

Coffs Harbour Jetty Foreshore Precinct Project Steering Advisory Committee

Meeting minutes – 18 March 2022

Details

Meeting:	PSAC Meeting 11
Date:	Friday 18 th March 2022
Time:	10.30am – 3:30pm
Location:	In Person, Pacific Bay Resort, Coffs Harbour

Attendees

Members

Kath Elliott	KE	Independent Chair
Ann Marie Leonard	AL	Community Representative
Catherine Fowler	CF	Community Representative
John Wait	JW	Yacht Club
Bob St John	BSJ	Fisherman's Co-op
Steve Gooley	SG	Adjoining landowner
Ray Smith	RS	Chamber of Commerce
Markus Blackwell	MB	Local business owner
Warren Skinner	WS	Community representative
Chris Spencer	CS	CEO, Coffs Harbour Local Aboriginal Land Council (LALC)
Steve Vallance	SV	Regional NSW – delegate for Louise McMeeking
Paul Amos	PA	Council representative and Mayor, CHCC
Scott Wolgamot	SW	Council representative and Councillor, CHCC

External Invitees

Sian Nivison	SN	MIDO, Transport for NSW (TfNSW)
Chris Chapman	CC	Acting GM, Coffs Harbour City Council

PDNSW (Consultant) Invitees

Vy Nguyen	VN	PDNSW, DPE
David McCracken	DM	PDNSW, DPE
Danielle Stewart	DS	PDNSW, DPE
Cassandra Thomas-Smith	CTS	PDNSW, DPE
Sophia Lord	SL	PDNSW, DPE

Apologies

Members

PDNSW Invitees

Leon Walker	LW	PDNSW, DPE
Sally Hamilton	SH	PDNSW, DPE

Other Invitees

Howard Elliott	HE	Centium Probity
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Minutes

No.	Item	Action
1.0	INTRODUCTION	
1.1	<ul style="list-style-type: none"> KE provided an Acknowledgement of Country KE welcomed all to PSAC Meeting No. 11 KE noted apologies 	Note
1.2	<ul style="list-style-type: none"> PSAC Meeting No.10 Minutes taken as read Adjustment requested regarding member comments on accommodation figures (3.1) Figures quoted in 3.1 minutes by DM were a nominal mix responding to a specific question about the potential yield. As also stated in the minutes this was subject to refinement, future consultation and could be limited with any future planning proposal 	Meeting #10 minutes to be adjusted
1.3	<ul style="list-style-type: none"> KE welcomed new member, Councillor Scott Wolgamot, replacing Cr George Cecato and appointed by Coffs Harbour Council. Nil conflicts of interest declared 	Note
2.0	FEEDBACK	
2.1	<p>PSAC members shared feedback received from the community since the last meeting, including but not limited to:</p> <ul style="list-style-type: none"> Community desire for open space for future generations and enjoyment by the community There is a diverse range of feedback from those wanting no development at all, to balanced change & development, to big changes along the foreshore Accessibility needs to be addressed in the draft masterplan There is some community feedback that accommodation in Coffs Harbour is an issue and that there is limited understanding of lost tourism Mixed opinion on community understanding of development along railway line. Acknowledgement of out-of-context quotes on development did not contribute to community understanding and the next round of community consultation was, and still is, the intended period to provide contextual information and garner community feedback Several members discussed some level of understanding by those that they spoke to of an appreciation that infrastructure and community benefits (such as upgraded parklands) has to be balanced with commercial requirements 	Note
2.2	<p>Expression of Interest (EOI) for Infrastructure Works</p> <ul style="list-style-type: none"> An issue was raised regarding an announcement in Dec 2021 of the cancellation of an EOI for infrastructure works associated with the Jetty Foreshore and noted that if this was the case it is disappointing as this infrastructure underpins the jetty revitalisation DM acknowledged that the wording of the announcement may be misinterpreted and clarified that he believed it was the closing of the EOI period and not the cancellation of the infrastructure project It was noted that finalisation of infrastructure works should now only be completed with the certainty of masterplan direction 	Note
2.3	<p>Marina</p> <ul style="list-style-type: none"> The question was asked about why the PSAC was not informed about the parcel of land for the Police in the Marina. The project team noted that the land referred to is part of the update provided by MIDO to the PSAC every meeting 	Note
3.0	STATE OF PLAY	
3.1	<p>VN reminded the PSAC that we are in the middle of a process that will ultimately take a long time and has many iterations and stages where the Council & community will be engaged in feedback.</p> <ul style="list-style-type: none"> PDNSW is working in good faith and transparently and have not pre-empted the outcomes 	Note

