

- **BUILDING HEIGHTS**

There is a clear contradiction between the illustrative Masterplan's and Design Guidelines insistence on four to six storey development and height controls of 25 metres and 21.5 metres beside the Jetty walkway and North park precincts respectively. These controls clearly allow for eight and seven storey buildings and breach the undertaking to maintain the existing height control west of the railway. (This is 19 metres, allowing for six storey buildings---the "rule of thumb" in residential design practise is 3 metres per storey). Department of Planning and Development officers at the community consultation seminars had no coherent justification for this contradiction.

The Design Guidelines are exactly that, guidelines. They are not mandatory and are open to variation on appeal to the consent authority. The Illustrative Masterplan, of course, carries no procedural weight at all.

In the absence of any business plan for the project stating otherwise it must be assumed the site, in part or in whole, will be sold to a private developer to actually carry out the work. With a legal obligation to shareholders any developer must seek to maximise yield by exploiting the height controls to the maximum. The only thing "indicative" about the Masterplan is that it clearly indicates what Coffs Harbour will not be getting.

- **HEIGHT INCREASE DUE TO AFFORDABLE HOUSING PROVISIONS**

The Planning Proposal (PP) notes that development will be subject to the NSW Government's Affordable Housing provisions. These allow for a height increase of up to 30%, once again, at the discretion of the developer. This could be another two stories. And all this in the part of the site presently zoned RE1 for public recreation. This represents an egregious alienation of vital public space in a growing regional city and is unconscionable.

- **MISREPRESENTATION OF ZONING**

The PP in attempting to bolster the tourism value of the development invents two new zonings: Accommodation Mixed Use and Residential Mixed Use. In fact, the proposed zoning of MU1 will allow the developer to determine what mix of use provides the best financial return and, considering the history of NSW coastal development, the site is most likely to become a privileged residential enclave of up-market apartments. Seventy percent of Coffs Harbour residents have clearly stated their rejection of this future for their foreshore reserve.