned with provision for future visitor accommodation. Does not want concrete slabs or concrete steps. Leave the trees as they stabilise the dunes. Drainage for the market area should be a priority. Include dressing rooms as a priority. Money could be better spent on removing sand from the harbour. Include a proper bike track which is safe and wide for everyone. Jordan Esplanade needs traffic calming, and car parks need to be moved further back.</p>

Attachment 3

No.	Comments
785	Fully supports the plan.
786	Fully supports the plan. Scenario 3 represents the most logical and needed order of works with limited funds (market picnic area; then jetty walkway; then boardwalk; then urban design area and jetty pier precinct.
787	Fully supports the plan.
788	Fully supports the plan.
789	Fully supports the plan. Exclude high-rise.
790	Fully supports the plan.
791	Fully supports the plan. Concerned with proposal for Yacht Club area i.e. kiosk and removal of car parking, as this area is very popular for all types of unpowered water craft. Disappointed that the plans are confined to a rather small part. Would be desirable to have development upon the Jetty structure similar to Pier at Geelong.
792	Refer Submission No. 54.
793	Refer Submission No. 54.
794	Opposition to the displacement planned for the Navy Cadet Unit TS Vendetta. Assures us that the area does not need another restaurant.
795	Fully supports the plan. Photo from 30 years ago shows a magnificent view of the harbour. Cairns have a wonderful boardwalk. Suggests a couple of kiosks on a walkway from the Jetty to the Fishing Club.
796	Refer Submission No. 54. Does not see the point of commercialising the Jetty. Need an entertainment centre which would benefit the whole community. Suggested location - the quarry.
797	Stop spending ratepayer's money to push tourism agenda. Current roads and infrastructure aren't up to standard. Would like to see water access for disabled people. Money wasted on pretty pictures, including sneaking development east of the railway line. Requests 50% reduction on rates if this goes ahead.
798	Refer Submission No. 54.
799	Refer Submission No. 54.
800	Refer Submission No. 54. Opposition to redevelopment of TS Vendetta.
801	Refer Submission No. 54. Opposition to redevelopment of TS Vendetta.
802	Refer Submission No. 54. Opposition to redevelopment of TS Vendetta.
803	Refer Submission No. 54.
804	Refer Submission No. 54.
805	Refer Submission No. 54.
806	Fully supports the plan.
807	Fully supports the plan.
808	Fully supports the plan. No high-rise development.
809	Fully supports the plan.
810	Fully supports the plan.
811	Objects to the proposed plans as there's no provision to retain the existing TS Vendetta. Current plans will displace the TS Vendetta for the site and facility for future redevelopment and use as a restaurant.
812	Refer Submission No. 54.

Attachment 3

No.	Comments
813	Refer Submission No. 54. Retain all dune vegetation as it protects the beach from erosion, storm surges and high sea levels and provides diverse habitat for native fauna. A boardwalk would disturb this dune. Development east of the railway line will irreversibly damage views from properties west of the railway.
814	Refer Submission No. 54.
815	Refer Submission No. 54.
816	One of the design principles of the plan is Maritime Heritage but can find little regard to this in plan. Plan D TS Vendetta does not even rate a mention and an iconic architectural restaurant is shown on the site. Requests the TS Vendetta and Cadets be left where they are.
817	Fully supports the plan.
818	Fully supports the plan.
819	Fully supports the plan.
820	Concerned about the potential loss of the northern area of sand that would be created by the proposed construction of solid concrete steps in front of the Yacht Club. Coastal Flood Plan clearly states potential loss of structures in this area due to storm surges and rise in sea level. Much of the plan has merit with just the part being of a concern.
821	Fully supports the plan.
822	Opposition to tourist accommodation near the Yacht Club. Oppose clearing of vegetation and I understand it keeps the dunes together. Improve amenities but keep the area for the community.
823	Fully supports the plan. Include showers located near car parking areas and drop off zones.
824	Fully supports the plan. Witnessed the immediate impact on the Townsville community when its foreshore was redeveloped .
825	Fully supports the plan, but concerned about parking. Would like consideration be given to keeping parking close to the beach and Jetty.
826	The area in front of the Yacht Club is used frequently for yachting recreation. Loss of this area for kiosk and paved area would be an enormous loss to the boating and sailing community. Plan should incorporate an area reserved for rigging and launching boats and an access ramp from the Yacht Club down to the beach.
827	Fully supports the plan.
828	Fully support the plan. Request terraced steps be placed at the southern end of the boardwalk. Large open area south of restaurant/cafe area should be a site for outdoor movies/concert/events. Vegetation east of boardwalk should be no higher than boardwalk. Amenities block include an outdoor, solar powered hot water show. Beach volleyball court should be retained.
829	Fully supports the plan. Would prefer the TS Vendetta remain in its present location.
830	Fully supports the plan. Would prefer the TS Vendetta remain in its present location.
831	Fully supports the plan.
832	Fully supports the plan.
833	Fully supports the plan. However, would like to see a grid of tall strong palms planted, includes illustrations.
834	Fully supports the plan.
835	Fully supports the plan. Against tourist or residential accommodation east of the railway.

Attachment 3

No.	Comments
	Would like to know if the Yacht club, which does not appear on the plan, is to be relocated for the community sports it provides now.
836	Confusion as regards to building heights. Under present guidelines the height of 11m can be built. Conclusion, JAG are right.
837	Fully supports the plan, however does not support visitor or permanent accommodation east of the railway. The plan proposes removal of the one large shelter, which is a valuable asset for parties and should be replaced somewhere on the foreshores.
838	Not in favour of plan. Would need many more car spaces than what is shown. Supports building a maritime museum. Build a wall 50m out from sand dunes and back fill with sand that is removed from harbour.
839	Fully supports the plan.
840	Fully supports the plan. Would like a water theme park for children included. Would like a cycle pathway going south towards Fishing Club included.
841	Fully supports the plan. Supports accommodation, shops and cafes east of the railway.
842	Fully supports the plan.
843	Fully supports the plan. However no apartments or offices.
844	Fully supports the plan. Vegetation is not native and looks like an overgrown mess and is constantly full of litter. After concept plans built, need to prohibit parking on the kerb of Marina Drive between roundabout and Yacht Club for safety reasons. Coffs is unique in it has a stunning harbour which we can't see so we must take advantage of it, like Port Macquarie and Cairns, and open it up.
845	Fully supports the plan.
846	Refer Submission No. 54. Do not remove TS Vendetta.
847	Fully supports the plan.
848	Refer Submission No. 54.
849	Refer Submission No. 54.
850	Refer Submission No. 54. Do not remove TS Vendetta.
851	Refer Submission No. 54.
852	Refer Submission No. 54.
853	Refer Submission No. 54. Waste of money and resources to construct any more buildings and hard surfaces in the areas proposed in this plan. More vegetation should be planted to contain erosion.
854	Requests the boat ramp be included in the development.
855	Fully supports the plan. After three visits to view the concept plans are now reassured the removal of the TS Vendetta was only a rumour.
856	No economic, environmental and social sustainability study or costings were presented as part of consultation process. Coastal Zone Management Plan identified part of area as being subject to storm surges and rising sea levels, however the displayed maps and text were of extremely poor quality.
857	Fully supports the plan.
858	Should not spend \$15M east of railway line.

Attachment 3

No.	Comments
	<p>Money should be devoted to protecting picnic areas, restoring the dunes, providing a walkway without destroying vegetation and providing open space for families to enjoy. Also supports dredging the harbour. Oppose residential or resort development.</p>
859	<p>Fully supports the plan.</p>
860	<p>Refer Submission No. 54. Building in the coastal zone is risky. Sacrificing the carnival area and ocean views from the car park is absurd. Money should be spent on improving basic services and facilities along the whole foreshores.</p>
861	<p>Submission supports withdrawing the Jetty Foreshores Concept Plan. Area used for markets, carnival, sporting events, etc. will be lost to a residential precinct and relocated car park. Jetty4Shores is defined as southern end of Jetty Beach to Coffs Creek whereas concept plan focusses on a small part which lies largely within a tourist accommodation zone. JAG supports the Coffs Harbour Jetty Foreshores Management Plan adopted by Council in 2008. Application for funding makes specific reference to attracting up to \$100 million private investment to build tourist accommodation yet plan does not portray any residential or commercial development. Misleading and conflicting information has been circulated in the media from Council and a member of the PRG. Concept plan was not accompanied by an assessment of the environmental, social and economic impacts of the proposed development. Steps should be taken to change the zoning which permits residential/tourist accommodation east of the railway line. As a result of inadequate and misleading material combined with conflicting messages and self-promotion by PRG, community has been let down and confused throughout the consultation process. Consultation process has been compromised by the demonstrated bias of the Advocate newspaper. This prevented open discussion and debate. Consultation process has been corrupted and community response is likely to be distorted. Now faced with an expensive, uncoded, unfunded and flawed concept plan for a small portion of the foreshores. A plan which is inconsistent with Council's Management Plan of 2008.</p>
862	<p>Fully supports the plan.</p>
863	<p>Fully supports the plan.</p>
864	<p>Fully supports the plan.</p>
865	<p>Fully supports the plan.</p>
866	<p>Fully supports the plan.</p>
867	<p>Fully supports the plan.</p>
868	<p>Jetty Dune Care supports an affordable plan the fully considers the environmental impacts while addressing the social and recreation needs of the community. Prioritise money being directed to the Jetty Foreshores. Exorbitant spending in one small area will limit the capacity to address basic and more urgent priorities over the entire Jetty Foreshore Area. Good sustainable development always aims to maximise tree retention. Proposed boardwalk will threaten the integrity and stability of the dunes. Supports a walkway from the railway crossing to the Jetty and would encourage the use of local native species (not Norfolk Island Pines). Support installation of sculptures and other local area. Would like to see drainage issues addressed without a negative environmental impact. Would encourage independent assessment by a properly qualified arborist to consult on health and value of all trees before any decision is made.</p>

Attachment 3

No.	Comments
869	Refer Submission No. 54. Leave the trees alone and don't build on the beach.
870	Refer Submission No. 54.
871	Refer Submission No. 54.
872	Refer Submission No. 54.
873	Refer Submission No. 54.
874	Refer Submission No. 54. Fix the roads, fencing and footpaths. Look at the whole Jetty Foreshores not just part off.
875	Refer Submission No. 54.
876	Refer Submission No. 54.
877	Fully supports the plan, but no accommodation. School groups from the country, and for some students it's their first ever experience at the beach, travel to the beach. These plans will make their experience so much more enjoyable and will really show off Coffs Harbour as a memorable place they want to come back to.
878	Multi-million dollar boardwalk and amphitheatre built right on shoreline and boardwalk to be built on top of the dunes will exacerbate erosion of the beach. Money could be better spent on other less risky activities and much needed infrastructure around Coffs Harbour.
879	Fully supports the plan. Asks the designers to think about secure places to leave bikes. Suggests the relocation of the bike education facilities which is hidden at the rear of the PCYC.
880	Generally supports the plan. Objects to the steps leading down to the beach, the boardwalk being building over the sand dunes, zoning allowing the future development east of the railway line. Don't waste ratepayer's money in an area where there is evidence of high risk coastal erosion.
881	Requests the retention of the beach volleyball court.
882	Fully supports the plan.
883	Fully supports the plan. Don't approve of the increased parking on the harbour side of Marina Parade. Suggests moving the car parking area to the railway side of the road.
884	Fully supports the plan.
885	Fully supports the plan.
886	Fully supports the plan.
887	Fix the basic items i.e. roads and boat ramp, first then think about the bigger project.
888	Fully supports the plan.
889	Fully supports the plan. Only addition would be the inclusion of the South Solitary light.
890	Fully supports the plan.
891	Fully supports the plan.
892	Fully supports the plan.
893	Requests the retention of the beach volleyball court.
894	Fully supports the plan, however no accommodation east of railway line.
895	Fully supports the plan. Plans are the perfect mix of progression and respect for native trees and wildlife. Hopes the plan includes a suitably sized toilet and shower facility.
896	Concerned about destruction of vegetation on the dune area. Concerned about the effects of extreme weather events on Jetty beach and effects of sea level rise from climate change on development.
897	Fully supports the plan.
898	Fully supports the plan.

Attachment 3

No.	Comments
899	LINK Group represents a number of local businesses within the LGA and the group fully supports the Concept Plan.
900	Fully supports the plan.
901	<p>Get rid of bush scrub and start again with planting lawn areas and a few Pandanas or the like, to open up the view to the town's most valuable asset, the ocean.</p> <p>Clear the entire bush from the Yacht Club all the way to the Fishing Club and call it "A Beautification Project". Envite (work for the dole scheme) could provide the labour.</p> <p>Create a feeling of open space without spending money on a boardwalk - just have concrete paths wide enough for everyone.</p> <p>Include a few dressing sheds for swimmers and surfers.</p> <p>Recent redevelopments are too closely located to one another and need to be further spread along the wider foreshore.</p>
902	<p>Fully supports the plan.</p> <p>No objection to 3 storey development on land area between railway line and Jordan Esplanade should be three storey commercial development to offset construction costs and ongoing maintenance.</p>
903	Fully supports the plan.
904	<p>Fully supports the plan.</p> <p>There are currently a number of options for access points for nippers and lifesavers. It is important these links are maintained and/or improved.</p>
905	Fully supports the plan.
906	<p>Fully supports the plan.</p> <p>But no high-rise please.</p> <p>Recently visited Darwin and their big blow up screen for open air cinema was fantastic.</p>
907	Fully supports the plan.
908	Fully supports the plan.
909	<p>Fully supports the plan.</p> <p>Has a professional background in coastal zone management - this project could benefit from further planning investigation.</p> <p>Dune work needs to be undertaken to restore height and width before any infrastructure work is carried out.</p> <p>Dunes could be planted using a mix of low growing coastal native grasses and shrubs.</p> <p>Proposed pruning of Tuckeroo and banksia would be unnecessary if existing Casuarina were removed.</p> <p>Concerned with placing the proposed new kiosk in the extreme risk zone. This would be inappropriate and counter to Council's own hazard mapping and Coastal Zone Management Plan.</p> <p>These exhibition maps were very low resolution. Council has a duty of care not to put future ratepayers at risk.</p>
910	Fully supports the plan.
911	Fully supports the plan.
912	Fully supports the plan.
913	Fully supports the plan.
914	Fully supports the plan.
915	Fully supports the plan.
916	<p>Fully supports the plan.</p> <p>Would support more cafes with outside tables and chairs as near to the proposed boardwalk as possible.</p> <p>Suggest to Google the word CHIRINGUITO to see how beautifully the Spanish do the beachside eating experience.</p>
917	Fully supports the plan.
918	Refer Submission No. 54.
919	Refer Submission No. 54.

Attachment 3

No.	Comments
920	Refer Submission No. 54.
921	Refer Submission No. 54.
922	Refer Submission No. 54. Imperative area should be rezoned to limit or preclude any major development. Cost/benefit of \$15M is not acceptable. Recommend boat ramp and gallows area be developed with a marina and minor commercial area to support surfing/boating and other water sports.
923	Refer Submission No. 54.
924	Refer Submission No. 54.
925	Fully supports the plan.
926	Fully supports the plan.
927	Fully supports the plan.
928	Fully supports the plan.
929	Fully supports the plan.
930	Exhibited plans look great but concerns are raised as to how they're paid for. Not forgetting the costs for upkeep and maintenance of new infrastructure are huge.
931	Fully supports the plan.
932	Fully supports the plan.
933	Fully supports the plan.
934	Fully supports the plan.
935	Fully supports the plan.
936	Fully supports the plan.
937	Fully supports the plan.
938	Fully supports the plan.
939	Fully supports the plan.
940	Refer Submission No. 54. Concerns are raised regarding TS Vendetta, costs for maintaining the boardwalk. High grade amenities block should be a priority near the Yacht Club.
941	Refer Submission No. 54. Approve of walkway from railway to jetty structure. Disapprove of relocation of TS Vendetta, removal of native vegetation. Concerned regarding lack of funds and resulting debt problems.
942	Fully supports the plan.
943	Fully supports the plan. Retain and improve TS Vendetta.
944	Fully supports the plan. Requests 3m wide paths and accessible amenities (with hoist) for people with disabilities.
945	Area around Yacht Club to be kept clear and available for launching water craft.
946	Fully supports the plan.
947	Fully supports the plan.
948	Fully supports the plan.
949	Refer Submission No. 54.
950	Refer Submission No. 54.
951	Refer Submission No. 54.
952	Fully supports the plan. Suggested seating could be cement moulded seating possibly over some of the rocks along the marina walk. Need shade and seating most importantly for the elderly and infants.
953	Fully supports the plan. But no tourist accommodation east of the railway line. TS Vendetta needs to be redeveloped but remain.

Attachment 3

No.	Comments
	Frustrated that the southern end is like the forgotten part of Coffs Harbour. Road and boat ramp need urgent attention. Access to the southern end of the beach is dangerous and a new access needs to be constructed.
954	Fully supports the plan.
955	Welcome improvements but have a number of concerns: revisiting the concept design process given that the site analysis for the precinct is flawed with prevailing winds shown in wrong direction; the view analysis is flawed as removing vegetation would open up views to infrastructure rather than natural areas; designing the market area to retain the existing microclimate with respect to shade and wind protection; retaining existing dune vegetation to stabilise the dunes; not pruning low branches and shrubs; excluding Norfolk Island Pines from the landscaping for the project.
956	Refer Submission No. 54. Fully supportive of JAG's submission and disgusted with The Advocate's approach. Does not support any component of this plan except for the walkway linking the Jetty strip to the Jetty. The Boardwalk will destroy the dunes. Tree removal is not supported. Remove the volleyball courts. Keep the vendetta. Relocate the lighthouse into the reserve, but not a building.
957	Refer Submission no. 54.
958	Refer Submission No. 54.
959	Refer Submission No. 54.
960	Refer Submission No. 54.
961	Refer Submission No. 54.
962	Refer Submission No. 54.
963	Refer Submission No. 54.
964	Refer Submission No. 54.
965	Refer Submission No. 54.
966	Refer Submission No. 54.
967	Consider interconnectivity between Jetty and Park Beach must be integral part of plan. Adequate parking is required for all usage requirements. Provide an area for markets, assembly point for events, permanent formed stage area, a good viewing area and sitting area. Provide for triathlons, cycles, and boats.
968	Does not approve of development, even passive development. Suggests use of existing facilities to developing a mariculture (Indigenous peoples) enterprise.
969	Refer Submission No. 54. Would like to see vegetation such as dianellas with Bush Tuckeroo. Particularly concerned about Norfolk Island Pines proposed.
970	Refer Submission No. 54. Please note the 50 year erosion hazard line.
971	Refer Submission No. 54. Development too close to the ocean.
972	Refer Submission No. 54.
973	Refer Submission No. 54.
974	Refer Submission No. 54.
975	Refer Submission No. 54.
976	Refer Submission No. 54.
977	Refer Submission No. 54.
978	Fully supports the plan. Would like a fisherman's market.