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	<ul style="list-style-type: none"> PSAC is part of a bigger process PDNSW will be going back to the community for feedback on a draft masterplan approx. Apr/May 	
3.2	<p>OTHER PROJECTS - STIMULUS</p> <p>Community Building</p> <ul style="list-style-type: none"> DM advised the former Vendetta Building is now demolished and works on the Community Building are on track, although impacted by weather DM noted it will be CHCC responsible for managing the EOI for the proposed Café. This process will occur to align with the completion of the building – yet to be finalised <p>Services & Utilities</p> <ul style="list-style-type: none"> DM updated on Stimulus Service & Utilities infrastructure, noting demand information required from master planning, and discussions underway regarding power provision to the Precinct 	
3.3	<p>OTHER PROJECTS – MIDO UPDATE – SN</p> <ul style="list-style-type: none"> Boat Ramp & breakwater stages on track. Sand build-up being managed by dredging Travel Lift on track, hard stand complete. Lift delivery is anticipated June 22. EOI closed & negotiations with potential lease holder to run lift & maintenance of the area Marina, fuel cell & precinct upgrade: nearly at tender stage, fuel cell pending final design. Looking to construct Q3 22 SN reiterated that Marina plans are short to medium term for this process and the need in the harbour for operational agencies & staff 	
4.0	MASTERPLAN OVERVIEW	
4.1	<p>Planning Proposal Process</p> <p>VN summarised the Planning Proposal process:</p> <ul style="list-style-type: none"> Two storeys (like Community Building) already permitted under existing planning The draft masterplan is considering what the land uses (zonings) should be Based on community input the NSW Government will decide the mix of future land use. There are legal controls within this that can limit specific uses A link to the NSW Government's Community Guide to Planning can be found by clicking here by pasting the following url - https://www.planning.nsw.gov.au/About-Us/Our-Work/Community-Guide-to-Planning PDNSW team advised that the whole process would take approx. 12-24 months (at best) after a masterplan is determined and a Planning Proposal submitted PDNSW will be the applicant. The Department of Planning and Environment and Coffs Harbour City Council assess the application 	
4.2	<p>Community Engagement</p> <ul style="list-style-type: none"> DS reiterated VN's earlier point - we are part way through a bigger process PDNSW has not determined a specific outcome, rather presented ideas to the PSAC, responded to PSAC's diverse feedback on what may be preferred and is now developing specific questions for the community consultation DS requested PSAC members share the message that the draft masterplan is a proposal and a direction and is not fixed. However, a specific direction needed to be presented as a basis for feedback. The PDNSW team will listen and there will be multiple ways people can comment – community meetings, social media, survey, briefings and pop-ups An advertising campaign will support the consultation to communicate this message KE & VN reaffirmed encouragement for PSAC members to involve their constituents and requested PSAC engage their networks to publicise, promote and to reach out to PDNSW with specific community groups. PDNSW contact details: (precinctdevelopment@property.nsw.gov.au) 	
4.3	Draft Masterplan response to directions drawn from Outcomes Report	

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	<ul style="list-style-type: none"> DM reviewed the (2021) consultation outcomes summary noting how the draft masterplan considers the strategic directions from feedback and how it responds DM noted the refinements already made to the draft masterplan and that PDNSW is seeking PSAC endorsement of key elements and issues to be addressed in the community consultation 	
5.0	PRECINCT PLANNING	
5.1	Vision & Key Directions <ul style="list-style-type: none"> DM reviewed previously shown slides around framework, vision & key directions with a specific request of PSAC to advise any objections with the 8 x key directions: <ol style="list-style-type: none"> Built form between railway line and Jordan Esplanade considers local context Maintain and enhance green space east of Jordan Esplanade Extend the foreshore zone to the north, and create nodes of activity along full length Deliver structure plan to Marina precinct to inform future development Deliver Connection to Country - return to Culture and heal landscape Balance development with funding of Foreshore and Community initiatives Enhance connectivity across precinct and manage carparking Create a tourism destination at the southern headland of the precinct There were no objections from PSAC members to the 8 x key directions DM noted he would present four specific zones within the draft masterplan: <ol style="list-style-type: none"> Foreshore Parklands Marina Corambirra Point Jetty Hub 	Note
5.2	Foreshore Parklands <ul style="list-style-type: none"> Foreshore Parklands were presented as 5 areas of activity North Park is currently a poor public realm with no public amenity. Proposal includes <ul style="list-style-type: none"> Focus on extending green space north of Marina Parade Extension of car parking zone, green space as carpark overflow Connection to Happy Valley and, New community pavilion for café and/or community/cultural use Access to Happy Valley was queried and the advice that it should not be landlocked. DM pointed out access reinforced, not for public, but not gated. KE advised the planning proposal will also have the opportunity for feedback on access The Billabong zone extends the endemic landscaping around the community building and water sensitive urban design proposing biofiltration for stormwater CF queried what water treatment existed currently. VN advised no treatment presently, stormwater runs straight into the beach, objective is to naturally improve quality of the stormwater which is industry standard The accuracy of the image depicting a path over billabong was queried and PDNSW to ensure what we show to public is deliverable, appreciating funding Dune Care & Wild Play are more natural play areas and images are about depicting the experience Family & Youth Play zone has several options, not all for the really young. Potential for West of Jordan Esplanade to be a tarmac area marked with basketball courts but used for overflow parking at peak times 	PDNSW to review and amend images accordingly
5.2.1	Movement & Connectivity across Parkland and Site <ul style="list-style-type: none"> DM presented movement & connectivity plans The draft masterplan proposes a widened walkway ~ circa 2.4m within the Foreshore Parkland. PA reinforced the need to separate whilst keeping (fast) cycleway by the road DM noted some people's desire for a boardwalk east of the dunes (of which impact & delivery costs need to be carefully managed) Comments from PSAC members on connectivity included 	PDNSW to include boardwalk options for community feedback and review cycleway connection

