

Illustrative masterplan*



Existing ad-hoc gravel car park enhanced with formal parking adjacent to markets. Usable green space doubles as overflow parking during events.

'Gateway' buildings for residential and tourist accommodation are an extension of built form in the existing Jetty strip on Harbour Drive.

Key pedestrian connection with shops and cafés on the ground floor.

Residential buildings, complete with basement parking, activate public spaces which improves safety and supports the viability of retail in the precinct.

Potential for new pedestrian walkway over the railway connected to the activity hub.

Low-scale activity hub with car parking creates opportunity for local businesses and shops.

Opportunity for future community pavilions to activate the Village Green.

Car parking distributed along Jordan Esplanade and near key destinations.

Dune vegetation and littoral rainforest to be retained and protected.

New regional tourist destination, including publicly accessible cafes and restaurants, a function space, activity centre and tourist accommodation.

Building envelopes increased with additional level allowing parking below and podium retail connecting with ocean-side walkway. Active edge at the ground level to public parking along existing road.

Marina precinct enhanced to be a regional destination while maintaining the working harbour with spaces for existing and future local marine industries.

Yacht club.

New public car park.

Community building.

Water detention basin captures and filters water naturally as a design feature.

Car parking relocated and area converted to open space with adventure and water-play playgrounds nestled between the trees.

Jordan Esplanade features a fast cycleway and a raised shared surface and slow zones, prioritising pedestrians and cyclists.

The re-planned Jordan Esplanade increases green space to allow for the Village Green and amphitheatre in the natural topography.

Existing play area retained and a new shared pathway added for the entire length of the foreshore parklands.

Sensitive design and location of boardwalk (subject to funding) that provides an accessible walkway and minimises disruption to habitats.

*The planning proposal is supported by an illustrative masterplan that presents a potential development outcome that could be realised at the Coffs Harbour Jetty Foreshore Precinct, consistent with the proposed rezoning and the design guidelines – it is not prescriptive nor is it determined.