Attachment 3

No.	Comments
979	Refer Submission No. 54.
980	Refer Submission No. 54.
981	Refer Submission No. 54.
982	Refer Submission No. 54. No tree removal.
983	Refer Submission No. 54.
984	Fully supports the plan. Suggestions include tree houses, wobble bridge, tree swing, enchanted forest, stepping stones with children's art work, slip and slide, nature play area, reusable painting wall. Communal eating area and food preparation/demonstration area. Really enjoyed sharing this opportunity with the children who have learnt and lot and enjoyed contributing their ideas.
985	Refer Submission No. 54.
986	Refer Submission No. 54.
987	Refer Submission No. 54.
988	Refer Submission No. 54. Access to the southern end of the beach needs to be upgraded.
989	Refer Submission No. 54.
990	Refer Submission No. 54. No removal of vegetation.
991	Covering letter accompanying 258 individual submissions. JAG invited people to make a submission but only if they were in full agreement with the written text. Believe results are a response to Council's marketing plan not the Jetty4Shores plan; independent body should be engaged to review, analyse and report on the submissions; submissions and analysis should be made available for public scrutiny by community representatives from key stakeholder groups, including JAG; there is still that the Jetty Foreshores should be maintained in a semi-natural condition with an emphasis on low key facilities for families.
992	Fully supports the plan. But extend the boardwalk to the Fishing Club. Leave the trees for shade.
993	Fully supports the plan.
994	Fully supports the plan. Would like to see more development along the waterfront i.e. shops, cafes. Would like a dog walking 'theme' in the plan.
995	Fully supports the plan.
996	Fully supports the plan.
997	Major concerns re the construction of a boardwalk, unnecessary removal of vegetation. Consider commercial beautification or sustainable development west of Jordan Esplanade and north of Marina Drive, it would be ideal for low rise commercial premises.
998	Object to any building heights over one storey as anything higher will destroy the already limited view corridors. No mention of what is proposed to manage the vehicular and pedestrian traffic chaos in the project area during major events. Road pavements at south of Jetty precinct are an absolute disgrace.
999	Refer Submission No. 54. Needs more communication on cultural issues.
1000	Fully supports the plan. Key issues are increased distance between car parks and beach and lack of drop off points; reduced passive surveillance and increased exposure in car parks; lack of turning circles making access for cars with trailers difficult; lack of clear, legible path link between main northern Jordan Esplanade car parks and the beach; significant distance and remoteness of the amenities from car park or

Attachment 3

No.	Comments
	beach.
1001	Fully supports the plan. No high-rise development.
1002	Fully supports the plan.
1003	Two main issues: Strongly disagrees with the removal of the Casuarinas in the area adjacent the Yacht Club. Would like an independent arborist to assess the health of each tree before they're removed. Considers it bad planning to consider a boardwalk through dunal system. Also concerned with Council taking on further debt. Development should not go ahead until adequate climate change policies have been developed.
1004	Improvements must be solely to enhance and protect the foreshores as a public reserve. Zoning allowing commercial or residential development must be changed back to public reserve. Improvements must allow for sea level rise of at least 3m above present king tide level. Raising ground level in market area should be done sensibly. Supports general improvements to picnic areas, toilet/shower facilities, road, walkways and open entertainment areas. Support permanent regular harbour sand removal. Council should aim to protect the beach, not the harbour. Do not need any more restaurants or kiosks. Allow occasional mobile vendors. Suspicious of claim that Council needs such a large amount of money for some fairly mundane landscaping.
1005	Keep foreshores as family-oriented public recreation area. No kiosks or restaurants as there are enough already. Whole purpose of the plan should be to protect and beautify for foreshores, nothing more.
1006	Supports construction of footpath network joining Jetty Strip to the actual beach. Lighting allows the area to be utilised at night and is important for safety. Improving drainage and development of market area. Increased opportunities for passive recreation in the area. Don't support construction of boardwalk through dune vegetation. Jetty itself is the ultimate boardwalk with sweeping 360 degree views. Development of accommodation facilities. Suggests engaging a professional recreation planner. Develop a concept plan for the whole area i.e. Corambirra Point to Macauleys Headland. Develop a wider pedestrian network for this whole section of coast. Would love to see a footbridge over Coffs Creek. Set clear limits on commercial development within the precinct. More development of a vegetation management plan. Opportunity to enhance coastal habitat and diversity without blocking views. Retention of as many existing trees as possible. Commence work on planning approval process immediately. Development of the plan for a working harbour. Taking a modular approach to works. Ordered in terms of desirability, planning approvals and public endorsement. Commence negotiations with State Government regarding other public lands.
1007	Why is there ambiguity and potential for confusion as the Area B being included in consultation or not? Why are measures that impinge significantly on the beach access amenity that various active member groups use being considered? Against working against natural drainage, erosion forces, wind; incomplete disclosure of significance of Area B being consulted in this phase of the plan; overlooking present uses of the beach north of Jetty when most the whole beach is usable much of the time. Yacht Club's sailors, paddlers, triathletes, surf schools and Surf Life Saving when Park Beach is too big need to not have further congestion in this area. Supports lots of open space, paths being widened, gateways to the jetty, North Wall, the Jetty Strip,

Attachment 3

No.	Comments
	some vegetation opening views up; a boardwalk by only implemented at a higher pier height and at the protected southern end of the beach; a kiosk but only at the southern end of the beach; low key commercial additions at TS Vendetta site; confining full scale commercial to adjacent to the port and possibly, if public consultation is facilitated, even including limited accommodation, only in line with present LEP and 3 storey limit.
1008	Fully supports the plan.
1009	Fully supports the plan.
1010	Fully supports the plan.
1011	Fully supports the plan.
1012	Fully supports the plan.
1013	Fully supports the plan.
1014	Fully supports the plan.
1015	Fully supports the plan. Please ensure sufficient parking supplied.
1016	Fully supports the plan. Please ensure sufficient parking supplied.
1017	Fully supports the plan. From a tourism operator point of view there is nothing more embarrassing than recommending that visitors go to the Jetty Foreshores.
1018	Fully supports the plan. Please ensure sufficient parking supplied.
1019	Plans are very 'foggy' with intentions for TS Vendetta building. Will the foundations of the building take another floor on top? Leave the TS Vendetta where it is and improve its functionality by removing some trees away to provide better access to the beach for the cadets and their boats.
1020	Fully supports the plan.
1021	Do not support the current proposal as there should not be accommodation east of the railway line; sea level changes and storm surges will threaten parts of the plan; plan is not significantly better than the current layout and usage options; more natural landscape plan would be a better option; money not well spent; where are the bike paths?
1022	Fully supports the plan.
1023	Fully supports the plan.
1024	Fully supports the plan. Would like the inclusion of fitness nodes.
1025	Fully supports the plan.
1026	Fully supports the plan.
1027	Fully supports the plan.
1028	Fully supports the plan. No high-rise development.
1029	Fully supports the plan. No high-rise development.
1030	Fully supports the plan.
1031	Fully supports the plan.
1032	Fully supports the plan. No high-rise development.
1033	Fully supports the plan.
1034	Fully supports the plan. No high-rise development.
1035	Fully supports the plan. No high-rise development.
1036	Fully supports the plan. No high-rise development.

No.	Comments
1037	Fully supports the plan. No high-rise development.
1038	Concerns/Issues: Is a professional bush regenerator. Dune Conservation - maintain the integrity of the dunes; idea of a boardwalk is supported but not through the dunes; work with and enhance what is already there. Tree Removal - Independent Arborist Consultant should be engaged to assess the health and full value of each individual tree before any further decisions are made. Affordability - Why put pressure on resources by going into significant debt when so many more urgent priorities that need attending to on the entire Jetty Foreshores precinct that this plan does not address. Properly Staged Sustainable Development: Makes sense to start with the least contentious aspects Plan will precede as soon as possible with maximum community support if the project is broken down into separate stages. Priorities should be given to basic amenities, proper change facilities, indoor showers, access to Jetty (esp. southern), wider pathways, bike racks, healthy accessible kiosk. Most importantly, fully costed plan that properly protects or relocates critical infrastructure. Proper Consultation: process to day has been unbalanced. Personal attempts to be included on reference group have been unsuccessful. Group was heavily stacked in favour of commercial pro-development lobby. Aggressive marketing approach has been fully backed by the Advocate Newspaper biased reporting.
1039	Fully supports the plan particularly accessibility, upgrade of amenities, improved safety and drainage, and does not include high-rise accommodation.
1040	Fully supports the plan particularly boardwalk, harbour view right along the foreshore, wide path from rail crossing and changes to the Market area.
1041	Previously agreed with JAG but now supports what Council is proposing. Only concern is the presence of cars as a result of proposed car parks.
1042	Totally opposed to removal of vegetation which provides habitat for native animals. No costings for the initial work or ongoing maintenance costs. Against boardwalk proposal as one already exists - The Jetty. Do not support relocation of TS Vendetta or cafe above it. Plan is being driven by business, the Mayor and the Advocate.
1043	Refer Submission No. 54. Free overnight parking for self-contained vehicles.
1044	Refer Submission No. 54. Overnight free campers spend money in the community.
1045	Refer Submission No. 54.
1046	Refer Submission No. 54. Enough high rise here already.
1047	Refer Submission No. 54. Need to preserve for future generations.
1048	Refer Submission No. 54.
1049	Refer Submission No. 54.
1050	Refer Submission No. 54. Not enough open space.
1051	Refer Submission No. 54.
1052	Refer Submission No. 54. Supports boardwalks and better facilities.
1053	Refer Submission No. 54.
1054	Refer Submission No. 54.
1055	Refer Submission No. 54.
1056	Refer Submission No. 54.

Attachment 3

No.	Comments
1057	Refer Submission No. 54.
1058	Refer Submission No. 54.
1059	Refer Submission No. 54. Need to preserve for future generations.
1060	Refer Submission No. 54. Retain for the use of the residents.
1061	Refer Submission No. 54. Retain for the use of the residents.
1062	Refer Submission No. 54.
1063	Refer Submission No. 54. Instead of resort development suggested inexpensive camping.
1064	Refer Submission No. 54.
1065	Refer Submission No. 54.
1066	Refer Submission No. 54. Development would be a blemish on the town.
1067	Refer Submission No. 54.
1068	Refer Submission No. 54. Maintain and beautification only.
1069	Refer Submission No. 54.
1070	Refer Submission No. 54. Improve public facilities only.
1071	Refer Submission No. 54.
1072	Refer Submission No. 54. Support artificial reef.
1073	Refer Submission No. 54. Support artificial reef.
1074	Refer Submission No. 54. Plans should be withdrawn.
1075	Refer Submission No. 54.
1076	Refer Submission No. 54. Way too expensive and in a general flood zone.
1077	Refer Submission No. 54.
1078	Refer Submission No. 54.
1079	Refer Submission No. 54. Do nothing. Would only be a negative impact on the environment.
1080	Refer Submission No. 54.
1081	Refer Submission No. 54. Need to preserve for future generations.
1082	Refer Submission No. 54. Don't remove trees.
1083	Refer Submission No. 54. Need trees for shelter.
1084	Refer Submission No. 54.
1085	Refer Submission No. 54. Leave as is.
1086	Refer Submission No. 54.
1087	Refer Submission No. 54. Improve with family spaces in mind.
1088	Refer Submission No. 54. Include water play for children i.e. Caloundra.

Attachment 3

No.	Comments
1089	Refer Submission No. 54. Need to preserve for future generations.
1090	Refer Submission No. 54.
1091	Refer Submission No. 54.
1092	Refer Submission No. 54. Time for powers to be take notice of local residents who have repeatedly say no to accommodation east of the railway line
1093	Refer Submission No. 54.
1094	Refer Submission No. 54.
1095	Refer Submission No. 54.
1096	Refer Submission No. 54. Keep the trees.
1097	Fully supports the plan. Plans a clear and a vision of what our city could be. People will not only want to come but they will want to share.
1098	Refer Submission No. 54.
1099	Fully supports the plans for development. 84 year old who uses a scooter to get around. Used to enjoy fish and chips looking out over the water and would like future generations to enjoy the same. Walkways and café at ground level will make it easier to access for the disabled.
1100	Refer Submission No. 54. Please don't concrete the beach.
1101	Refer Submission No. 54. Support preservation of natural environment.
1102	Objects as the plan does not provide suitable and adequate environmental, social and economic assessments; plan is misleading through its artistic impressions i.e. kiosk/urban investigation design area; plan is stage 1 of 3 stages yet no information has been given of other stages; planning process by Department of Lands and Coffs Council was corrupt.
1103	Refer Submission No. 54. Supports the 2007 Plan of Management. Council played the role of project promoter rather than independent umpire. Results will be a response to Council's marketing plan. Council had strong support from only paper in town. Independent body should be engaged to review, analyse and report on the submissions. Analysis of submissions would be made available for public scrutiny by community representatives from stakeholder groups such as JAG. Supports artificial surfing reef of the north wall.
1104	Refer Submission No. 54. Invest in bicycle paths.
1105	Refer Submission No. 54.
1106	Refer Submission No. 54.
1107	Refer Submission No. 54.
1108	Refer Submission No. 54.
1109	Refer Submission No. 54.
1110	Refer Submission No. 54. Council needs to be investigated and prosecuted for their incompetence.
1111	Refer Submission No. 54. Need to preserve for future generations.
1112	Refer Submission No. 54. Need to preserve for future generations.
1113	Refer Submission No. 54.

Attachment 3

No.	Comments
1114	Fully supports the plan. Fully support the inclusion of a Maritime Museum.
1115	Refer Submission No. 54. Sand dredging needs to be undertaken.
1116	Refer Submission No. 54.
1117	Refer Submission No. 54.
1118	Refer Submission No. 54.
1119	Refer Submission No. 54.
1120	Refer Submission No. 54. Need to preserve for future generations.
1121	Refer Submission No. 54. Need to preserve for future generations.
1122	Refer Submission No. 54.
1123	Refer Submission No. 54.
1124	Refer Submission No. 54.
1125	Refer Submission No. 54.
1126	Refer Submission No. 54. Retain dune vegetation
1127	Refer Submission No. 54.
1128	Refer Submission No. 54. Money should be spent on actions that improve human well-being.
1129	Refer Submission No. 54.
1130	Refer Submission No. 54.
1131	Refer Submission No. 54.
1132	Refer Submission No. 54.
1133	Refer Submission No. 54.
1134	Refer Submission No. 54. Dredge Coffs Creek.
1135	Refer Submission No. 54. Do nothing but restore the sand dunes.
1136	Refer Submission No. 54.
1137	Refer Submission No. 54.
1138	Refer Submission No. 54.
1139	Refer Submission No. 54. Retain natural appeal.
1140	Refer Submission No. 54.
1141	Refer Submission No. 54. Against property development. Would like to see more parkland/BBQ areas/lagoon.
1142	Refer Submission No. 54.
1143	Refer Submission No. 54. Improve current picnic area, out to the south wall.
1144	Refer Submission No. 54.
1145	Refer Submission No. 54.
1146	Refer Submission No. 54.
1147	Refer Submission No. 54.
1148	Refer Submission No. 54.
1149	Refer Submission No. 54.
1150	Refer Submission No. 54.
1151	Refer Submission No. 54. Keep the car parks.

Attachment 3

No.	Comments
1152	Refer Submission No. 54.
1153	Refer Submission No. 54. Improve walkways, clean area up and improve interaction with nature.
1154	Refer Submission No. 54. Council should investigate purchasing railway land on east side and preserve for future growth of the city.
1155	Refer Submission No. 54. Support artificial reef.
1156	Refer Submission No. 54.
1157	Refer Submission No. 54.
1158	Refer Submission No. 54.
1159	Refer Submission No. 54. Instead spend money on Coffs skate park.
1160	Refer Submission No. 54.
1161	Refer Submission No. 54.
1162	Refer Submission No. 54.
1163	Refer Submission No. 54. More plants should be planted.
1164	Refer Submission No. 54.
1165	Refer Submission No. 54.
1166	Refer Submission No. 54.
1167	Refer Submission No. 54.
1168	Refer Submission No. 54.
1169	Refer Submission No. 54.
1170	Refer Submission No. 54. Just tidy up but don't develop.
1171	Refer Submission No. 54. Successful coastal developments i.e. Redcliff, Townsville, Gladstone don't include tourist accommodation.
1172	Refer Submission No. 54.
1173	Refer Submission No. 54. No lights affecting muttonbirds. South wall needs extending beyond Muttonbird Island to stop sand accreting.
1174	Refer Submission No. 54.
1175	Refer Submission No. 54.
1176	Refer Submission No. 54. More thought needs to be given to placement of accommodation. Concerned regarding lights affecting muttonbirds. No tree removal from the dunes.
1177	Refer Submission No. 54. More tourists less development.
1178	Refer Submission No. 54. Another restaurant or two with water views is supported.
1179	Refer Submission No. 54.
1180	Refer Submission No. 54.
1181	Refer Submission No. 54. Accommodation will remove what is appreciated most - simplicity.
1182	Refer Submission No. 54.
1183	Refer Submission No. 54.
1184	Refer Submission No. 54.
1185	Refer Submission No. 54.

Attachment 3

No.	Comments
	Needs to stay with the community and not commercialise.
1186	Refer Submission No. 54. Support artificial reef to attract some of the best surfers.
1187	Refer Submission No. 54. Support artificial reef to boost tourism.
1188	Refer Submission No. 54. Respect Mother Nature and leave Mutton Bird Island alone.
1189	Refer Submission No. 54.
1190	Refer Submission No. 54.
1191	Refer Submission No. 54. Objects to commercialising public land for benefit of the wealthy. Support idea of artificial reef.
1192	Refer Submission No. 54.
1193	Refer Submission No. 54.
1194	Refer Submission No. 54. Would like to see playground west side of road to cover ugly railway station. Remove some vegetation to allow better access to beach.
1195	Refer Submission No. 54.
1196	Refer Submission No. 54. Area should keep for the benefit for all the community and not just those who can afford to buy into such a place.
1197	Refer Submission No. 54.
1198	Refer Submission No. 54. Keep it simply friendly.
1199	Refer Submission No. 54. Leave the Yacht Club for the benefit of water sports.
1200	Fully supports the plan. Suggested inclusions - public recreation space for the youth, skate park and public basketball courts, separate pathways for cyclists and pedestrian's public amphitheatre at Corambirra Headland. Supports high rise accommodation being excluded.
1201	Refer Submission No. 54. Area has always been vegetated (originally a littoral rainforest). Buildings will degrade the ambience of the quarry and foreshores.
1202	Refer Submission No. 54.
1203	Likes boardwalk. Market area needs fixing.
1204	Fully supports the plan.
1205	Plan doesn't go far enough. Does not support the proposed development of just a kiosk, and the open space doesn't benefit the community. Provide accommodation near the marina, creating work. It's a man-made harbour so develop it.
1206	Fully supports the development. Please upgrade marina or risk losing Pittwater.
1207	Memorial garden for road crash victims and others. Small shade sales on jetty itself. Keep with low impact commercial.
1208	Preserve as much of the native foreshore as possible. Vegetation, planted by Landcare, should be respected. Agrees with the concept of more recreation areas and new precinct at end of the pier. Does not believe bikes and walkers can combine, and that a separate bike path should be built. View the Townsville model.
1209	Please consider outdoor dance floor (South Bank, Brisbane), outdoor chess set and backgammon.

Attachment 3

No.	Comments
1210	Fully supports the plan. Still provide area for Marsh's Carnival and good positions to watch fireworks.
1211	Fully supports the plan.
1212	Fully supports the plan.
1213	Straight line from Jetty will create a potential wind tunnel. Retain wind protection. Likes new car park layout. Likes curvy paths. Views from Jetty and beach available.
1214	Thoroughly enjoyed the opening night talk by Lisa.
1215	Refer Submission No. 54. Leave paths along. Issues with coastal erosion. Money should be spent on kerb and guttering and footpaths around the City.
1216	Refer Submission No. 54. No development east of the railway line - zoning should be changed to prevent it.
1217	Refer Submission No. 54. Have many great memories the way it is and would love to experience more.
1218	Refer Submission No. 54
1219	Refer Submission No. 54. Leave it unchanged.
1220	Refer Submission No. 54
1221	Refer Submission No. 54
1222	Refer Submission No. 54
1223	Refer Submission No. 54. No development east of the railway line - zoning should be changed to prevent it.
1224	Refer Submission No. 54. Leave it unchanged.
1225	Refer Submission No. 54.
1226	Refer Submission No. 54.
1227	Refer Submission No. 54.
1228	Like Port Macquarie - consider a retirement resort village. Plans don't seem like a big change.
1229	Refer Submission No. 54.
1230	No Norfolk Pines. Don't remove Yacht Club car park and instead increase the parking here. Provide a fenced playground.
1231	Provide buffer planting along railway line. Upgrade toilet facilities to include change areas, baby change, etc.
1232	Fully supports the plan.
1233	Refer Submission No. 54. Agree with the last 2 line comment.
1234	Refer Submission No. 54. Agree with the last 2 line comment.
1235	Refer Submission No. 54. Agree with the last 2 line comment.
1236	Refer Submission No. 54. Agree with the last 2 line comment.
1237	Kiosk - non-alcoholic only.
1238	Refer Submission No. 54. Changes to the beaches should not be put forward.
1239	Refer Submission No. 54.