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	<ul style="list-style-type: none"> 1. the desire to connect north to south safely with a pram, 2. boardwalk access to beach, 3. weaving through dunes is appealing, 4. avoid slim area of road at southern end of precinct, and 5. desire for visibility of the water <ul style="list-style-type: none"> • The PSAC agreed to seek community feedback on two boardwalk options <ul style="list-style-type: none"> 1. A base option at the southern end of the beach connecting an existing access pathway opposite Camperdown St to the green space adjacent the new Boat Ramp parking area, and 2. An extension of this southern boardwalk running north along the beach to just south of the new Community Building <p>Traffic & Parking</p> <ul style="list-style-type: none"> • DM presented Traffic & Parking plans – with the objective to maintain the number of cars currently on site but distribute across the precinct, maintain the east kerb of Jordan Esplanade, and consider removal of cars from foreshore areas where possible • The cross section of Jordan Esplanade through to rail is set out to allow: <ul style="list-style-type: none"> - Maintenance of eastern kerb with no extension into existing green space, - Provision of parallel carparking on eastern side of Jordan esplanade – with direct access to park - 2 lanes of traffic - Pedestrian pathway and landscaping on west side - Zone for any proposed development noting proposed boundary is west of the line of the current fence - Provision of onsite parking & access. • The new section ensured services were located so that works would not carve up middle of parkland as previously proposed • In response to concern of additional traffic congestion, it was noted early high-level traffic advice indicates roads are capable of handling proposed traffic, with the proposed intersection improvements at Orlando St proposed by Council in place. The report noted at peak times (e.g. market day) some congestion would still exist. • Discussion noted the safety of the bike lane (west of curb vs behind parked cars), DM confirmed it is important to coordinate safety and get (fast) bikes out of the parkland foreshore. Design to be reviewed. • DM discussed opportunity for offsite event & overflow parking considerations at the Whale Tail site, train station parking and Council Depot <ul style="list-style-type: none"> - Discussion around control of overflow spaces (under control of Council) and need to be clear with community these parking options are event/overflow parking options - PDNSW suggested that the Council Depot could be used for major event overflow parking only. However, it was agreed this is not included as an option in the draft masterplan for the community's consideration without confirmation and engagement with Council that it could be utilised for this purpose 	
5.4	<p>The Marina</p> <ul style="list-style-type: none"> • DM discussed that the Marina Precinct was addressed in strategic terms as this precinct is subject to diverse land tenure and lease terms • The principal objective is to maintain a working marina precinct and offer each stakeholder a framework within which they can shape their future plans, anchored by the Fish Co-Op • The proposed plan includes improved physical connection to the north, increased amenity, more public activation, introduction of more ground level parking under a podium deck carpark • Feedback from PSAC included: <ul style="list-style-type: none"> - potential need for timed parking to better manage those using the marina many for long period of times which comprises access and retail activities - Review of the existing height of 11m already on the site 	<p>PDNSW to revise draft masterplan to increase potential height of the marina precinct for community feedback</p>

