

Jody Connor

Connecting you with stakeholders and communities

Argyll Estate Renewal Precinct

Community Consultation Outcomes Report



Client: NSW Land and Housing Corporation and Coffs Harbour City Council

Version 1.0

27 April 2022

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I acknowledge that I stand on Aboriginal land. I acknowledge the Traditional Custodians of Gadigal and Wangal Country, the land upon which I live and work and pay my respect to Elders past and present. I extend that respect to all Aboriginal and Torres Strait Island people.

Prepared by: Jody Connor

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1. BACKGROUND

About this report

This Community Consultation Outcomes Report summarises consultation undertaken by NSW Land and Housing Corporation (LAHC) and Coffs Harbour City Council (CHCC). Consultation occurred as part of the investigation to rezone suitable parts of the Argyll Estate to allow for more social and private homes to be built.

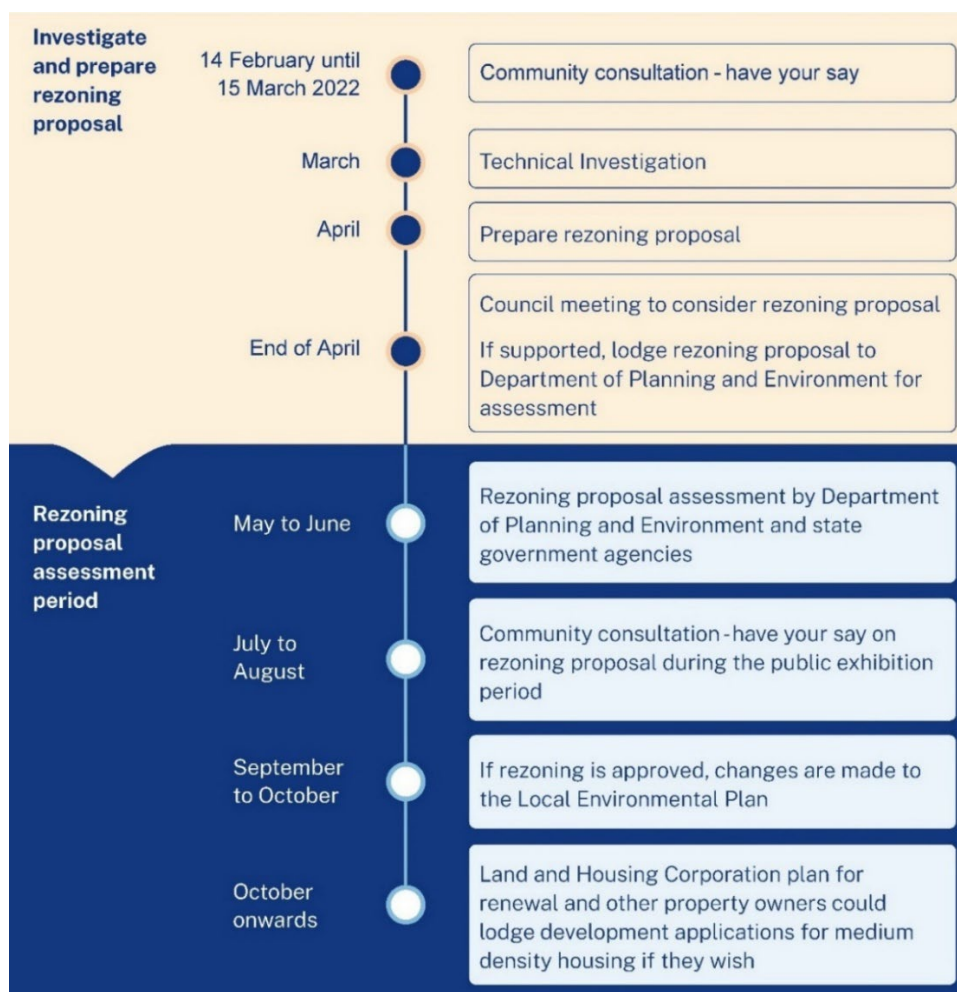
This report outlines the engagement undertaken for the early stage of the rezoning investigation, including:

- the consultation purpose, process and activities
- the outcome of meetings with stakeholders and key issues raised
- a summary of community feedback received.

Consultation started at 9am on Friday 18 February and continued over 26 days until 5pm on Tuesday 15 March 2022.

The diagram below shows the planning pathway for the rezoning proposal and the opportunities for consultation throughout the process.