Attachment 3

No.	Comments
	Leave it unchanged.
1240	Pedestrian links providing cohesion between the town and Jetty is just as important of as developments at the foreshores. Spend money on all. Promote a healthy community (exercise stations, special interest stops). Need to provide safe footpaths for elderly and parents with prams.
1241	Refer Submission No. 54. Leave it unchanged.
1242	Refer Submission No. 54. No unwanted development should be done.
1243	Refer Submission No. 54. Nothing wrong with it the way it is.
1244	Fully supports the plan.
1245	Refer Submission No. 54. Leave it unchanged.
1246	Refer Submission No. 54. Should be no high rise.
1247	Fully supports the plan.
1248	Refer Submission No. 54. Agree with the last 2 line comment. It's about time something was done or we'll be left behind.
1249	Refer Submission No. 54. Commercial or residential would destroy the area.
1250	Fully supports the plan particularly open space and views. Please return views to the water from the picnic area.
1251	Refer Submission No. 54. No development east of the railway line - zoning should be changed to prevent it.
1252	Refer Submission No. 54. No boardwalk. No vegetation clearing. No small Gold Coast in Coffs.
1253	Refer Submission No. 54. Don't turn into over developed QLD style town.
1254	Refer Submission No. 54. Open up for families/tourism.
1255	Refer Submission No. 54.
1256	Refer Submission No. 54. Don't want or need to be Gold Coast.
1257	Fully supports the plan.
1258	Refer Submission No. 54.
1259	Refer Submission No. 54.
1260	Refer Submission No. 54.
1261	Refer Submission No. 54.
1262	Refer Submission No. 54. Beautiful area. Why ruin it?
1263	Refer Submission No. 54. Keep Council honest.
1264	Refer Submission No. 54. Enjoy open area for picnics/walks.
1265	Refer Submission No. 54.
1266	Refer Submission No. 54.
1267	Refer Submission No. 54. You don't know what you've got till it's gone

Attachment 3

No.	Comments
1268	Refer Submission No. 54.
1269	Refer Submission No. 54. Fix the break wall.
1270	Refer Submission No. 54. Coffs High School should be able to use area safely. Don't open up to private enterprise/resorts.
1271	Refer Submission No. 54. Provide ramps for wheelchairs.
1272	Refer Submission No. 54. Leave as open space and markets. High rise would ruin the space.
1273	Refer Submission No. 54. Great parks and open space.
1274	Refer Submission No. 54. Allow only single story development e.g. cafes.
1275	Refer Submission No. 54. Happy for some commercial, but not residential development east of railway line. Extend the jetty strip over the railway line to the roundabout for small businesses.
1276	Refer Submission No. 54. Need beautification not commercial development.
1277	Refer Submission No. 54.
1278	Refer Submission No. 54.
1279	Refer Submission No. 54.
1280	Refer Submission No. 54. Would like March's carnival continue.
1281	Refer Submission No. 54. Leave the area as it is now. Need trees and markets for people to enjoy.
1282	Refer Submission No. 54. Open space areas are what make the area attractive including markets, picnic and walking areas.
1283	Refer Submission No. 54. Keep it how it is with the open space, don't develop it.
1284	Refer Submission No. 54. Save our open spaces.
1285	Refer Submission No. 54. Don't over develop the area. What we have is unique and special.
1286	Refer Submission No. 54.
1287	Refer Submission No. 54. Does not want another Queensland or Sydney.
1288	Refer Submission No. 54. No more development.
1289	Refer Submission No. 54. Protect open space.
1290	Refer Submission No. 54. Too many areas have been ruined by buildings.
1291	Refer Submission No. 54. Keep for open space.
1292	Refer Submission No. 54. Keep beachfronts for all to enjoy.
1293	Refer Submission No. 54. Enjoys natural beauty, peace and quiet. Believes crowds will eventually destroy our way of life.

Attachment 3

No.	Comments
1294	Refer Submission No. 54. No money should be borrowed due to present economic climate. Rate pays should not face increased rates for unwarranted work.
1295	Refer Submission No. 54. Keep open space, no high-rise.
1296	Fully supports the plan.
1297	Approves with proposal to cleaning and tidying up area. Concerned with lack of parking planned near the Yacht Club and access for water craft. Markets should be moved to grass area behind the TS Vendetta.
1298	Fully supports the plan.
1299	Fully supports the plan.
1300	Fully supports the plan. Suggests designated sites for mobile food vendors which would allow for bigger variety and better placement depending on events taking place, rather than permanent operators. Parking should be made available for travellers with motor homes, caravans and large trailers for day parking. Look to examples at the Sunshine Coast.
1301	Fully supports the plan particularly seating, boardwalk and kiosk. Possibly include new information centre. Showcase original lighthouse lantern in information centre. Develop area similar to Port Macquarie.
1302	Easy parking for motor homes and caravans. Extend BBQs/landscaping/seating/shelters at southern end near boat ramp. No accommodation east of the railway line. Small takeaway/walk away café. No gimmicky sculptures/artworks, but focal points with history information would be acceptable. Retain TS Vendetta. Lock in funding from State Government to ensure maintenance of jetty structure. Retain openness of area with some windows to provide ocean views. Unsure of benefits of boardwalk taking into account costs involved, but would use it if built.
1303	Main concerns relate to walkway from jetty to Yacht Club be building from low maintenance materials and screened; no walk way any further south of Jetty; Wi Fi area for communications including data points near kiosks; LED lighting with solar panels installed; incorporate exercise/fitness circuit; don't use sculptures; recycling bins; Urban Design Area B should be dropped; segregated bike track away from pedestrians.
1304	Fully supports the plan taking into consideration sea levels. Opposed to any tourist or residential accommodation. Zonings should be changed.
1305	Refer Submission No. 54. Would support pay per use toilets; vegetation should be removed to reinstate original and natural views; dogs should not be permitted in the area (and fine people who offend); and sand removal is common sense.
1306	Fully supports the plan. Funding suggestion - sell Council land adjacent to the hospital to extend the parking, and use the funds at the Foreshores.
1307	Fully supports the plan. Marches amusements must be relocated, and only allowed for one month (January) not December and February too. Whole area should be smoke-free.
1308	Strongly opposes the proposed development. Retain existing, and plant more, vegetation. Vegetation offers buffer from weather and beach for young children. Totally opposed to kiosks, restaurants and accommodation.

Attachment 3

No.	Comments
	Improve toilet facilities, seats with some sensible landscaping. Area to the north would be only area developed i.e. drainage, improved facilities and parking.
1309	Fully supports the plan.
1310	Development is over the top. Only improvements should be improved drainage, widening of foot/cycle paths and lighting. Very concerned with zoning for development of accommodation.
1311	Generally supports aspects of the plan (improved facilities and access) however does not support boardwalk, amphitheatre and removal of dune vegetation. Could be done spending less money. Money would be better spent on all seasons athletics track.
1312	Oppose proposed development. Improve area just over the railway line. Leave area clear of development activities.
1313	Fully supports the plan however is concerned with omission of volleyball courts.
1314	Provides options to fix the boat ramp, old quarry and roads east of the rail line.
1315	Fully supports the plan particularly boardwalk (although it could be a bit wider), kiosk and restaurant. Concerned with loss of TS Vendetta. Would like to see interactive water feature similar to Darling Harbour or Olympic Park. Does not have a problem with accommodation as it will improve use and security.
1316	Fully supports the plan particularly the walkway. Kiosk in front of Yacht Club is unwarranted, would be better positioned along walkway. Agree with steps but would like open grass should be retained instead of concrete. Lighting is another important issue is lighting which would create safety for night time walks. Suggests redevelopment be done with lots of "wow".
1317	Agree it is time for an upgrade but is concerned the natural beauty be retained. Approve of pedestrian access and boardwalk. Agree additional parking is required but would like to see it west of the railway. Agrees with TS Vendetta being redeveloped to become a joint use. Expressed concern with Area B Urban Design Investigation area.
1318	Fully supports the plan. Want a secure home for the Triathlon club.
1319	Refer Submission No. 54. Standards of toilet provision need significant improvement. Vegetation should be removed from the dunes to reinstate views from picnic areas. No dogs on the north wall.
1320	Would like to see fitness course similar to Noosa incorporated into plans.
1321	Fully supports the plan.
1322	Can see redevelopment of area could be good however has major concerns with board walk because of sea level rise and erosion. Keep the relaxed spacious atmosphere. Consider an amphitheatre.
1323	Fully supports the plan.
1324	Fully supports the plan. Particularly improved views and restaurants, but perhaps allow street vendors in a few locations as a starting point.
1325	Fully supports the plan particularly kiosks at the end of the jetty (would like tables and chairs like East Circular Quay). Biggest wish would be to see integration of the harbour with the jetty. Incorporate a mixture of residential, commercial and promenade with view to die for.
1326	Fully supports the plan.
1327	Giving in-principle approval and support however does not trust and hopes there are no hidden meanings in the concept plan i.e. major developments involving substantial buildings and

Attachment 3

No.	Comments
	infrastructure.
1328	Support creation of improved pedestrian walkway. Encourage landscaping and beautification of areas currently barren outside of the study area footprint. Encourage fixing the roads south of the Harbour. Strongly oppose building infrastructure such as boardwalk and amphitheatre. Existing studies identify risks associated with building infrastructure in coastal hazard zone. Oppose clearing of coastal vegetation. Opposed to any type of tourist or residential accommodation (landuse zones must be changed).
1329	Fully supports the plan.
1330	Agree a facelift would be nice but not essential in terms of using community funds. Supports improving Yacht Club area and land area for markets however don't agree with boardwalk through existing dunes and vegetation, and proposed redevelopment of TS Vendetta. Corambirra Point could be improved with consultation with local aboriginal community.
1331	Fully supports the plan particularly accessibility, upgrade of amenities, improved safety and does not include high-rise accommodation.
1332	Fully supports the plan.
1333	Fully supports the plan.
1334	Fully supports the plan with a preference for Scenario 4. Would be happy to pay an extra levy on rates to get this project started.
1335	Fully supports the plan.
1336	No residential, keep dense vegetation - this is what makes Coffs special. Don't want to be the same as Port Macquarie or Gold Coast. Need more shade trees.
1337	Fully supports the plan.
1338	Approves of increased connectivity, wider pathways, and access to north wall and Muttonbird Island without have to cross the road. No tourist accommodation. Does not approve of concrete steps or boardwalk on dunes. Plan is missing connectivity between jetty and north wall beach.
1339	Approves of improvements particularly boardwalk (although would like to see it go right along the beach), kiosks and restaurant (suggest the inclusion of a water front restaurant). Does not approve of tourist accommodation.
1340	Concerned with \$15 million being spend for the benefit of greedy businesses. The jetty area should be kept for enjoyment by the public. Feels devastated and betrayed by this decision.
1341	Fully supports the plan.
1342	Fully supports the plan.
1343	Provides details on the history of the BBQ and play area.
1344	Fully supports the plan. Playground suggestions i.e. peddle trains, flying fox, bike obstacle courses, jumping pillows and wide paths (for bikes and walkers).
1345	Fully supports the plan.
1346	Concept plan does not appear to take into account needs of the CCOCC i.e. east of access to water's edge. No clear indication has been made for the TS Vendetta site i.e. storage for surf craft. Location of kiosk on grass area in front of Yacht Club will reduce its usefulness. Concerns are raised regarding parking space - distance and number. Would like to see Outrigger storage area developed as a secured covered area with a modern appearance blending with the redevelopment themes.
1347	Submission supports withdrawing the Jetty Foreshores Concept Plan. Area used for markets, carnival, sporting events, etc. will be lost to a residential precinct and

Attachment 3

No.	Comments
	<p>relocated car park.</p> <p>Jetty4Shores is defined as southern end of Jetty Beach to Coffs Creek whereas concept plan focusses on a small part which lies largely within a tourist accommodation zone.</p> <p>JAG supports the Coffs Harbour Jetty Foreshores Management Plan adopted by Council in 2008.</p> <p>Application for funding makes specific reference to attracting up to \$100 million private investment to build tourist accommodation yet plan does not portray any residential or commercial development.</p> <p>Misleading and conflicting information has been circulated in the media from Council and a member of the PRG.</p> <p>Concept plan was not accompanied by an assessment of the environmental, social and economic impacts of the proposed development.</p> <p>Steps should be taken to change the zoning which permits residential/tourist accommodation east of the railway line.</p> <p>As a result of inadequate and misleading material combined with conflicting messages and self-promotion by PRG, community has been let down and confused throughout the consultation process.</p> <p>Consultation process has been compromised by the demonstrated bias of the Advocate newspaper. This prevented open discussion and debate.</p> <p>Consultation process has been corrupted and community response is likely to be distorted.</p> <p>Now faced with an expensive, uncosted, unfunded and flawed concept plan for a small portion of the foreshores.</p> <p>A plan which is inconsistent with Council's Management Plan of 2008.</p>
1348	<p>Request an appropriate forum independently and professionally facilitated to allow effective clarification of issues raised in submissions and discussion and development of new ideas and possible adaptations of original ideas.</p> <p>Believes this process could help heal the rift that has occurred during this process.</p>



JETTY4SHORES CONCEPT PLAN 2013 PUBLIC EXHIBITION FINDINGS



11 OCTOBER 2013
COFFS HARBOUR CITY COUNCIL



Contents

Executive Summary.....	1
1. Introduction	2
2. Exhibition Process.....	3
3. Submission Review Methodology	5
4. Submissions Analysis	6
4.1 Overall Comments.....	6
4.2 Thematic Analysis of Comments	9
5. Key Submission Findings.....	11
5.1 Design Elements	11
5.1.1 General Design Elements	11
5.1.2 Amenities	12
5.1.3 Playground	12
5.1.4 Historical Elements	13
5.2 High-Rise, Commercial, Residential and Tourist Accommodation	15
5.3 Parking, Traffic, Access and Connectivity.....	16
5.4 Overall Study Area.....	17
5.5 Costs and Funding	18
5.6 Coastal Processes, Dune Stability, Sea Level Rise, Triple Bottom Line	19
5.6.1 Climate change, dunes and erosion.....	19
5.6.2 Boardwalk	20
5.6.3 Steps.....	20
5.7 Vegetation and View Corridors	21
5.8 Dredging and Harbour Sand Removal.....	22
5.9 Future of Existing Tenants.....	22
5.10 Sporting and Recreational Group Access	23
5.11 Indigenous.....	23

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

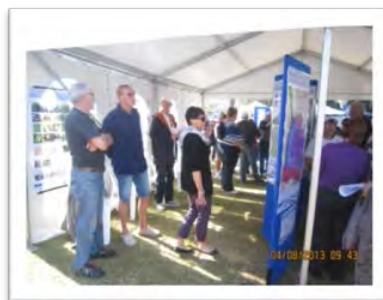
The Draft Jetty4Shores Concept Plan was exhibited from 8 May to 9 August 2013. During the exhibition period extensive efforts were taken to provide the public with many opportunities to receive information and lodge their submission on the proposal.

- **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"> • Woolgoolga Library (29 May - 6 June) • Toormina Library (18 June – 5 July) • Bunker Cartoon Gallery (5 July – 18 July)
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

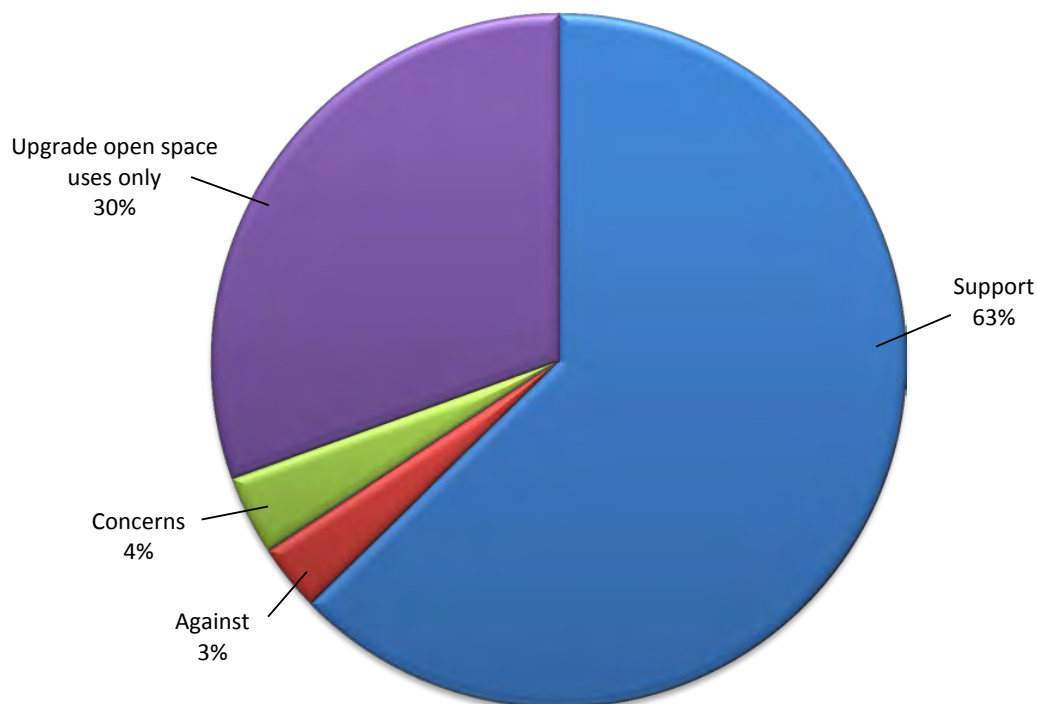
4.1 Overall Comments

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.				
Support	771	57%	For plans as exhibited	844	63%
Partial Support	50	4%			
Form Letter 2	23	2%			
Against	42	3%		42	3%
Concerns	50	4%		50	4%
Form Letter 1	411	30%	Upgrade open space uses only over wider area	411	30%
Blank	1		Information only	1	
Total				1348	



Attachment 4

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
Total Comments Yielded	4906

Attachment 4

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.

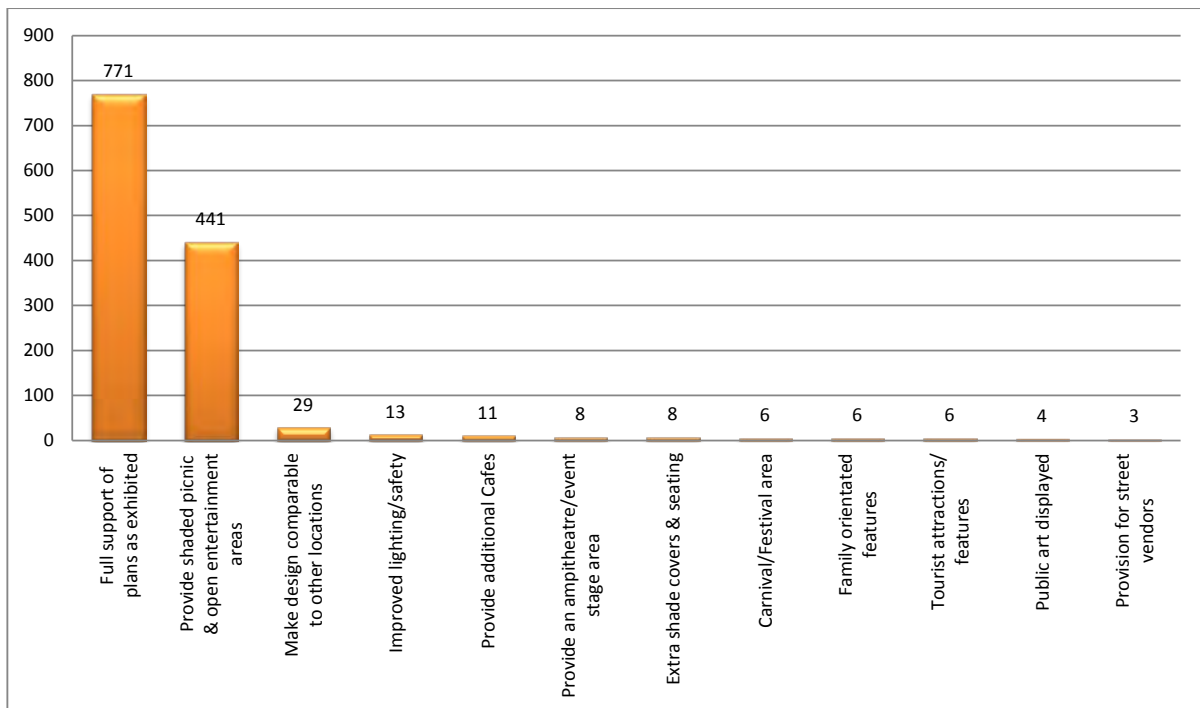
5. Key Submission Findings

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).