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	<ul style="list-style-type: none"> - Increased cars under deck supported - PSAC members discussed exploration of increasing flexibility of use and changing height limits • The PSAC agreed that PDNSW ask the community to endorse and increase in heights in The Marina precinct from 11m to 14.5m 	
5.5	<p>Corambirra Point</p> <ul style="list-style-type: none"> • Corambirra Point plans presented, noting the sensitivity of places in this area and to respect and minimise impact on Country, while utilising this site and panoramic vista • The plan presented included consideration of Ferguson’s cottage and its significant social heritage and that it should be retained in future plans working with the Aboriginal community • The primary focus of this site and design should be on a publicly accessible food and beverage offering and hospitality venue / cultural uses e.g. terrace and shared facilities for the whole community, not privatisation • DM noted, if the former Deep Sea Fishing Site were to include tourist accommodation, the draft masterplan proposes a massing that reflects 80-100 rooms in addition to public utility such as conference facilities, restaurants / cafes etc • CS expressed there are sensitivities related to accommodation in this area. General discussion around residential vs tourist accommodation and DM confirmed there is no suggestion of residential accommodation, only potential for tourist accommodation • South Coffs Island is a place of cultural importance. PSAC discussion on Aboriginal consultation and views continued. This included confirmation that Murawin were also specifically engaged to consult with Elders in the community • PSAC noted the base proposal for the former Deep Sea Fishing Club Site included in the draft masterplan and agreed that three alternatives be considered in the community consultation: <ol style="list-style-type: none"> 1. Publicly accessible food and beverage offer + hospitality venue / cultural uses with NO tourist accommodation) 2. Publicly accessible food and beverage offer + hospitality venue / cultural uses supported by tourist accommodation of 80-100 rooms (as per draft masterplan) 3. Publicly accessible food and beverage offer + hospitality venue / cultural uses supported by additional tourist accommodation which may be up to 200 rooms 	<p>PDNSW to include additional option for tourism accommodation up to 200 rooms for community feedback</p>
5.6	<p>The Jetty Hub</p> <ul style="list-style-type: none"> • Plans for the Jetty Hub reflected the release of the rail lands and was the primary area proposed for new built form. It was noted that three key questions needed to be considered by the PSAC and ultimately the community: <ol style="list-style-type: none"> 1. The desire for any development of the land at all; 2. If development was acceptable, what is the preferred massing and scale options; and 3. With any developments what are acceptable or unacceptable uses <p>The Jetty Hub was presented across four different areas;</p> <ul style="list-style-type: none"> - Jetty Hub North – land north of Marina Drive is a coastal erosion zone and proposed height is 3 storeys which is the same as west of rail line; - Jetty Hub Central where building heights of up to six storeys are proposed perhaps with a focus on tourist accommodation and including cafes on active walkways to the jetty - Railway Square – a local activity centre of 2 and 3 storeys supported by a hub of 60 plus cars with active retail edges including shops, beach rentals and cafes, with spaces for local businesses above, incorporating a pedestrian overpass across the railway. A two-storey pub (Food & Beverage) with green lawns proposed on the south side - Jetty Hub South includes provision for smaller scale buildings – and a multi-use zone for community uses 	<p>PDNSW to clarify uses and heights / storeys in the survey for community feedback</p>

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	<ul style="list-style-type: none"> A model of the site was shown to PSAC members. DM reiterated the plans and model are to show options on massing, they are not proposals or recommendations, just options. The PSAC members engaged in discussion around the model and could move massing blocks around the site Proposed heights were discussed with PDNSW to confirm shadow diagrams to ensure that building heights as per the draft masterplan will not cast a shadow into the Foreshore Parklands until 3pm on a winter's day Post model discussion KE thanked the PDNSW team and acknowledged effort in plans and model to show and create understanding. Other members of PSAC concurred Summary of model discussion outcomes and PSAC agreement to go to community consultation: <ul style="list-style-type: none"> Residential and tourist accommodation to be treated as two separate options with community Mixed use land zoning needs to be described, will include residential accommodation, tourist accommodation, hospitality (food & beverage such as cafes & pubs), shops (like clothing, specialty, etc) Questions regarding building heights will talk in terms of storeys (not just metres) and be specific in terms of community feedback 	
6.0	CLOSE & NEXT STEPS	
6.1	<ul style="list-style-type: none"> DS recapped on consultation points VN thanked the PSAC for their time over almost 18 months and reminded all that it is a draft masterplan that we are taking to the community VN reminded PSAC members that this is a long process, and the community will have an opportunity to have their say at many points The presentation pack was discussed and agreed by way of a vote of 10 members for and 1 member against (1 member had already left) that it will not be made available given its work in progress nature. Based on today's discussions and feedback it will evolve and be shared as part of the community consultation KE confirmed specific items discussed during meeting to remain confidential KE thanked all participants and closed the meeting 	Note

END MEETING 3.30pm

Next Meeting

- Next PSAC Meeting: 2022 Schedule to be advised