Diagram 1: Planning pathway and timeline



About the project

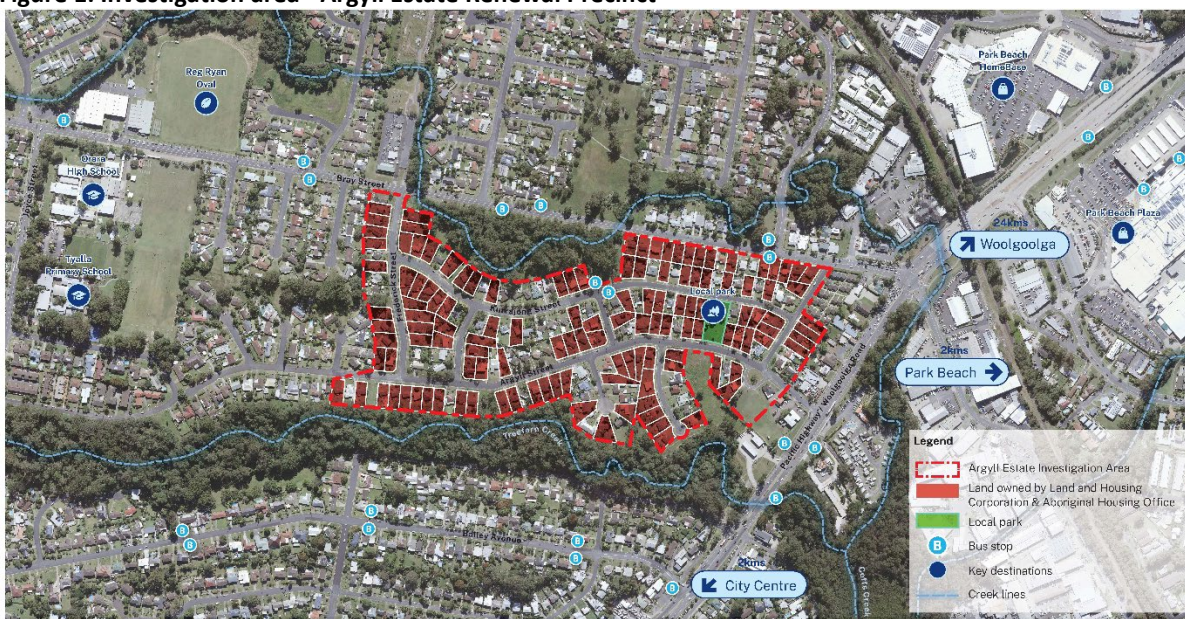
LAHC and CHCC are working together through a project team to investigate the potential to rezone an area within the Argyll Estate renewal precinct to address housing affordability in Coffs Harbour and its growing housing needs. The project team is governed by a Steering Group and meets regularly to guide the team as it explores the potential for the rezoning of the Argyll Precinct Investigation area for medium density residential redevelopment.

The project aims to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.

CHCC's [Local Growth Management Strategy 2020](#) provides a coordinated, strategic approach to cater for population growth. Feedback from the community during the preparation of the strategy indicated growth should occur in a sustainable way, prioritising new development of existing areas, retaining and enhancing unique identities and minimising expansion of the urban footprint. The strategy also identified the Argyll Estate renewal precinct as an area with potential for increased housing due to its location, as it is close to transport, services and facilities.

The Argyll Estate renewal precinct investigation area (**Figure 1**) is a 33-hectare area located 2.5 kilometres north of Coffs Harbour City Centre and within walking distance of nearby shopping centres, medical centres, schools and community facilities.

Figure 1: Investigation area - Argyll Estate Renewal Precinct



LAHC and CHCC is investigating rezoning from the existing low density residential (R2) to medium density residential (R3) to allow for a variety of homes to be built across the area, to suit the different needs of individual people and families. The rezoning investigation is considered necessary to:

- address the shortage of homes in Coffs Harbour and the limited options of housing types in the investigation area.
- allow more homes and a bigger variety of homes to be built, along with improved community spaces.
- provide more homes in an area that is close to transport, services and parks.

Key outcomes of rezoning:

- ✓ Rezoning would enable building heights of between two and four storeys in Argyll Estate.
- ✓ This would allow private property owners and LAHC to renew older cottages with a mix of new duplexes, terrace houses and units for private and social residents.
- ✓ There would also be better parks, attractive streets, and better connections to places where people want to live, work and play.

Property ownership and management

There are multiple property owners and managers of the properties within the Argyll Estate precinct renewal area.

Property owners:

- Land and Housing Corporation (127 dwellings and two vacant lots)
- Aboriginal Housing Office (11 dwellings)
- Private owners (approximately 69 properties)
- Local Aboriginal Land Council (one property)
- Coffs Harbour City Council (reserves, local park, roads, drainage reserves)

There are also multiple property management arrangements in place for social housing, which are managed by the following Community Housing Providers (CHPs):

- Mission Australia Housing
- Community Housing Limited
- Momentum Collective.

The Department of Communities and Justice manages the main relationship with the CHPs, through the [Social Housing Management Transfer Program](#). The CHPs are responsible for managing the relationship and communication with each of their social housing tenants.