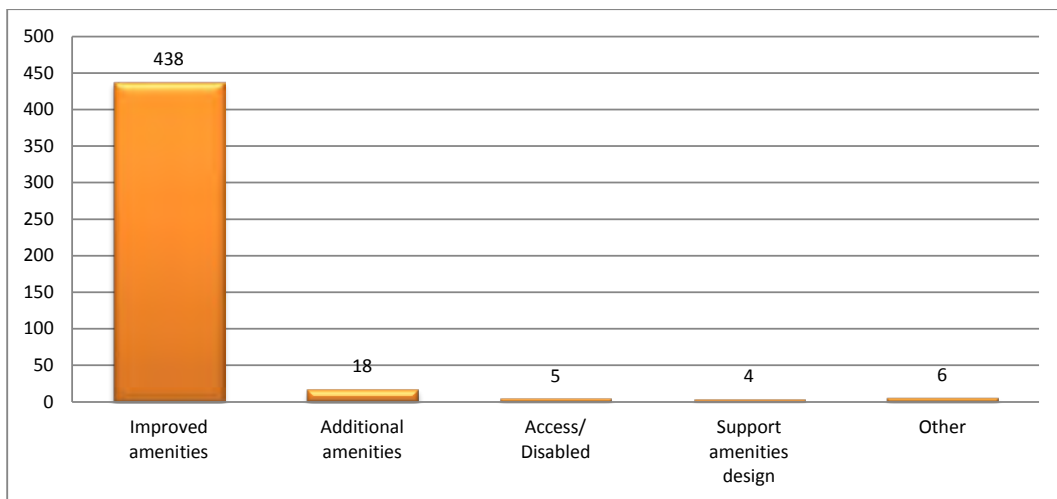


Many one off individual comments were also listed as possible design ideas, some examples include an outdoor giant chess game, rock wall seating, a non-denominational chapel at the end of the jetty pier, Wi-Fi, jumping pillow, a communal barbeque area and an open air cinema.

5.1.2 Amenities

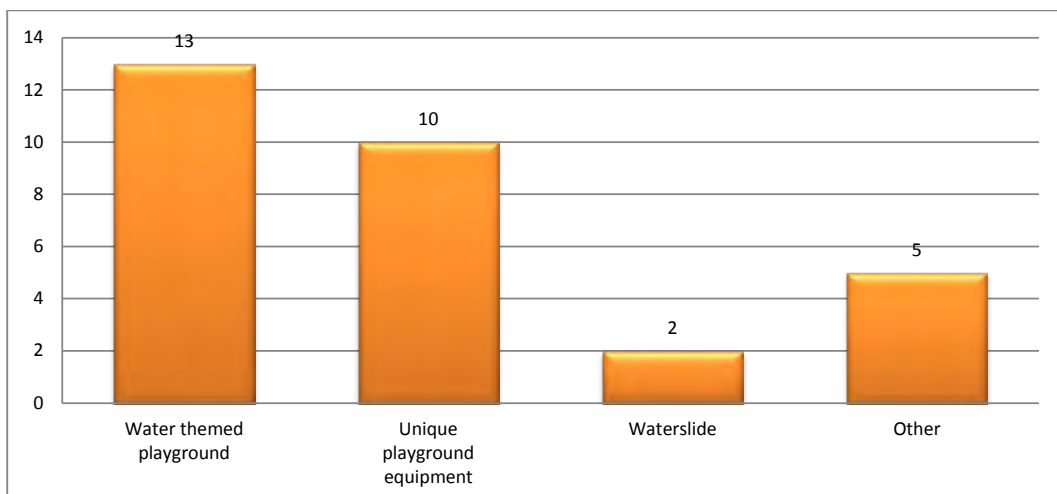
The need for improved amenities was listed in 471 submissions. The majority of these comments (438) requested existing amenities (public toilet facilities and internal showers) be improved. An additional 18 submissions desired additional amenities be included, for example, a larger change room block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



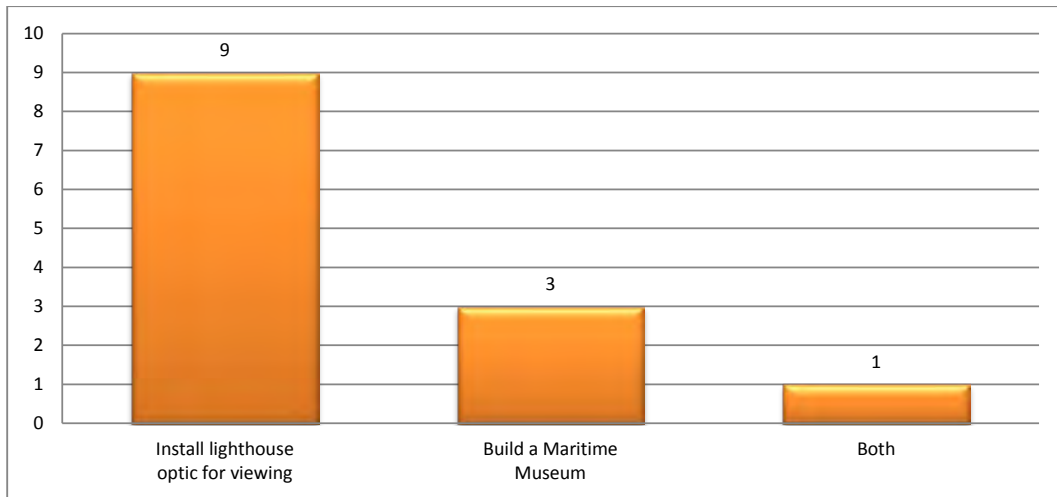
5.1.3 Playground

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.



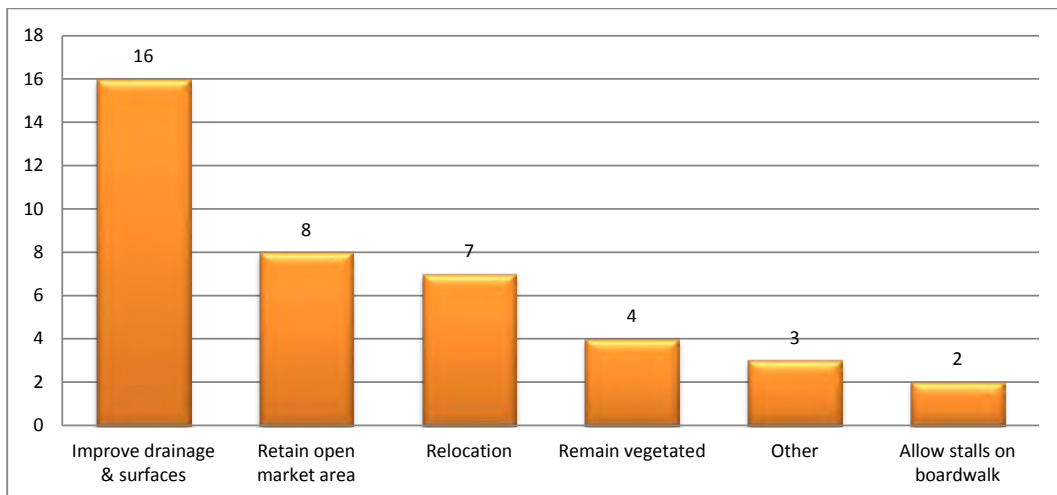
5.1.4 Historical Elements

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.

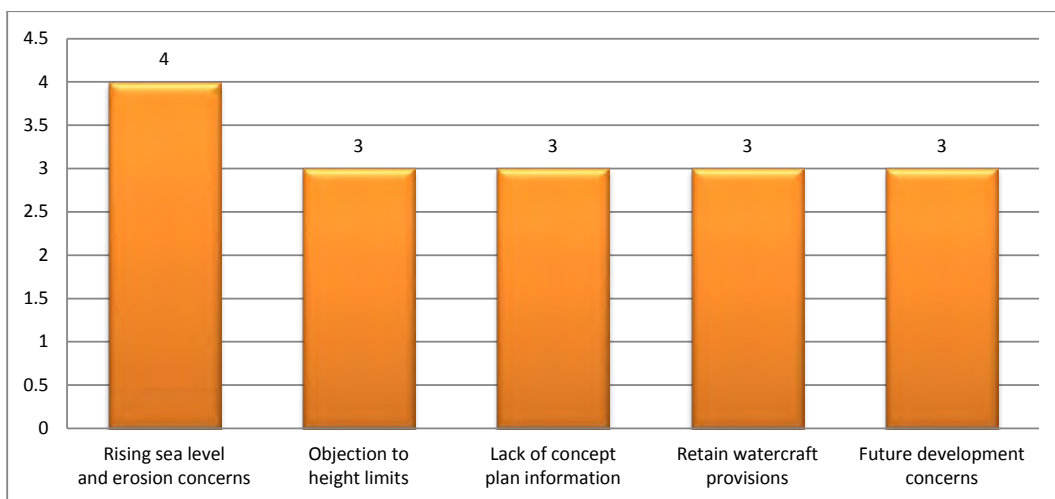


5.1.6 Area B – Urban Design Investigation Area

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.

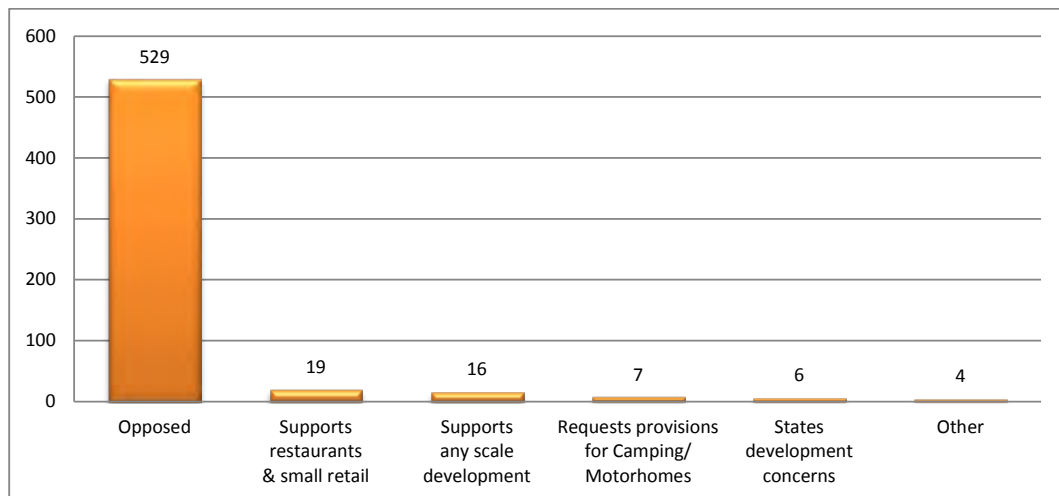


5.2 High-Rise, Commercial, Residential and Tourist Accommodation

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.

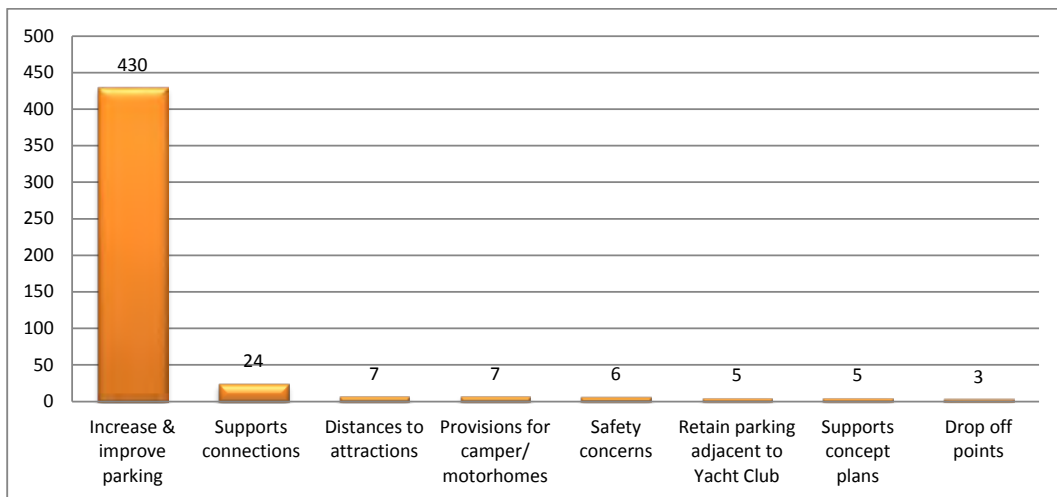


5.3 Parking, Traffic, Access and Connectivity

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.

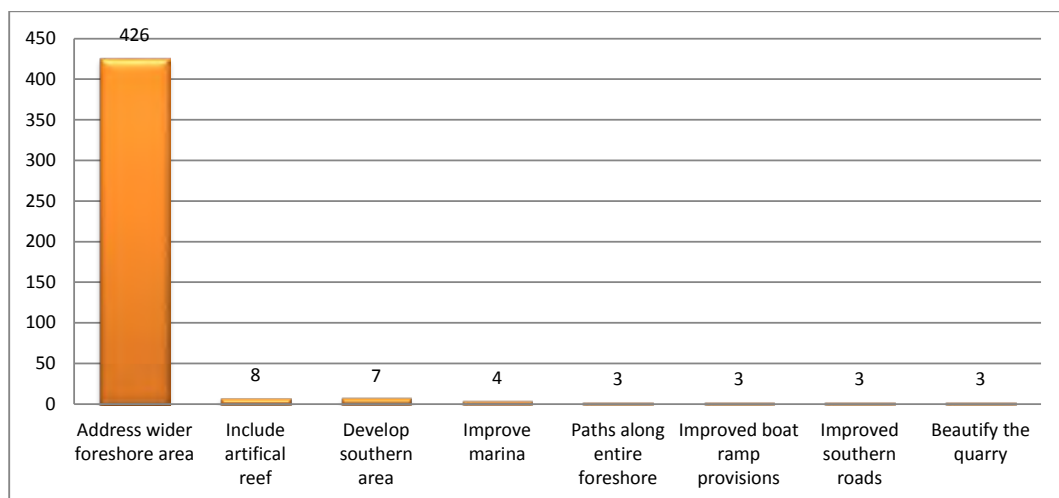


5.4 Overall Study Area

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.



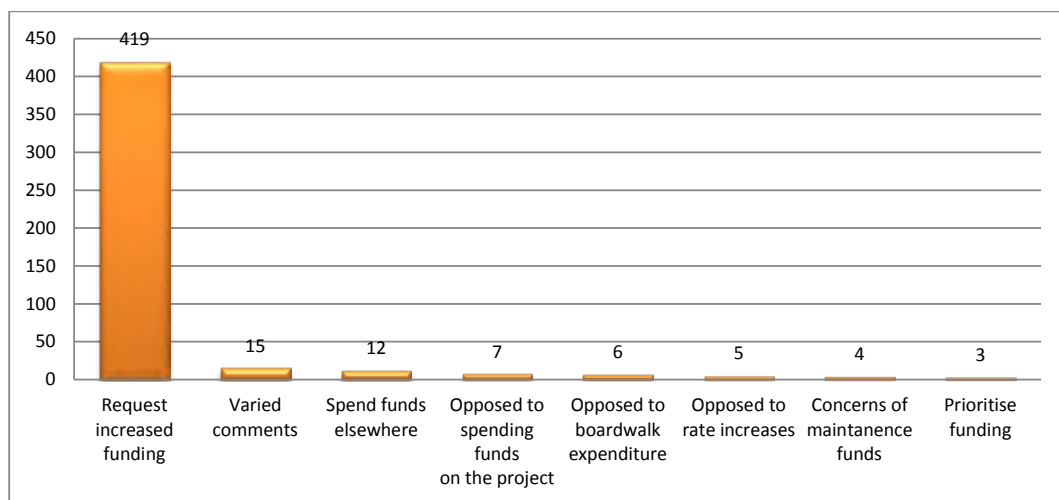
5.5 Costs and Funding

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?



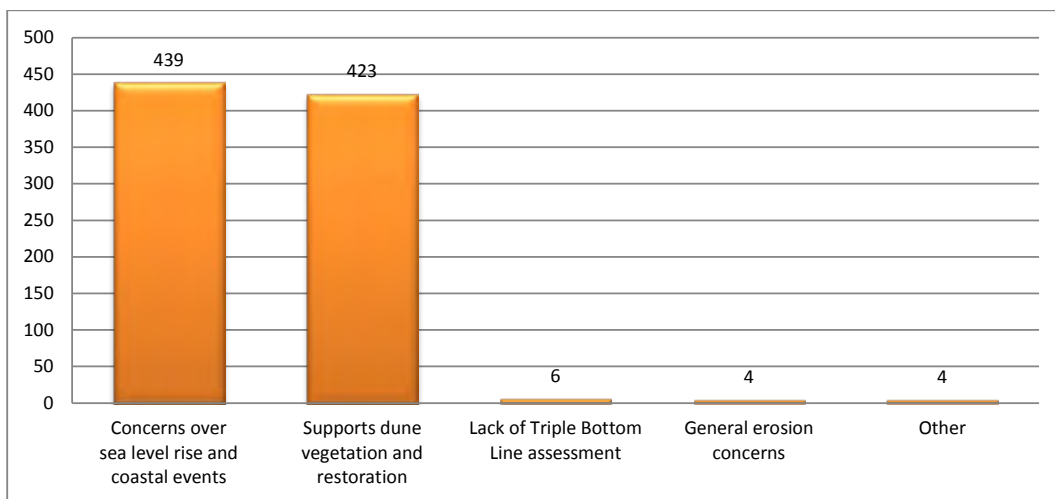
5.6 Coastal Processes, Dune Stability, Sea Level Rise, Triple Bottom Line

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.

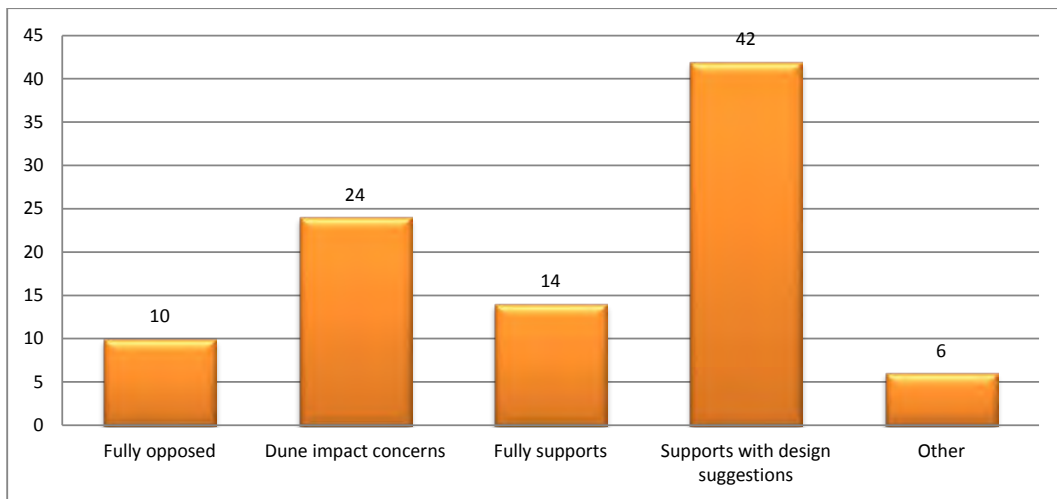
A total of 438 submissions referenced the dunes, with 423 submissions stating support for restoration of the Jetty Beach and dune system.

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.



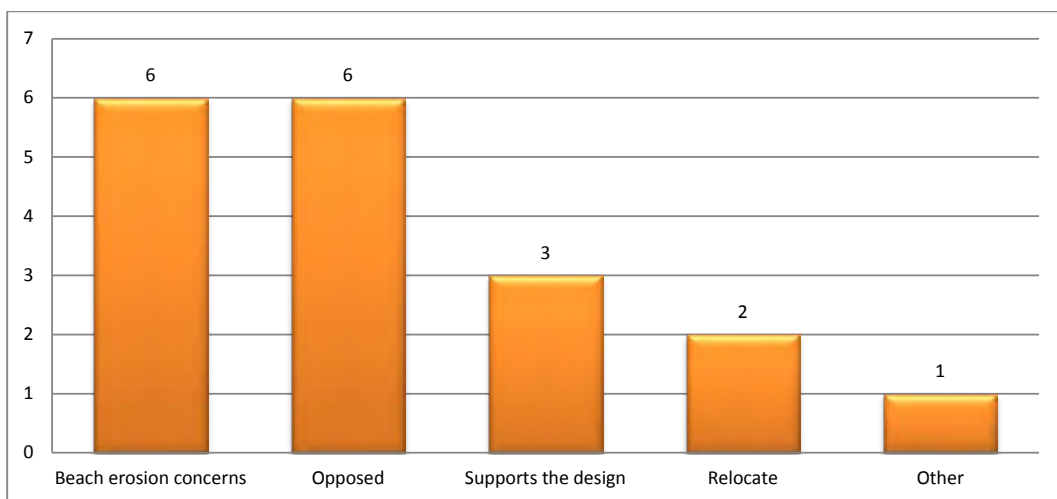
5.6.2 Boardwalk

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.



