
Key reasons

The rezoning of the Coffs Harbour Jetty Foreshore precinct was submitted the proposal for consideration as a SAPP under the Rezoning Pathways Policy in early 2024.

On 28 March 2024, the Evaluation Panel determined the precinct scored 6.4 out of 10 against the Evaluation Criteria. The Evaluation Panel made the following comments against the Evaluation criteria:

- **Housing Supply** - The Evaluation Panel agreed the proposal aligned with strategic plans for the area. The Panel noted final dwelling numbers were unclear, however acknowledged PDNSW's Refined Masterplan (Attachment C) (accompanying the candidate profile) indicates proposed land uses limit residential development to 30% of the developable Gross Floor Area. The candidate profile notes 450 dwellings are anticipated in the precinct - 250 permanent dwellings and 200 tourist accommodation units. The Evaluation Panel determined the 200 tourist accommodation units should not be categorised as housing in the assessment.
- **Social and Affordable Housing** – The Refined Masterplan (Attachment C) outlines that affordable, diverse, and key worker housing is proposed within the Government-owned land earmarked for residential development. It does not specify how much, the type of housing, nor if it meets Government's current targets.
- **Delivery Impediments** - While work to inform the rezoning is underway, the Panel determined evidence of this was not available and **maritime and heritage studies appear outstanding**. The Evaluation Panel further noted concerns from the Aboriginal community regarding the project. The Panel did note that these issues could likely be resolved through the rezoning process.
- **Infrastructure Funding** – The planned site is near the train station and bus network. The Panel noted that there may be some **issues with upgrades required to existing utilities, but no funding secured for this yet**. The panel also noted, the Refined Masterplan contains financial forecasts for delivering public open space, civil infrastructure, community spaces and additional parking, with PDNSW submitting a New Policy Proposal submission to Treasury for this social and green infrastructure.

The weighted score of 6.4 is lower than previously endorsed candidate sites for residential development. The Evaluation Panel highlighted that the proposal's score would substantially improve with a commitment to social and affordable housing and a definitive funding commitment for infrastructure, and therefore subject to these being addressed during the rezoning process, the site would warrant State intervention.

The Evaluation Panel recommends Coffs Harbour Jetty Foreshore be a SAPP because:

- The multiple NSW Government landowners would benefit from DPHI coordination
- There has been significant work undertaken to date by PDNSW on studies and a Design Guide to develop a Masterplan this can be leveraged for the rezoning
- PDNSW is already undertaking community consultation of a Masterplan for the site