Previous consultation within the project area by LAHC

In April 2021, LAHC called for [Expressions of Interest \(EOI\)](#) from suitable partners in the private and not-for-profit sectors who may be interested in working with the NSW Government to renew housing in the Argyll Estate area. The EOI process tested the depth of the market and collected ideas and feedback about suitable delivery models and housing typologies.

Key stakeholders including tenants and neighbouring residents were informed of the Government's intentions at the time of the announcement and were advised they will have an opportunity to participate in consultation and engagement activities for any future preliminary concept plans, should they be developed for this area.

2. CONSULTATION APPROACH

The consultation approach has been based on the [International Association of Public Participation's engagement spectrum of public participation](#). The engagement spectrum has assisted with the selection of appropriate engagement methods and tools for stakeholders.

At its core, the consultation approach is focused on raising awareness and making information accessible to help the community have their say. This has been achieved by:

- identifying and targeting stakeholders
- finding ways to reach stakeholders to build awareness
- providing information in multiple, accessible formats
- providing multiple opportunities for feedback.

The consultation approach reflects the guiding principles of LAHC's [Portfolio Strategy](#) as well as Coffs Harbour City Council's policies and plans such as [Community Engagement Policy](#), [Community Participation and Engagement Plan](#), and [Yandaarra - Shifting Camp Together](#).

Consultation objectives:

- Raise awareness and build support for the proposal.
- Identify key stakeholders.
- Explain the planning process so stakeholders have a clear understanding of the purpose and benefits of the proposal.
- Provide opportunities that are targeted and culturally appropriate to obtain feedback and insights.
- Be clear and transparent about the level of stakeholder and community influence around the intention to lodge a rezoning proposal.
- Understand the community values for the area.
- Share information with the broader Coffs Harbour community about the project.
- Adhere to COVID-19 public health orders.

3. OUTREACH AND CONTACT CHANNELS

Summary of outreach

A targeted consultation program focussed on reaching residents and property owners within the investigation area. Key local stakeholders were also targeted for engagement and asked to assist in creating local awareness of the consultation activities. Information was also available to the local community and wider Coffs Harbour community. A snapshot of the outreach activities at the start of consultation can be found in the table below.

Table 1: Snapshot of community outreach at start of consultation

Who?	When?	How?	What?
All residents in investigation area	Friday 18 February 2022	Letterbox drop – hand delivered by LAHC staff	<ul style="list-style-type: none"> Notification letter and invitation to community drop-ins to social housing residents (Appendix A) Notification letter and invitation to community drop-ins to private residents and owners (Appendix B) Fact sheet (Appendix C) to explain process and timeline, and provide a link to project webpage to have a say
Coffs Harbour community	Friday 18 February 2022	Facebook – social media post on CHCC Facebook page and LAHC LinkedIn page (Appendix D)	<ul style="list-style-type: none"> Notification about the start of community consultation Link to project webpage to have a say
All residents and stakeholders	From Friday 18 February 2022	Project webpage (Appendix E)	<ul style="list-style-type: none"> Project webpage launched Have your say open – ideas wall and interactive map Frequently asked questions Email contact
All residents and stakeholders	From Friday 18 February 2022	Project telephone line and email	<ul style="list-style-type: none"> Community engagement staff returning phone calls to answer questions Providing information to people without access to internet or computer/smart phone
Key stakeholders (Appendix F)	Friday 18 February 2022	Direct emails (Appendix G)	<ul style="list-style-type: none"> Notification about consultation Link to project webpage to have a say
Local media	Friday 18 February 2022	Media release (Appendix H)	<ul style="list-style-type: none"> Notification about consultation Information about rezoning investigation Link to project webpage

Contact channels

An essential part of consultation was creating multiple ways for stakeholders and the community to contact the project team during consultation. The four main contact channels are listed below, along with the interactions that occurred during consultation.

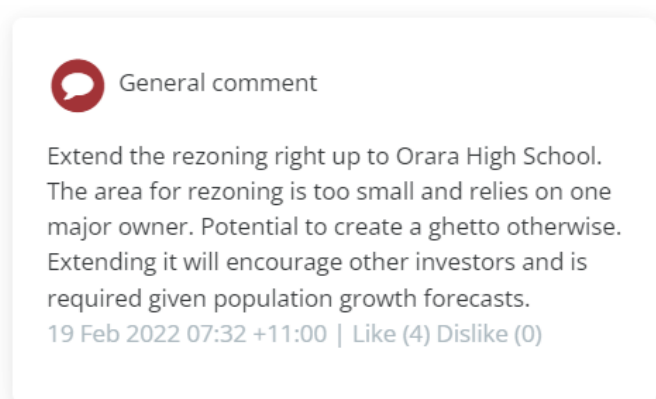
Interactive project webpage:	Project telephone line:	Project email address:	In person at community drop-in:
dpie.nsw.gov.au/argyll-estate <i>Available 24 hours a day</i>	1800 738 718 <i>Available during business hours</i>	communityengagement@facs.nsw.gov.au <i>Responded during business hours</i>	Coffs Harbour PCYC <i>Meet with project team on 26 February or visit static display until 15 March</i>
1,959 total visits from 477 unique visitors	9 phone calls received and returned	17 emails received and acknowledged	22 attendees on 26 February 10 attendees on 1 March