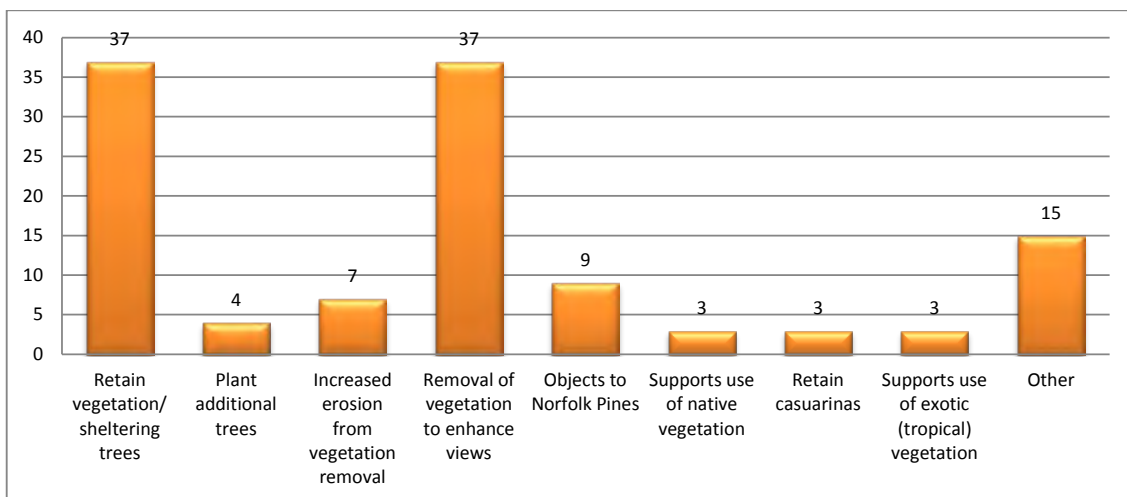
5.7 Vegetation and View Corridors

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.

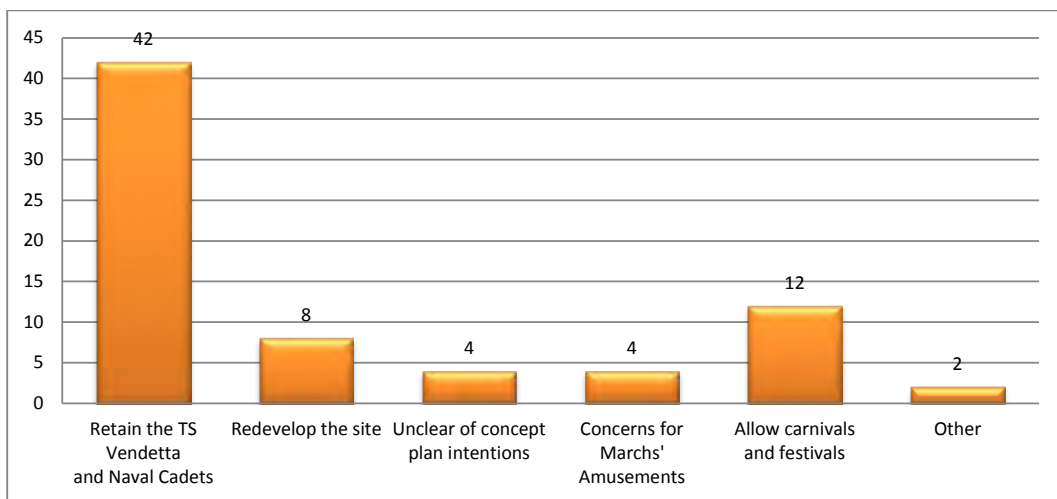


5.8 Dredging and Harbour Sand Removal

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.

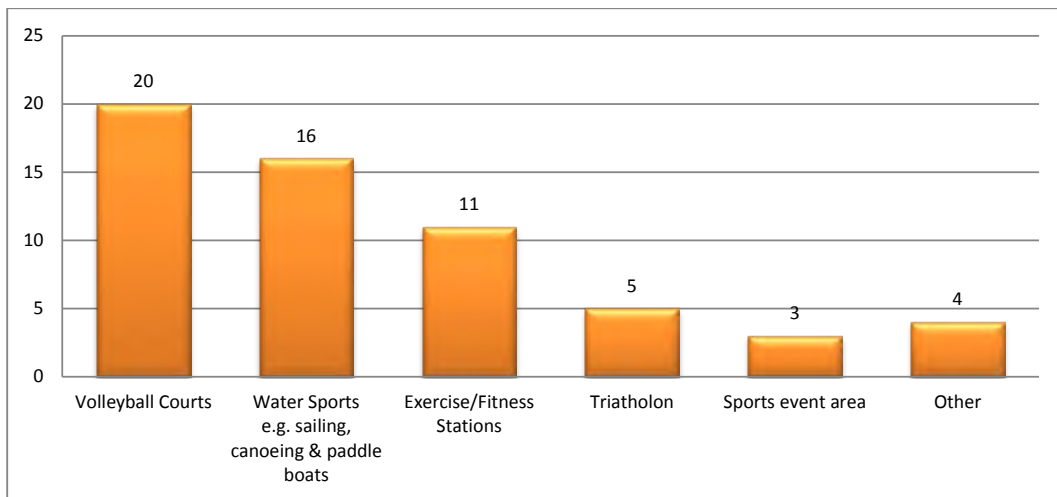
5.9 Future of Existing Tenants

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.



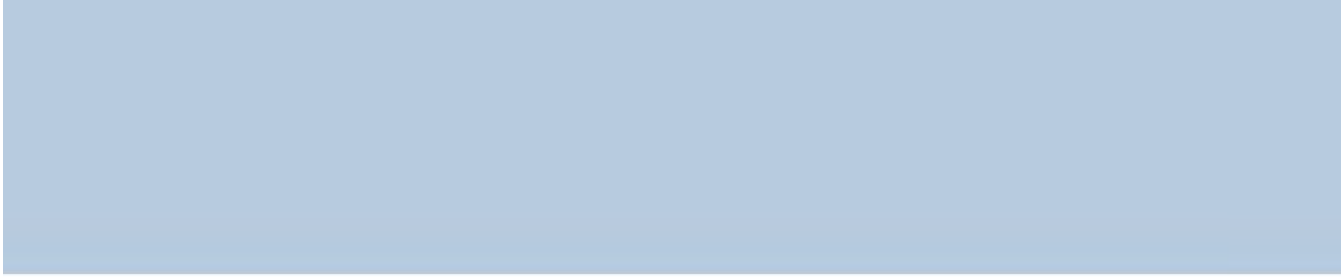
5.10 Sporting and Recreational Group Access

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

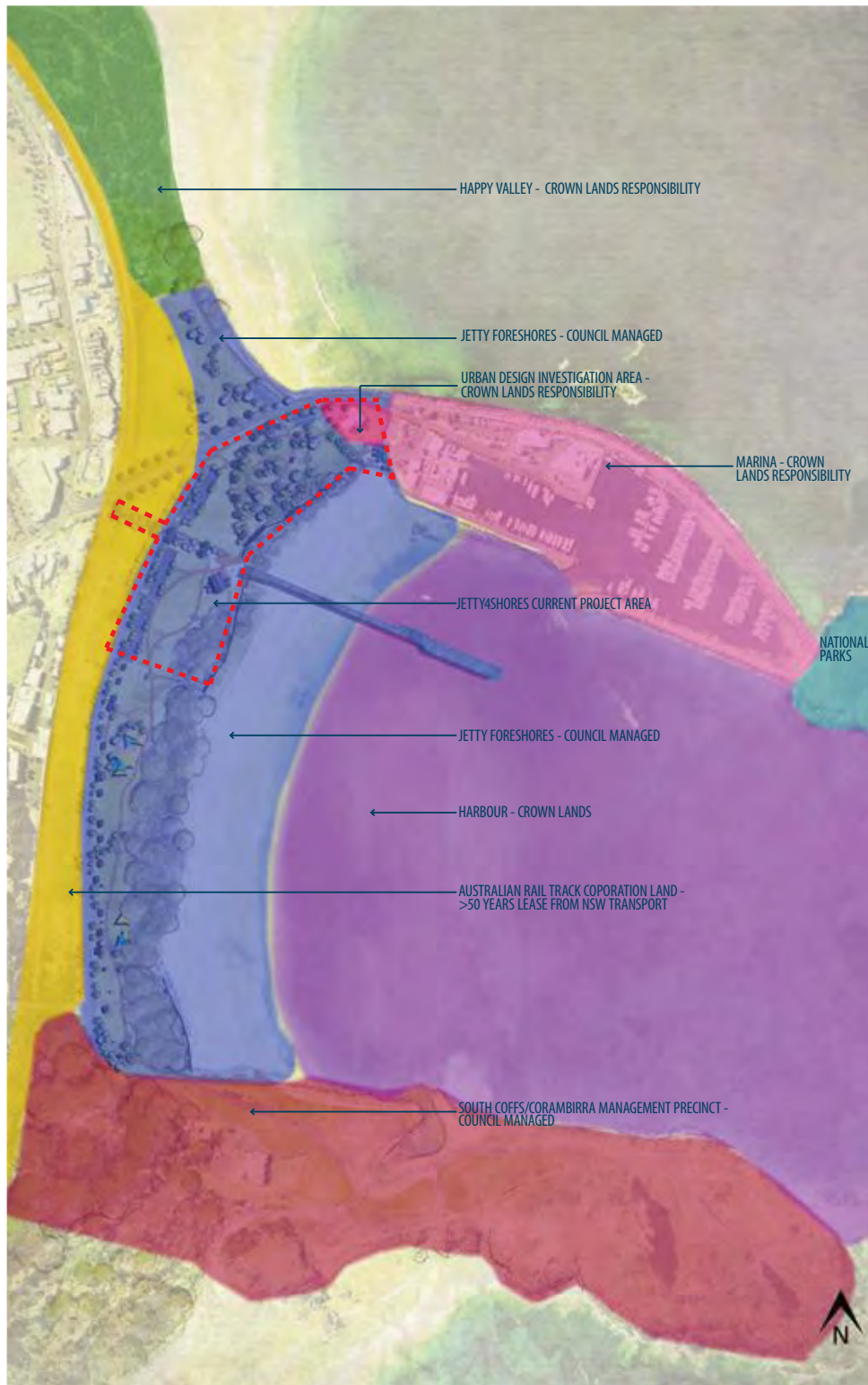
Only a total of three comments in relation to indigenous aspects of the concept plan were noted. These included involving the indigenous community in the planning process, provision of indigenous information for tourists within the area and concerns over potential burial rights within the area.



COFFS HARBOUR CITY COUNCIL
Locked Bag 155 COFFS HARBOUR NSW 2450
www.coffsharbour.nsw.gov.au



Jetty4shores Project and Surrounds Area



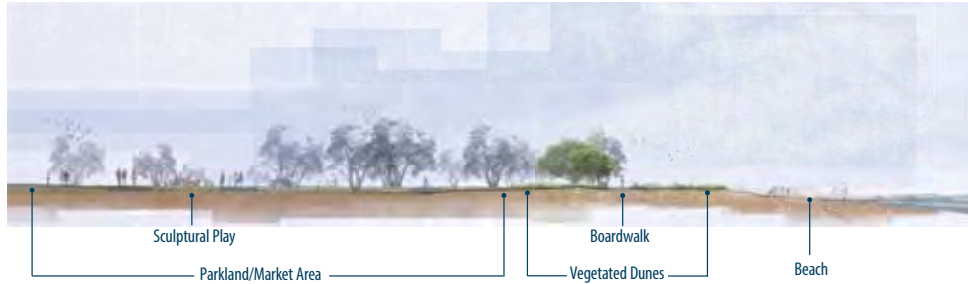
JETTY4SHORES PROJECT IS FOCUSED ON THE HIGHLY VALUED PUBLIC RECREATION SPACE.
IT IS RECOGNISED THAT THE PROJECT IS PART OF A WIDER JETTY FORESHORE PRECINCT AND OTHER LAND MANAGEMENT UNITS.
THE JETTY4SHORE PROJECT IS FOCUSED ON THE KEY ENTRANCES AND HIGH USE PUBLIC LANDS.
ANY FUTURE DEVELOPMENT WOULD BE SUBJECT TO FURTHER COMMUNITY CONSULTATION



Site Plan

concept plan

Artistic Section Through Site



Five Main Character Zones

A. Market/Picnic Area
C. Boardwalk

B. Kiosk/Urban Design Investigation Area
D. Jetty Pier Precinct

E. Jetty Walkway

Design Principles

- Views to ocean and harbour promoted
- New car parking located to edges with close proximity to use areas
- Linked walkways with equal access
- Safer by design principles including lighting, surveillance
- Location of built form with combined uses in key areas
- High quality urban design
- Maritime history, Aboriginal stories and coastal environmental themes included in interpretation and design



A. Markets/Picnic Area concept plan



Artistic Impression of Markets



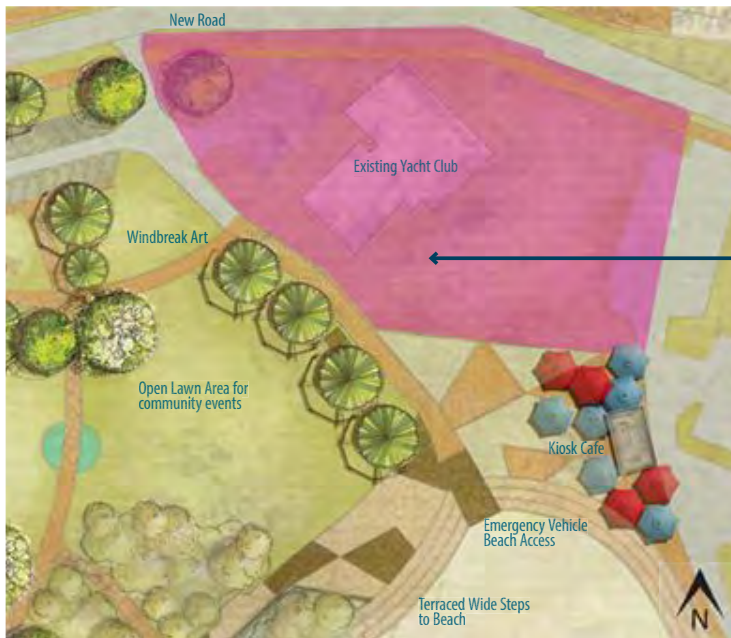
- Shell inspired three metre wide walkways
- Picnic facilities and 'play art' (note: main playground located in jetty parklands)
- Retain Tuckeroo and Norfolk Island pine trees in higher section
- Improve drainage by filling site installing sub soil drainage
- Remove aged trees and replant with super advanced native trees and wind protection screen
- New tree planting and wind protection screens
- New lighting and underground power outlets
- Vendor access for set up for markets and community events and capacity for rotation of sites
- Dual sided stage for performances - possible removable sides
- Reconfigured smaller carpark, loop/drop off zone, other parking located within walking distance
- Connected paths to other areas



B.Kiosk /Urban Design Investigation Area concept plan



Artistic Impression of Kiosk



Urban Design Investigation Area

- Possible tourist/visitor accommodation
- 11 metre maximum height maximum permissible
- 0.8:1 floor space ratio
- Active frontage on street level
- Pedestrian connections
- High quality urban design
- Minimum 10 metre setback for pedestrian access on Northern side of precinct

- New section of road on northern side and new fencing/bollards
- Provide new pedestrian access to Muttonbird Island and marina
- Entrance statement for start of Breakwall / Muttonbird Island walk - possible low stone seating walls and indigenous interpretation
- Urban Design Investigation area - Possible tourist/visitor accommodation with active frontages and pedestrian connections
- Low key outdoor kiosk with outdoor dining on decorative concrete forecourt area
- Wide terraced steps to Jetty Beach



C. Boardwalk concept plan



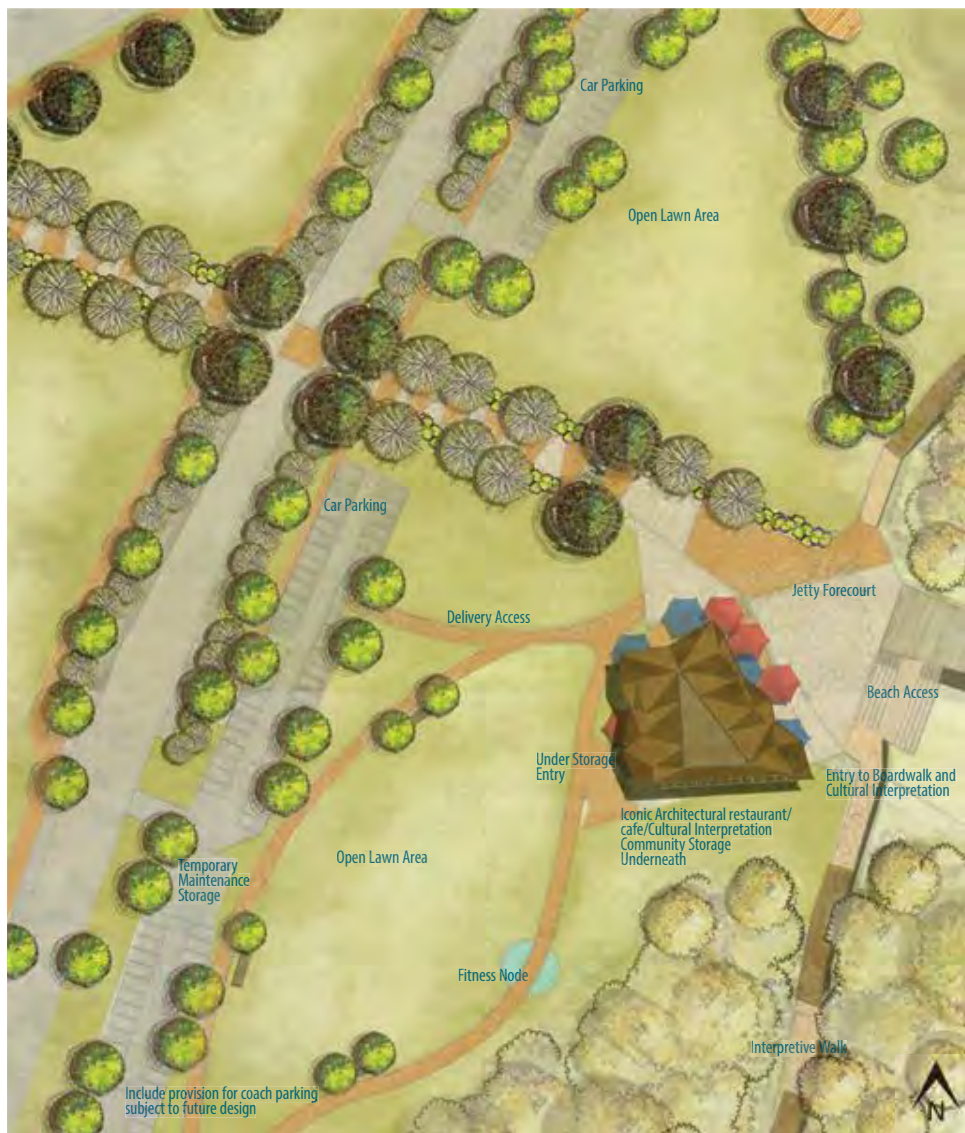
Artistic Impression of Boardwalk



- Wide terraced steps to Jetty Beach and decorative concrete at start of boardwalk
- Open lawn area adjacent for community events etc.
- Piered boardwalk above dune connects to Jetty structure constructed on concrete piers to allow water and fauna movement underneath
- Set back to allow for natural dune activity
- Banksia, Three Veined Laurel, Tuckeroo and Pandanus trees retained in dune
- Deadwood and selective branch lifting to improve surveillance views
- Aged Horsetail Sheoak trees selectively removed
- Wheelchair, recreational bikes and pram access
- Seating and lighting provided
- Combination of decorative concrete and hardwood timber
- Views to beach and water



D. Jetty Pier Precinct concept plan



- Celebrate our Jetty historic asset
- Reclaim pedestrian space - relocate parking to Jordan Esplanade
- Iconic Architectural restaurant/café/cultural interpretation with community storage of surf craft on lower level
- Possible stand alone tourist information and marine heritage in foyer (lighthouse light etc)
- Surf craft has direct access to beach
- Possible bike hire on park side - links to path network
- Includes public amenities and commuter bike storage
- Outdoor dining with views
- Generous public spaces and feature public art and public seating



E. Jetty Walkway concept plan



Artistic Impression of Walkway



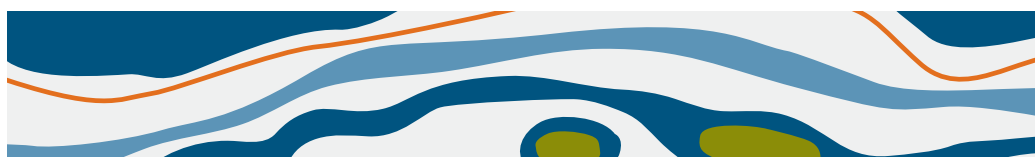
- Safe and attractive walkway link to the Jetty
- Provides access for the local community including Jetty High School children
- Tourist walk from Jetty restaurant precinct
- Double sided welcome entrance sign including way finding information
- Lighting, rest seating and avenue tree planting
- Includes large format public art with cultural, historical and environmental themes
- Traffic calming concrete threshold treatment across Jordan Esplanade
- Historical link from timber getting era



Landscaping concept plan



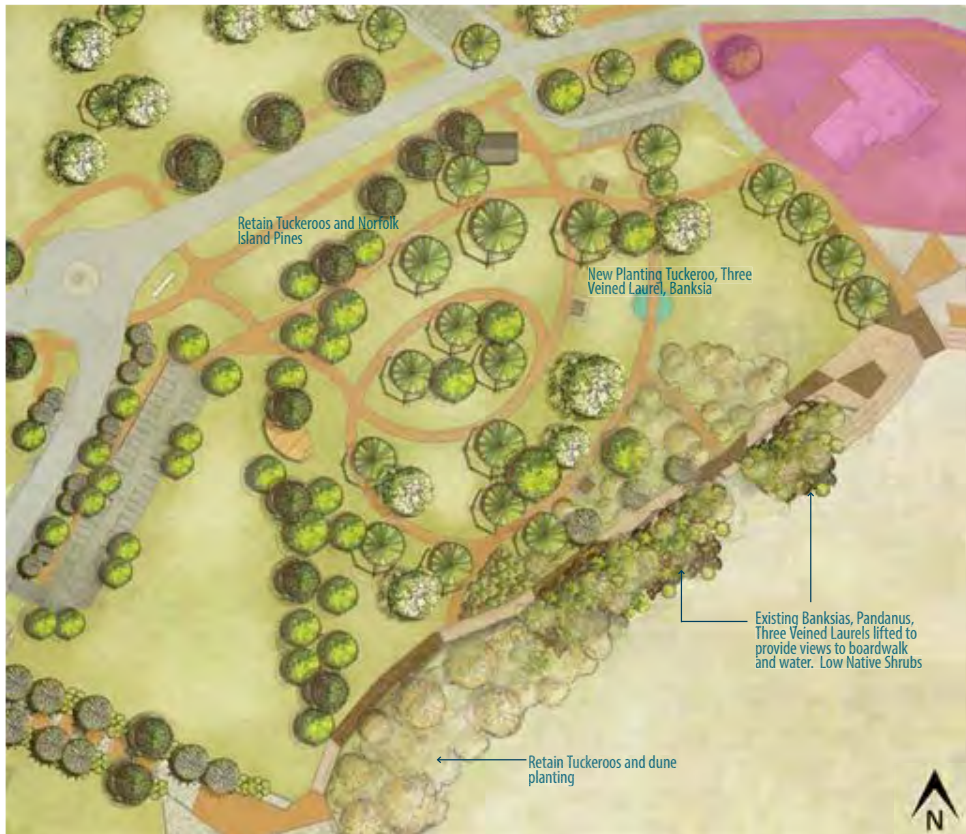
Overall Planting Scheme



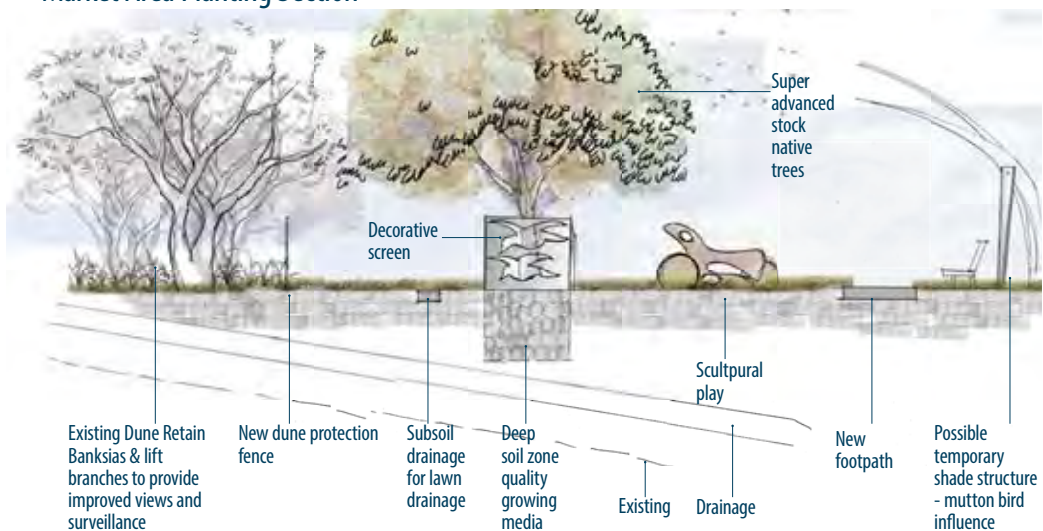
Landscaping concept plan



Market Scheme



Market Area Planting Section



Car Parking concept plan



Existing Distances



Proposed Distances



- The car parking is proposed to be located on the edges with access through well lit, wide and flat footpaths.
- A drop off area is proposed near the amenity block and car park
- Distances from car park to beach are short



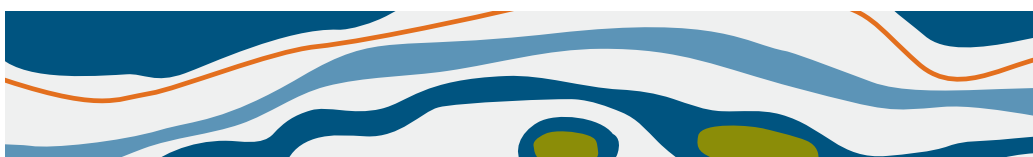
Car Parking concept plan



- There are currently 118 car parks and 3 disabled car parks within the Jetty Foreshores area
- The Jetty4Shores design establishes 222 including 7 disabled car parks
- There is also potential for additional parking in overflow areas of more than 350 car parks



Recommended Work Program Staging Jetty4Shores Project concept plan

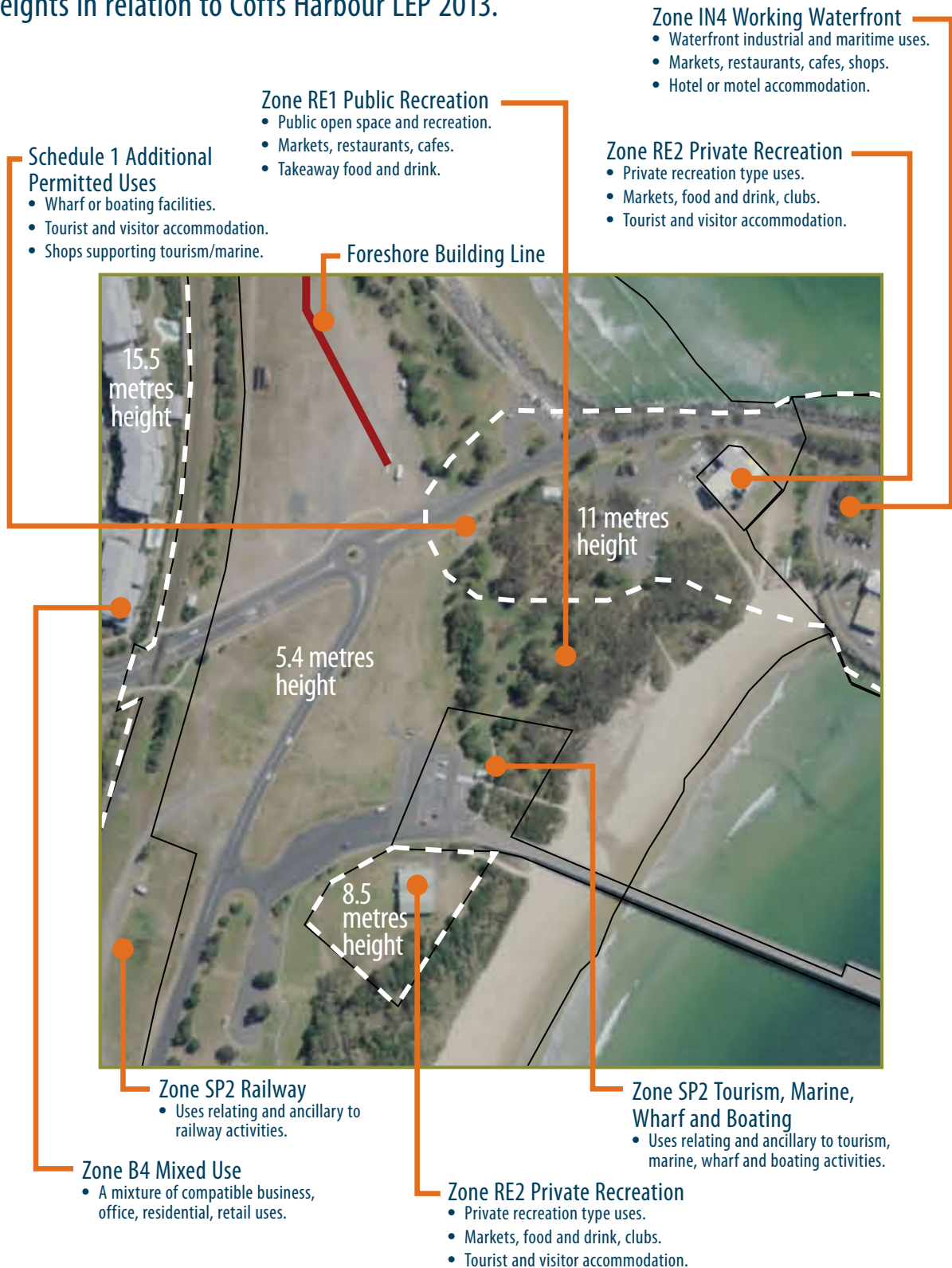


PRELIMINARY BUDGET ESTIMATES

1. Stage 1 – Jetty Walkway	1,440,000
2. Stage 2 – Kiosk Area (includes steps and paving area)	1,290,000
3. Stage 3 – Market/Picnic Area	3,316,000
4. Stage 4 – Boardwalk (north of Jetty pier)	740,000
5. Stage 5 – Jetty Pier Precinct	5,000,000
6. Stage 6 – Boardwalk (south of Jetty pier)	840,000
TOTAL	12,626,000

COFFS HARBOUR LEP 2013

Land use zones, key permissible uses and building heights in relation to Coffs Harbour LEP 2013.



DM 13/14 - APPLICATION TO MODIFY DEVELOPMENT CONSENT 1180/09 – BONVILLE INTERNATIONAL GOLF RESORT SUBDIVISION - LOT 212 DP 597308, 124-124A NORTH BONVILLE ROAD, LOT 3 DP 532900, 212 PINE CREEK WAY AND LOT 101 & LOT 102 DP 881242, CASSIDYS ROAD, BONVILLE

Purpose:

This report considers an application under the provisions of Section 96 (1A) of the Environmental Planning and Assessment (EP&A) Act 1979, to modify the subdivision approval for the Bonville International Golf Resort.

The modification is seeking to substitute a condition which requires the banning of dogs and cats with alternative conditions, intended to minimise the potential for harmful interactions between domestic pets and native fauna.

Description of Item:

The development application was originally reported to Council on 27 March 2013 with a recommendation for conditional approval. Conditions were recommended to mitigate the impacts of the development on koalas and their habitat. In determining the application, Council resolved to impose an additional condition as follows:

Keeping of Dogs – Community Title:

45A. The Community Management Statement is to state that keeping of cats and dogs (with the exception of assistance animals, as defined under the Commonwealth Disability Discrimination Act 1992) by owners on the Community Titles scheme is prohibited.

While acknowledging the reasonable concerns of Council to protect koalas and their habitat, the proponent does not accept that a total ban on domestic pets has been consistently or reasonably applied in this instance and has requested that condition 45A be substituted with alternative conditions as follows:

- a) *To ensure the protection of native fauna in the locality cats must be kept completely within the dwelling or in a cattery within the curtilage of any dwelling at all times (day and night) for the life of the development.*
- b) *To ensure the protection of native fauna, the keeping of cats and dogs on the property for the life of the development shall be subject to the following conditions:*
 - i. *A maximum of 2 dogs shall be permitted on any dwelling site at any time.*
 - ii. *Within the dwelling curtilage dogs shall be restrained during the hours between sunset and sunrise each day by fencing/caging enclosures, leashing or physical restraint.*
 - iii. *Dogs shall not be permitted to enter areas of indigenous vegetation on the property unless restrained.*

Sustainability Assessment:

- **Environment**

The Coffs Harbour Koala Plan of Management (KPoM) is primarily focused on protecting habitat to conserve koala populations and managing the significant threats to koalas, particularly traffic mortality and dog attack.

The KPoM advises that Council shall not grant consent to the carrying out of development on lands that accommodate koalas, unless it is satisfied that a range of measures have been satisfied, including that:

- *“Threats to koalas by dogs have been minimised (ie banning of dogs or confining dogs to koala proof yards)”.*

The KPoM notes that while a total banning of dogs in new subdivisions has been implemented in some areas, a prohibition is problematic and policing such a restriction can be difficult.

The original assessment of the application concluded that the mitigation measures designed to control dogs and cats were acceptable and therefore the total banning of domestic pets was not required.

- **Social**

The modification application has no social implications that require commentary or conditions.

- **Civic Leadership**

The modification application has no civic leadership implications that require commentary or conditions.

- **Economic**

Broader Economic Implications

The modification application has negligible economic impacts from Council's perspective, however, the proponent believes that the banning of domestic pets is unreasonable and discriminatory and has the potential to affect the economic viability of the project.

Delivery Program/Operational Plan Implications

The modification application has no impact on Council's existing or future budget considerations.

Risk Analysis:

Council is responsible for determining applications in an open and transparent manner consistent with their statutory obligations. There is also a reasonable expectation that conditions are applied fairly and consistently. The proponent believes that a ban on dogs and cats has not been applied fairly or consistently and requests that the condition be substituted with alternative conditions, which are intended to alleviate the concerns of the Council.

Consultation:

The modification application was not notified or placed on public exhibition as it simply proposes to substitute one condition with alternative conditions, intended to achieve the same purpose of minimising harmful interactions between domestic pets and native fauna.

One submission was received from a member of the public raising concerns with any proposed change to the consent, which would remove the ban on the keeping of domestic pets within the estate. A full copy of the submission is a confidential attachment to this report (Attachment 3). It is a confidential attachment as it contains personal and private information that is not appropriate to be fully disclosed under the Privacy and Personal Information Protection Act.

The modification application was referred internally to the Sustainable Planning and Environmental Services Sections.

Related Policy and / or Precedents:

The original application and subsequent modification have been assessed against the aims and objectives of the KPoM. A total ban on the keeping of domestic pets as a mitigation measure is not considered necessary in this instance and has not been applied consistently by Council in relation to other subdivision applications. The Council has not adopted a policy framework or committed the necessary resources to enforce restrictive conditions on the keeping of domestic pets, beyond the requirements of the Companion Animals Act.

However, Council has commenced a review of the KPoM and the review will provide an opportunity to reconsider the aims, objectives and management actions of the KPoM and provide a clear policy framework for the implementation of control measures for domestic pets.

Statutory Requirements:

The application to modify the consent is made under the provisions of Section 96 (1A) of the EP&A Act 1979 and has minimal environmental impact.

The modification application does not seek to amend the development by any physical change to the approved subdivision. The modification application simply proposes to substitute one condition with alternative conditions, intended to achieve the same or similar purpose.

Council must compare the likely impacts of the proposed modified development, including the environmental, social and economic impacts with the impacts of the original development and the matters listed in Section 79C of the Act that are relevant to the modified development (see Attachment 1).

Issues:

A key consideration in the initial assessment of the subdivision application was addressing the impact of the development on native fauna and in particular koalas. This included an assessment of the proposal against the aims and objectives of the KPoM and the adequacy of mitigation measures to minimise threats to koalas.

The original assessment report to Council outlined that the design principles of the subdivision were intended to manage harmful interactions by identifying and protecting koala movement corridors, creating clear distinctions between urban and environmental areas, discouraging koalas entering into urban areas and controlling dogs within both urban and environmental areas.

Ultimately the original assessment report concluded that the impacts to koalas could be managed appropriately through the subdivision design and commitments made by the proponent, which were reinforced by conditions of consent. Notwithstanding, the elected Council formed the opinion that a condition requiring a prohibition on the keeping of dogs and cats was necessary.

It is generally accepted that imposing bans or restriction on title which prohibits the keeping of dogs and cats is problematic and can be difficult to regulate and enforce. Council has not consistently applied bans or restrictions on the keeping of domestic pets, preferring to adopt mitigation measures.

No objection is raised to substituting the condition requiring a ban on the keeping of dogs and cats with alternative conditions put forward by the proponent, subject to a number of minor changes to remove any ambiguity in the interpretations of the conditions. The proponent has confirmed that the Community Association will be responsible for any compliance and enforcement action resulting from the new conditions.

Implementation Date / Priority:

In the event that Council adopt the recommendation, a modified consent will be issued. The proponent can act on the consent at any time, subject to meeting the relevant conditions of the approval.

Recommendation:

1. That the application to modify Development Consent 1180/09 under the provisions of Section 96(1A) of the Environmental Planning and Assessment Act 1979 be approved by substituting Condition 45A with the following condition:

45A *The Community Management Statement is to incorporate the following conditions on the keeping of dogs and cats, noting that the conditions apply for the life of the development and the Community Association is responsible for any compliance and enforcement action resulting from the conditions:*

- a) *To ensure the protection of native fauna in the locality, cats must be kept completely within the dwelling or in an enclosure within the curtilage of the dwelling at all times (day and night).*
- b) *To ensure the protection of native fauna in the locality, the keeping of dogs on the property shall be subject to the following conditions:*
 - i. *A maximum of 2 dogs shall be permitted on any dwelling site at any time.*
 - ii. *Within the dwelling curtilage dogs shall be restrained at all times by secure perimeter fencing, caging enclosures, leashing or physical restraint.*
 - iii. *Dogs shall not be permitted to leave any dwelling site or enter areas of indigenous vegetation on the property unless adequately restrained.*

**DM13/14 - Application to Modify Development Consent 1180/09
Section 79C Assessment**

1 Matters for Consideration

a. the provisions of,

i. any environmental planning instrument, and

The modification will not result in the development contravening any provisions within LEP 2000, nor will it significantly change the consent granted previously.

The application is consistent with the requirements of relevant State Environmental Planning Policies including the North Coast REP.

ii. any draft environmental planning instrument that is or has been placed on public exhibition and details of which have been notified to the consent authority, and

The modification application was submitted prior to the gazettal of Coffs Harbour Local Environmental Plan (LEP) 2013 and is not affected by any other draft planning instruments.

The recently gazetted LEP 2013 includes a clause (7.8 - Koala Habitat) that requires development to be assessed in accordance with the adopted Koala Plan of Management (KPoM), identical to clause 12 of the repealed LEP 2000.

iii. any development control plan, and

The modification is not inconsistent with any development control plan, including the Coffs Harbour KPoM.

iv. the regulations (to the extent that they prescribe matters for the purposes of this paragraph), that apply to the land to which the development application relates.

The modification does not result in the contravention of any provision within the regulations.

b. The likely impacts of that development, including environmental impacts, on both the natural and built environments, and social and economic impacts in the locality.

The impacts of the development were originally assessed and considered appropriate, albeit with recommended conditions of consent. There are no additional environmental impacts from the proposed modification.

c. The suitability of the site for the development

The modification does not change the suitability of the site for the development.

d. Any submissions made in accordance with this Act or the Regulations

The modification application was not notified or placed on public exhibition as it simply proposes to substitute one condition with alternative conditions, intended to achieve the same purpose of minimising harmful interactions between domestic pets and native fauna.

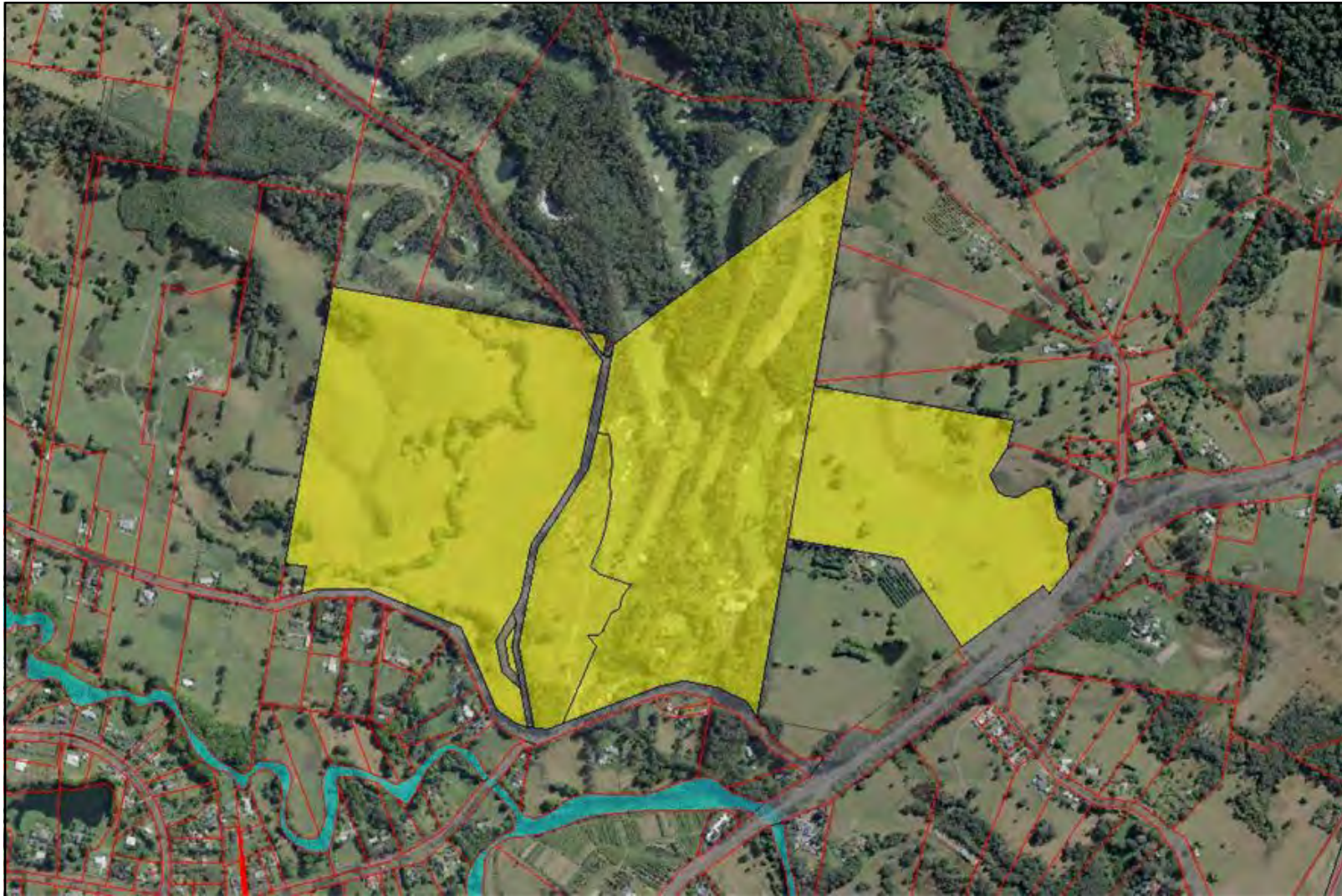
One submission was received from a member of the public raising concerns with any proposed change to the consent, which would remove the ban on the keeping of domestic pets within the estate.

e. The public interest

Approval of the modification application will not adversely impact upon the public interest.

Is the development substantially the same development for which the consent was originally granted and before that consent as originally granted was modified?

Yes



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Projected Coordinate System-- GDA 1994, MGA Zone 56



DEVELOPMENT APPLICATION NO. 47/14 – LOT 41, DP851022, NO. 75 MIDDLE BOAMBEE ROAD, BOAMBEE – PROPOSED TWO LOT SUBDIVISION

Purpose:

The purpose of this report is to present Development Application No. 47/14 for Council's consideration. The proposed development involves the two lot subdivision of an existing lot at 75 Middle Boambee Road, Boambee.

At its meeting of 15 December 2005, Council resolved:

1. *That development applications for approval involving substantial aspects of the following elements be referred to Council for determination:*
 - *Significant public interest and community input;*
 - *Substantial non-compliance with relevant strategic controls;*
 - *Significant land use;*
 - *Major environmental issue(s)*

In accordance with this resolution, the application is reported to Council for determination, given that the proposed development involves a substantial departure from the relevant strategic controls, being the minimum lot sizes required for both proposed lots.

The Development Application is recommended for conditional approval.

Description of Item:

The legal description of the land is Lot 41, DP 851022, No. 75 Middle Boambee Road, Boambee. The subject site has a total land area of 35,860m² (3.58Ha) and is physically severed by Middle Boambee Road.

The site is currently occupied by a single storey dwelling, a dam and a single storey building which has previously been approved for operation as a cattery. Adjoining sites generally consist of small rural residential lots and small scale agricultural uses. A waterway (Boambee Creek) lies along the northern boundary of the site.

The site consists of land zoned RU2 Rural Landscape, R5 Large Lot Residential and E2 Environmental Conservation under Coffs Harbour Local Environmental Plan (LEP) 2013. At the time of lodgement of this development application, the land was zoned Rural 1A Agriculture, Rural 1B Rural Living and Environmental Protection 7A Habitat and Catchment under the *Coffs Harbour City LEP 2000*.

Having regard to Clause 1.8A Savings Provision Relating to Development Applications of Coffs Harbour LEP 2013, the planning controls under Coffs Harbour City LEP 2000 are to be taken into consideration.

The proposed development seeks approval for the following:

- Torrens title subdivision creating two (2) lots, located to the north and south of Middle Boambee Road with lot sizes of 8072m² and 2.779 Ha respectively.
- The filling of an existing dam to the north of Middle Boambee Road.



Sustainability Assessment:

- **Environment**

The northern portion of the existing site contains land identified as primary koala habitat and adjoins a waterway. This land is contained within the previous Environmental Protection 7A Habitat and Catchment zone. This proposal does not involve the removal of vegetation on any part of the site and is unlikely to result in disturbance to the area identified as primary koala habitat.

The proposal includes the filling of the existing dam on the subject site, which lies within both the previous Environmental Protection 7A Habitat and Catchment and Rural 1B Rural Living zones. The proposal has been referred to Council’s Flood Engineer and Council’s Flora and Fauna Officer for comment. Both departments have provided referrals in support of the proposal, subject to conditions.

- **Social**

The proposed development is unlikely to have a significant or adverse social or economic impact on the area.

- **Civic Leadership**

The proposed development has been assessed in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and all relevant Council controls and policies.

- **Economic**

Broader Economic Implications

There are no broader economic implications of the proposed development. The proposed development would result in an increased yield of the current site by one lot, which may represent an economic benefit to the owner of the land.

Delivery Program/Operational Plan Implications

There are no implications for Council's Delivery Program/adopted Operational Plan.

Risk Analysis:

A risk analysis has been undertaken and it is considered that approval of the development application as recommended does not pose a significant risk to Council.

Consultation:

The application was notified to all adjoining landowners and was advertised for a period of 30 days in accordance with the requirements of Clause 89(3) of the Environmental Planning and Assessment Regulation 2000. No submissions were received.

The proposed development was referred to the New South Wales Rural Fire Service and New South Wales Office of Water pursuant to Clause 91 of the Environmental Planning and Assessment Act 1979. A response has been provided by both departments, with general terms of agreement.

The proposal was referred to the New South Wales Department of Planning and Infrastructure pursuant to State Environmental Planning Policy No.1 - Development Standards. Concurrence has been provided which supports a variation to the minimum lot size.

Related Policy and / or Precedents:

Planning Circular PS 08-014 – Reporting Variations to Development Standards

In November 2008, the then Department of Planning (DOP) issued a Planning Circular outlining new requirements in relation to the determination and reporting of development applications involving variations to development standards under the State Environmental Planning Policy No. 1 – Development Standards (SEPP No.1). This circular requires that all applications involving a variation of greater than 10% to a development standard pursuant to SEPP No.1 be determined by full Council rather than under delegated authority.

Statutory Requirements:

State Environmental Planning Policy No. 1 - Development Standards

State Environmental Planning Policy No.1 – Development Standards (SEPP No.1) allows applications that do not meet development standards to be made, and for Council to determine such applications. Applications must be accompanied by a formal request to vary the development standards pursuant to the requirements of SEPP1. The submission must include reasons why the development standard is unreasonable in the circumstances.

Council must be satisfied that the proposed development will not “*hinder the attainment of the objects specified in section 5 (a) (i) and (ii) of the*” Environmental Planning and Assessment Act 1979 and that the development will be in accordance with the intent of the development standard.

The applicant has submitted an objection to previous Clause 18(2) and 18(4) of the Coffs Harbour City Local Environmental Plan 2000 (LEP), pursuant to SEPP No.1. It is considered that the proposal and accompanying objection satisfy the requirements of SEPP No.1 and that the objection is well founded.

The SEPP No. 1 objection is considered in detail in the Section 79C assessment appended to this report.

Section 79C Evaluation:

Section 79C of the Environmental Planning and Assessment Act 1979 specifies the matters which a consent authority must consider when determining a development application.

The 79C evaluation is appended to this report and provides a detailed assessment of the application (Attachment 1).

Issues:

The application is for subdivision of a lot which is already less than the minimum lot size of 40Ha and is severed by Middle Boambee Road. The subdivision will create an additional lot, however it is considered that it will also result in a more functional and logical use of the land which is consistent with the surrounding subdivision pattern and land uses.

Implementation Date / Priority:

The Development Consent is valid for five years from the date of issue. The consent may or may not be acted upon. The consent may be acted upon immediately following the issue date or delayed until closer to the expiry date of the consent. When the consent is acted upon is a matter of the discretion of the property owner/developer.

Recommendation:

1. That the written objection made pursuant to Clause 6 *State Environmental Planning Policy No. 1 - Development Standards* for the variation to the minimum allotment size under Clause 18(2) and 18(4) of Coffs Harbour Local Environment Plan 2000 be supported in this particular case.
2. That Development Application No. 47/14 for the Two Lot Subdivision and Landform Modification at Lot 41, DP 851022, No. 75 Middle Boambee Road, Boambee be approved subject to conditions appended to this report (Attachment 3).

**Development Application No. 47/14
Section 79C Assessment**

a. the provisions of,

i. any environmental planning instrument, and

- ***State Environmental Planning Policy - North Coast Regional Environmental Plan***

The North Coast Regional Environmental Plan is a deemed State Environmental Planning Policy. The proposal is considered to be consistent with the aims and objectives of the Plan. There are no provisions of the Plan that are of particular relevance to the current application.

- ***State Environmental Planning Policy No. 1 - Development Standards***

State Environmental Planning Policy No. 1 (SEPP No.1) aims to provide for flexibility in the application of planning controls and provide a mechanism by which a development standard may be varied where it can be shown that: strict compliance with the standard is unreasonable or unnecessary; the proposed development satisfies state, regional or local planning objectives; and the proposed development is consistent with the underlying objective of the standard. Where Council is satisfied that the objection is well founded, having regard to the above considerations, consent may be granted to a development application that does not meet the relevant development standard.

The applicant has submitted an objection to Clause 18(2) and 18(4) of the Coffs Harbour City Local Environmental Plan 2000 (LEP) seeking a variation to the minimum lot size pursuant to SEPP No.1.

Clause 18 (2) of the LEP specifies that consent may be granted to the subdivision of land resulting in lots no less than 40Ha on land zoned 1A and 1Ha on land zoned 1B. Proposed lot 412 has a total area of 2.779Ha and consists of land zoned 1A and a "sliver" of land zoned 1B.

Clause 18 (4) of the LEP specifies that consent may be granted to the subdivision of a composite parcel where land zoned 7A adjoins land zoned 1B and the resultant lot has an area of no less than 1Ha. Proposed lot 411 has a total area of 8072m² and consists of land zoned 7A and 1B.

In support of the proposal, the applicant contends that the existing lot is already below the minimum lot size prescribed by Clause 18(2) and 18(4) and the proposed subdivision is consistent with the objectives of all relevant zones. The applicant argues that land use within proposed lot 412 will not alter under the proposed subdivision and that proposed lot 411 is capable of sustaining a dwelling which is consistent and compatible with surrounding small rural/residential lots. The applicant advises that the proposed subdivision would resolve the ongoing issues related to a land parcel physically severed by Middle Boambee Road reserve.

It is considered that the proposal and accompanying objection satisfy the requirements of SEPP No.1 and that the objection is well founded.

Attachment 1

The development was referred to the NSW Department of Planning and Infrastructure in accordance with Section 7 of SEPP No.1. Concurrence was granted for the following reasons:

- “(i) The proposed subdivision is considered to be consistent with the objectives of the 1A Agriculture, 1 B Rural Living and 7 A Environmental Protection Habitat and Catchment Zones; and*
- (ii) The areas of each zone are already well below the minimum standard for the respective zones.”*

- **Planning Circular PS 08/014 – Reporting Variations to Development Standards**

In November 2008, the then Department of Planning (DOP) issued a Planning Circular outlining new requirements in relation to the determination and reporting of development applications involving variations to development standards under the State Environmental Planning Policy No. 1 – Development Standards (SEPP No.1), This circular requires that all applications involving a variation of greater than 10% to a development standard pursuant to SEPP No.1 be determined by full Council rather than under delegated authority.

Given that the proposal involves a variation of greater than 10% to the required standard, the application was referred to Council for determination, as per the requirements of the Circular.

- **State Environmental Planning Policy – Rural Lands**

The proposal is considered to be consistent with the aims and planning principles outlined in the plan. As outlined above, the proposed subdivision will not alter the existing rural residential use of proposed lot 412 and will produce a lot (proposed lot 411) which is consistent with neighbouring lot sizes and uses.

Clause 10 of the SEPP describes the matter which Council is required to take into consideration in determining development applications for rural subdivisions or rural dwellings. Clause 10 matters have been taken into consideration in the assessment of the proposed development. It is not expected that the proposed development would have any impact on agricultural or residential uses in the immediate area or the existing use of the site.

- **Mid North Coast Regional Strategy**

The Mid North Coast Regional Strategy provides regional parameters for future strategic planning and complements and informs other relevant State planning instruments. The proposed subdivision is generally consistent with the objectives of the Strategy.

- **Coffs Harbour City Local Environmental Plan (LEP) 2000**

Zoning

The subject site was previously zoned Rural 1A Agriculture, Rural 1B Rural Living and Environmental Protection 7A Habitat and Catchment. The proposed development is defined as ‘subdivision of land’, which is identified as permissible, with consent in the 1A, 1B and 7A zones.

Attachment 1

Clause 12 – Koala Habitat

Part of proposed lot 411 contains land identified as primary koala habitat. The proposed development does not involve the disturbance of this land or the removal of vegetation on this or any part of the subject site. The proposal is not expected to have any significant impacts on koala habitat and is considered to satisfy the requirements of Council's Koala Plan of Management. The proposal was referred to Council's Biodiversity team, who provided general conditions of consent.

Clause 13 – Landform Modification

The proposed land form modification, being the filling of an existing man made dam, is unlikely to result in significant environmental impacts on the site or the surrounding area. Standard and specific conditions of consent have been included to ensure that the works are performed in a way that would not result in unacceptable flooding, sediment or erosion impacts or impacts to the natural environment.

Clause 14 – Services

The proposal has been accompanied by an On Site Waste Water Plan and report which demonstrates the ability of proposed Lot 411 to sustain an onsite wastewater system. It is proposed that lot 411 will be serviced by tank water.

Clause 18(2) and 18(4) Subdivision and erection of dwellings within rural and environmental protection zones

As discussed previously, the variation to the minimum lot sizes has been addressed with the submission of a SEPP No.1 objection which is considered well founded and worthy of support.

Clause 18(4)(b) also provides the following standards required for the subdivision of land zoned 7A adjoining land zoned 1B:

- “(i) each resultant allotment contains an adequate (in the opinion of the consent authority) building envelope outside the land in Zone 7A, and*
- (ii) The consent authority considers that the subdivision is desirable for achieving long term management of the land within Zone 7A, ...”*

The applicant has demonstrated that the resultant allotment could contain an adequate building envelope and wastewater disposal area outside of the portion of the site zoned 7A and it is considered that the proposed subdivision would not impact upon the long term management of the land within the 7A zone.

Clause 18(5) Consent shall not be granted to a subdivision pursuant to subclause (4) (a) where additional riparian access rights to streams, creeks, rivers and other waterways may be created.

The subdivision as proposed would not result in an additional riparian access right to Middle Branch Boambee Creek. The existing lot currently enjoys a riparian access right as it adjoins the watercourse. The proposed subdivision would result in this right being transferred to the proposed Lot 411, resulting in no additional access rights.

Clause 23A Development on flood prone land

The proposed development has been reviewed by Council's Flooding Engineer, who has provided conditions of consent requiring flood free access to any future dwelling on the lot and the construction of any future dwelling at a finished floor level 500mm above the projected 1 in 100 year flood level. The proposed filling of the dam is not expected to result in an unacceptable impact on flood levels or flood behavior in the area.

- **Coffs Harbour Local Environmental Plan (LEP) 2013**

The development application was submitted prior to the gazettal of Coffs Harbour Local Environmental Plan (LEP) 2013. The site consists of land zoned RU2 Rural Landscape, R5 Large Lot Residential and E2 Environmental Conservation under Coffs Harbour LEP 2013.

ii. Any Development Control Plan (DCP)

- **Subdivision DCP**

The proposed subdivision is considered to be consistent with the provisions of the Plan. The proposal is consistent with the rural character of the locality and provides for appropriate access for both proposed lots.

- **Rural Lands DCP**

The proposed subdivision is considered to be generally consistent with the Plan.

iii. The regulations (to the extent that they prescribe matters for the purposes of this paragraph)

Clause 92 of the Environmental Planning and Assessment Regulation 2000 requires that the NSW Coastal Policy 1997 be considered in the determination of development applications. As the subject site is not located within the coastal zone, the provisions of the Policy do not apply.

b. the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality,

1. The Natural Environment

As discussed earlier in this report, a portion of the proposed Lot 411 is zoned Environmental Protection 7A Habitat and Catchment and contains land identified as koala habitat. The proposed development does not involve disturbance to vegetation on the site and is unlikely to result in adverse impacts upon the natural environment.

2. Social and Economic Impacts

The proposed development is unlikely to result in adverse social or economic impacts to the surrounding locality.

Attachment 1

c. the suitability of the site for the development,

It is considered that the attributes and zoning of the site are conducive to the proposed development. The proposed subdivision represents an orderly subdivision pattern which is consistent with the subdivision pattern of the surrounding area. The proposed subdivision is considered rational and functional in its layout by creating two lots which are physically separated by Middle Boambee Road.

d. any submission made in accordance with this Act or the regulations,

The application was reviewed under the provisions for integrated development by the New South Wales Office of Water and the New South Wales Rural Fire Service. The NSW Office of water has provided General Terms of Agreement and the NSW Rural Fire Service has issued a Bushfire Safety Authority.

e. the public interest:

The proposed development does not present any significant impacts or issues and is considered to be generally in the public interest.

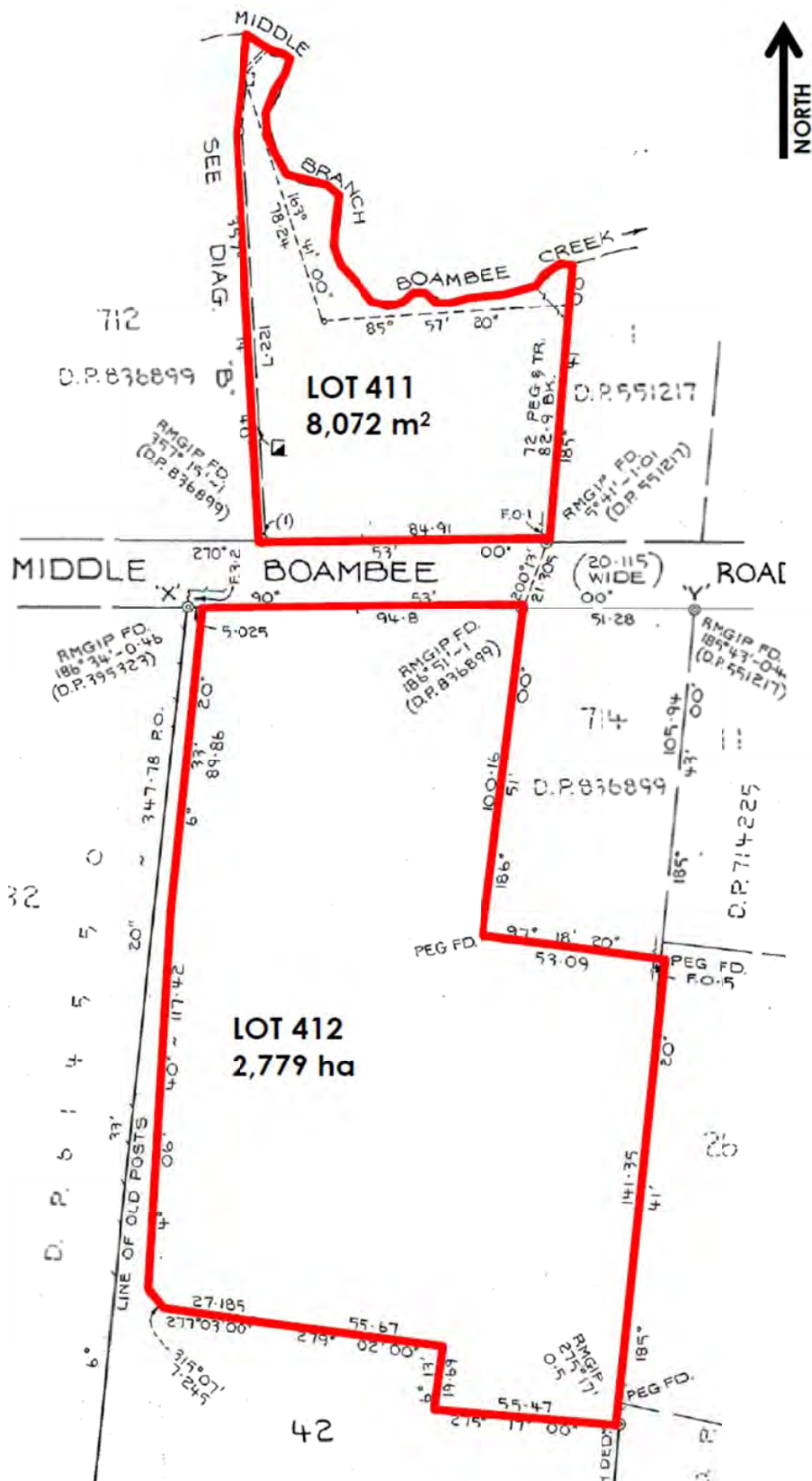
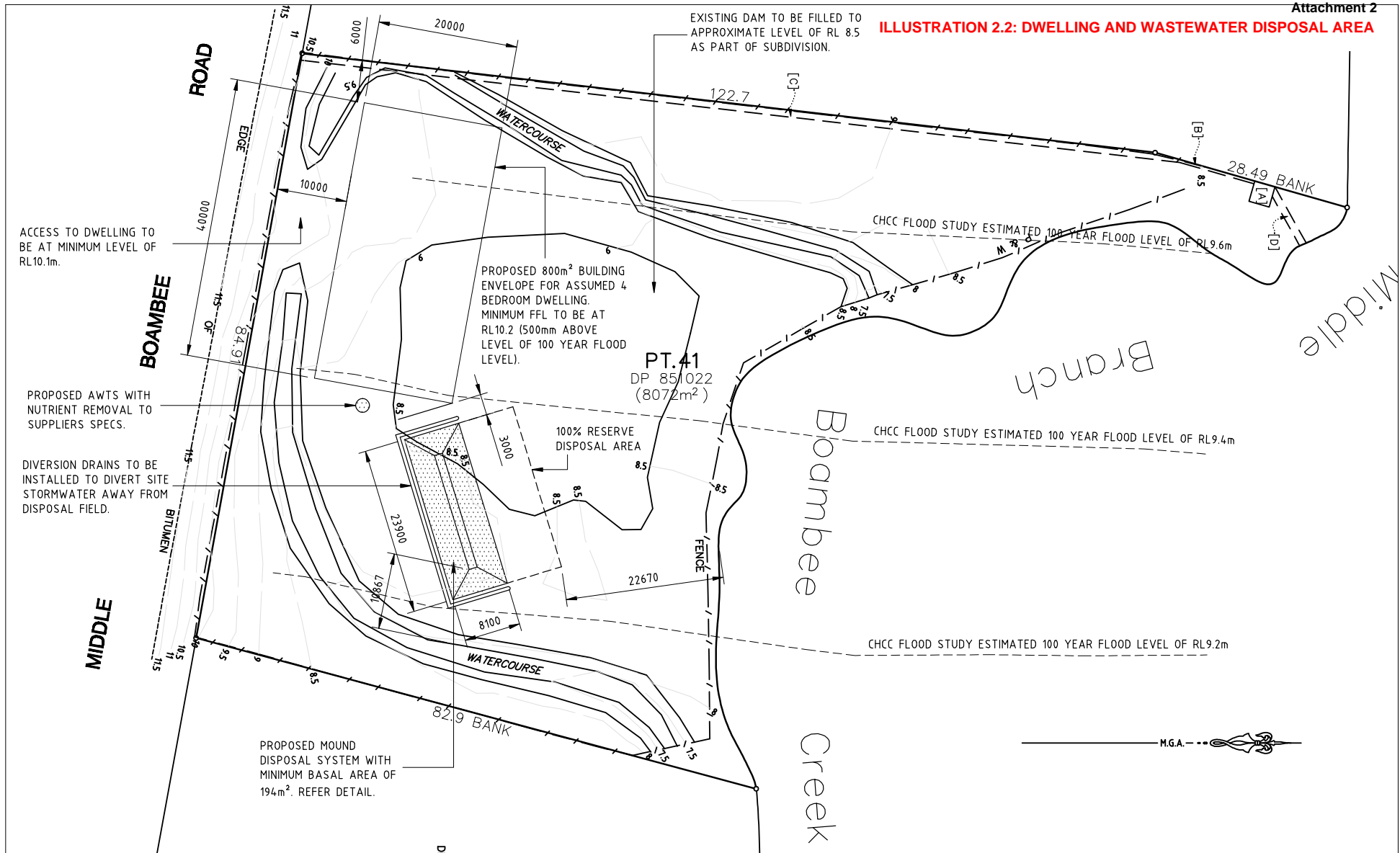
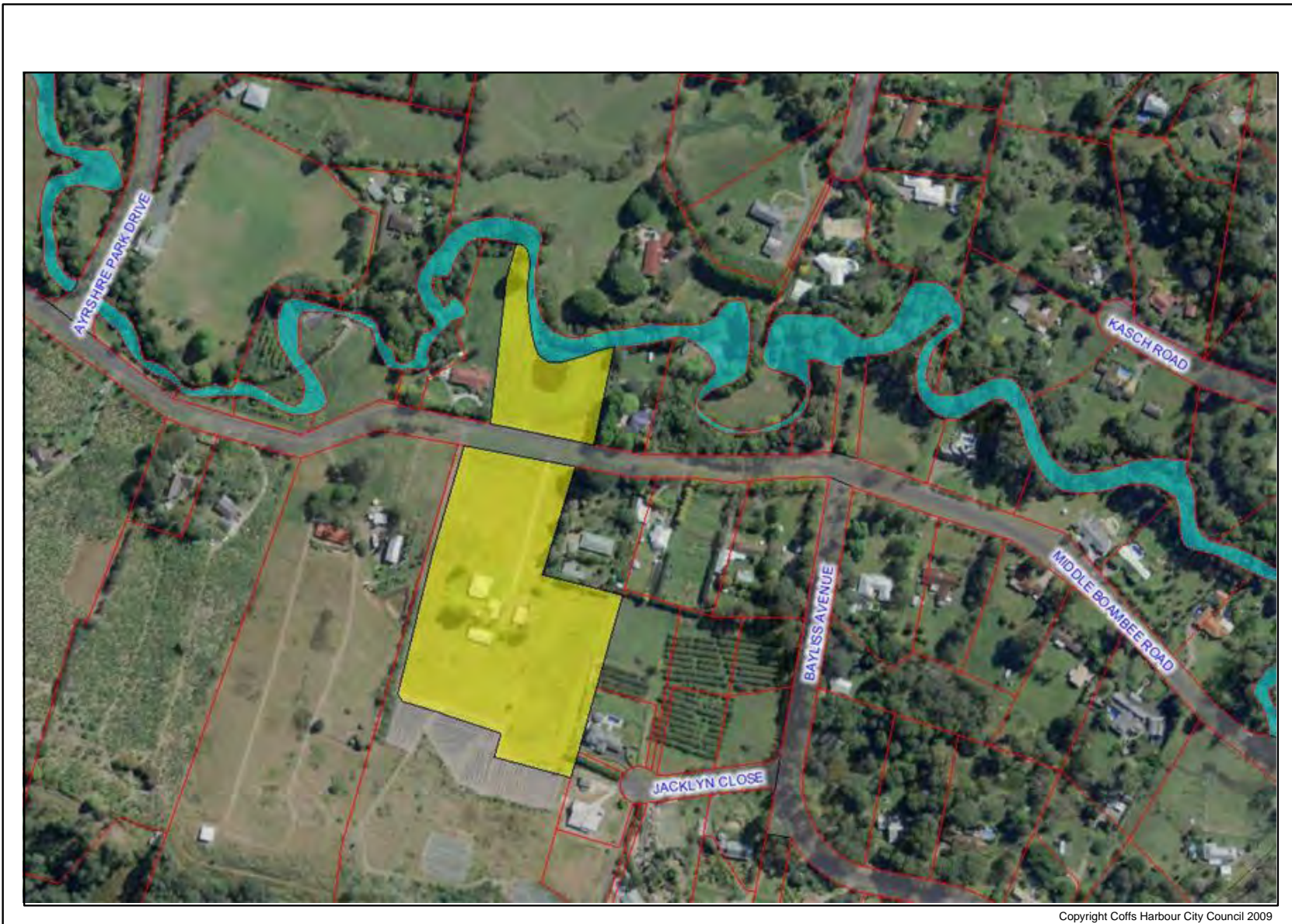


ILLUSTRATION 2.2: DWELLING AND WASTEWATER DISPOSAL AREA



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					DRAWN	WOOD		PROJECT		PROPOSED SUBDIVISION
					DESIGNED	WOOD	PT. LOT 41 DP 85/1022			
					SCALE	1:500	75 MIDDLE BOAMBEE RD			
			CHECKED	WOOD	MIDDLE BOAMBEE, NSW					
			AUTHORIZED							
0	FOR APPROVAL	17-07-13	C.M.W.							
ISSUE	DESCRIPTION	DATE	APPROVED							



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-  Attachment 2 Property House Numbers
-  Land Parcels
-  Road Names
-  Roads
-  Creeks
-  Bedrock Extent
-  State Forest
-  National Parks 2009 50cm

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Projected Coordinate System-- GDA 1994, MGA Zone 56



Proposed Conditions Development Application No. 47/14

Development Application No. 47/14

Schedule of Conditions

ADMINISTRATIVE CONDITIONS

Development Description:

1. Development consent is granted only to carrying out the development described in detail below:
 - ***Rural subdivision (2 lots) and landform modification***

Prescribed Conditions:

2. The proponent shall comply with the prescribed conditions of development approval under Clauses 97A, 98, 98A - E of Environmental Planning and Assessment Regulation 2000 as are of relevance to this development.

Development is to be in accordance with approved plans:

3. The development is to be implemented in accordance with the plans set out in the following table except where modified by any conditions of this consent (Development Consent No. 47/14).

Plan No. / Supporting Document(s)	Ref	Prepared by	Dated
Subdivision Plan	Illustration 2.1	Keiley Hunter	July 2013
Wastewater Assessment		OWA Consulting Engineers	17 July 2013
Wastewater Plans	13190-01 & 13190-02	OWA Consulting Engineers	17 July 2013

In the event of any inconsistency between conditions of this development consent and the plans referred to above, the conditions of this development consent prevail.

The approved plans and supporting documents endorsed with the Council stamp and authorised signature must be kept on site at all times while work is being undertaken.

PRIOR TO THE ISSUE OF CONSTRUCTION CERTIFICATE - CIVIL

Road Design and Services (Subdivision):

4. The following works:
 - a) The existing stormwater which is piped across Middle Boambee Road is to be piped to the existing eastern watercourse via an easement in favour of Council.

Development Application No. 47/14

Schedule of Conditions

shall be provided to serve the development with the works conforming with the standards and requirements set out in Council's Development Design and Construction specifications and relevant policies (Water Sensitive Urban Design).

Plans and specifications are to be submitted to Council and approved **prior to issue of the Construction Certificate**. Plan submissions are to be accompanied by payment of prescribed fee.

Plans and specifications submitted later than six (6) months from the date of development consent shall comply with Council's current specifications at a date six (6) months prior to submission.

All work is to be at the developer's cost.

Erosion and Sedimentation Control Plan:

5. An erosion and sediment control plan, together with a management strategy, detailing soil erosion and sediment control measures, shall be prepared by a qualified environmental or engineering consultant in accordance with the document Managing Urban Stormwater – Soils & Construction Volume 1 (2004) by Landcom. Details being submitted and approved by the Certifying Authority **prior to issue of a Construction Certificate**.

Fill:

6. Contour plans indicating the location of proposed fill areas in the subdivision being submitted and approved by Council **prior to issue of the Construction Certificate**.

Contour plans are to include a clear description of impact of changes proposed on water movement both to and from the site on all adjacent land and to show stormwater discharge points.

Section 94 Monetary Contributions:

7. Payment to Council of contributions, at the rate current at the time of payment, towards the provision of the following public services or facilities:

Note 1 - The contributions are to be paid **prior to release of an y Construction Certificate** unless other arrangements acceptable to Council are made.

Note 2 - The rates will be adjusted in accordance with the procedures set out in Council's Section 94 Contributions Plans. The applicant is advised to confirm the contribution rate applicable at the time of payment as rates are revised quarterly.

Note 3 - If the development is to be staged, contributions are to be paid on a pro rata basis in respect of each stage.

	\$ Per Lot
- Coordination and Administration	377.31
- Coffs Harbour Road Network	2,068.22
- Surf Rescue Facilities	67.62
- Southern District Open Space	2,526.83

- 3 -

Development Application No. 47/14**Schedule of Conditions**

The Section 94 contribution is currently \$5,039.98 for the additional lot proposed in the subdivision.

Contributions have been imposed under the following plans:

- Regional, District & Neighbourhood Facilities & Services 2013.
- Coffs Harbour Road Network 2013
- Surf Rescue Facilities 2012.

The Contribution Plans may be inspected at the Council Administration Offices, 2 Castle Street, Coffs Harbour or on Council's web site, www.coffsharbour.nsw.gov.au.

DURING CONSTRUCTION**Importation of Fill:**

8. Any fill brought onto to the land for the purposes of this approval, shall comply with the statutory definition of Virgin Excavated Natural Material (VENM) in accordance with the NSW Environment Protection Authority Guidelines.

Note: the Protection of the Environment Operations Act 1997 defines VENM as: 'natural material (such as clay, gravel, sand, soil or rock fines): that has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities, and that does not contain any sulfidic ores or soils or any other waste.'

Fill:

9. All fill is to be placed in accordance with the requirements of Council's Development Design and Construction Specifications and the approved Sediment and Erosion Control Plan. Filling of the existing dam shall be done so that it matches the adjacent ground levels.

Erosion and Sediment Control:

10. All erosion and sediment control measures, as designed in accordance with the approved plans are to be effectively implemented and maintained at or above design capacity for the duration of the construction works for each stage of the project, and until such time as all ground disturbance by the works has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Flora and Fauna:

11. Native fauna detected during the filling of the dam shall be managed according to the *Threatened Species Conservation Act 1995* and *National Parks and Wildlife Act 1974*.

/4

Development Application No. 47/14

Schedule of Conditions

PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE

Restriction on Title:

12. A restriction on title under Section 88B of the Conveyancing Act 1919, being registered on the title of Lot 411 to the effect that:
 - (a) An indicative Building Envelope being identified on the final plan of subdivision within the flood free area of the lot.
 - (b) Finished floor levels for habitable buildings being a minimum of 10.2 RL AHD.
 - (c) Onsite effluent disposal to be undertaken in accordance with the report prepared by O'Meara Wood and Associates dated 17 July 2013.
 - (d) An easement for drainage created over new stormwater infrastructure in favour of Council.

Any section 88B instrument creating restrictions as to user, rights of carriageway or easements which benefit Council shall contain a provision enabling such restrictions, easements or rights of carriageway to be revoked, varied or modified only with the consent from Council.

Details of the Restriction(s) are to accompany the application for Subdivision Certificate.

Access and Services:

13. The following works:
 - a) The existing stormwater which is piped across Middle Boambee Road is to be piped to the existing eastern watercourse via an easement in favour of Council.being constructed in accordance with the approved plans and specifications and completed **prior to issue of the Subdivision Certificate**.

Services:

14. The Subdivision being provided with reticulated electricity and telephone cables. The applicant shall provide a letter from the relevant electricity energy provider stating that satisfactory arrangements have been made for the supply of electricity and a letter from Telstra stating that satisfactory arrangements have been made for telecommunications infrastructure in the subdivision / development. These letters are to be provided to Council **prior to release of the Subdivision Certificate**.

Street lighting being provided to the requirements of the relevant electricity energy provider with all work being completed **prior to release of the Subdivision Certificate**.

General Terms of Approval (Controlled Activities Approval - Water Management Act):

15. These General Terms of Approval (GTA) only apply to the controlled activities described in the plans and associated documentation relating to 0047/14DA and provided by Council.

Any amendments or modifications to the proposed controlled activities may render these GTA invalid.

If the proposed controlled activities are amended or modified the NSW Office of Water must be notified to determine if any variations to **these** GTA will be required.

Development Application No. 47/14

Schedule of Conditions

16. Prior to the commencement of any controlled activity (works) on waterfront land, the consent holder must obtain a Controlled Activity Approval (CM) under the Water Management Act from the NSW Office of Water. Waterfront land for the purposes of this DA is land and material in or within 40 metres of the top of the bank or shore of the river identified,
17. The consent holder must prepare or commission the preparation of:
 - (i) Erosion and Sediment Control Plan; and
 - (ii) Soil and Water Management Plan
18. All plans must be prepared by a suitably qualified person and submitted to the NSW Office of Water for approval prior to any controlled activity commencing. The plans must be prepared in accordance with the NSW Office of Water's guidelines located at www.water.nsw.gov.au/Water-Licensing/Approvals/default.aspx:
19. The consent holder must (i) carry out any controlled activity in accordance with approved plans and (ii) construct and/or implement any controlled activity by or under the direct supervision of a suitably qualified professional and (iii) when required, provide a certificate of completion to the NSW Office of Water.
20. The consent holder must carry out a maintenance period of two (2) years after practical completion of all controlled activities, rehabilitation and vegetation management in accordance with a plan approved by the NSW Office of Water.
21. The consent holder must reinstate waterfront land affected by the carrying out of any controlled activity in accordance with a plan or design approved by the NSW Office of Water.
22. The consent holder must use a suitably qualified person to monitor the progress, completion, performance of works, rehabilitation and maintenance and report to the NSW Office of Water as required.
23. The consent holder must ensure that no materials or cleared vegetation that may (i) obstruct flow, (ii) wash into the water body, or (iii) cause damage to river banks; are left on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
24. The consent holder must establish all erosion and sediment control works and water diversion structures in accordance with a plan approved by the NSW Office of Water. These works and structures must be inspected and maintained throughout the working period and must not be removed until the site has been fully stabilised.
25. The consent holder must ensure that no excavation is undertaken on waterfront land other than in accordance with a plan approved by the NSW Office of Water.
26. The consent holder must ensure that (i) river diversion, realignment or alteration does not result from any controlled activity work and (ii) bank control or protection works maintain the existing river hydraulic and geomorphic functions, and (iii) bed control structures do not result in over degradation other than in accordance with a plan approved by the NSW Office of Water.