Consultation tools

Interactive project webpage

- The interactive project webpage (refer Appendix E) was launched on Friday 18 February 2022
- The project webpage included a summary of the project, links to key documents and background information, frequently asked questions (FAQs) at **Appendix I**, and links to LAHC and Council webpages.
- The webpage used the Social PinPoint web tool, which included a place to provide feedback via an interactive map (**Appendix J**) or on an ideas wall (**Appendix K**).
- 20 feedback pins with comments were placed on the map and three comments were placed on the ideas wall. Other visitors to the webpage were able to like and dislike the comments as indicated in the sample comment at **Figure 2** below. An analysis of feedback can be found in the **What we heard** section of this report.

Figure 2: Sample of comment from project webpage



Community drop-in sessions

- Central to the consultation were in-person community drop-ins.
- A COVID-safe plan was put in place to protect the community and staff in attendance.
- A summary of the feedback received from stakeholders and the community can be found in the **What we heard** section of this report.

Community drop-in 1: Saturday 26 February 2022

- Held from 11am until 1pm at the nearby Coffs Harbour PCYC on Bray Street.
- 22 local residents attended.
- Information boards (**Appendix L**) were on display and maps of the investigation area were placed in the centre of the room.
- Attendees walked around the room to speak to the project team and view the information boards.
- Attendees provided feedback to staff who wrote their comments onto flipcharts and sticky notes onto the maps.

Community drop-in 2: Tuesday 1 March 2022

- Cancelled due to extreme weather. However, a LAHC project team member was in attendance during the scheduled time (3pm until 5.30pm) to speak with residents and record feedback.
- 10 local residents attended.
- Attendees met with the consultant to ask questions and provide feedback.
- Five information boards were placed onto the walls of the PCYC, alongside a feedback box, and remained in place until the end of consultation (15 March).
- Copies of the fact sheet, frequently asked questions, and feedback form (**Appendix M**) were placed next to the feedback box.
- One feedback form was left in the feedback box.



Images 1 and 2: Attendees of Community drop-in 1 on Saturday 26 February 2022

Stakeholder meetings and correspondence

Stakeholders (refer Appendix F) such as community housing providers, service organisations, community groups were consulted about the project.

Online briefings were held with these key local stakeholders. Briefings included a presentation (**Appendix N**) to provide more detail about the proposal and give stakeholders an opportunity to provide feedback directly to the project team.

Online briefings were held with:

- Aboriginal Housing Office
- Coffs Harbour and District Local Aboriginal Land Council
- Community Housing Providers managing properties in the investigation area - Mission Australia Housing, and Community Housing Limited
- Yandaarra Aboriginal Advisory Committee
- Coffs Coast Housing Partnership Meeting
- District Homelessness Implementation Group
- Shortlisted EOI respondents.

A summary of feedback received from stakeholders during the project briefings or in correspondence with the stakeholders is included in the table below while further analysis is noted in the **What we heard** section of this report.

Briefings were also provided by the LAHC project team for the NSW Local Member for Coffs Harbour and by CHCC for the Mayor and Councillors.

Table 2: Stakeholder meetings and correspondence

Date	Contact method	Stakeholders	Matters raised
17/02/2022	Online meeting	Aboriginal Housing Office	<ul style="list-style-type: none">• Supported the investigation and requested further information and involvement as the proposal and renewal progresses.
18/02/2022	Online meetings	Community Housing Providers (CHPs): <ul style="list-style-type: none">• Mission Australia Housing• Community Housing Limited	<ul style="list-style-type: none">• Separate meetings were held with each CHP.• Supported the investigation and requested further information and involvement as the proposal and renewal progresses.
23/02/2022	Online meeting	Yandaarra Aboriginal Advisory Committee	<ul style="list-style-type: none">• Sought clarification around the management of social housing residents during potential future relocations.• Shared insights about the area including observations about the area providing homes to a large number of Aboriginal families and that it is a close-knit community.• Shared insights about the impacts of flooding, and about the importance of local waterways, and preservation of flora and fauna.

Date	Contact method	Stakeholders	Matters raised
			<ul style="list-style-type: none"> • Asked to be kept informed about the proposal as it progresses. • Sought clarification about the management of social housing residents, and relocations, during potential future relocations. • Requested that trees and green spaces be kept or replaced.
2/03/2022	Online meeting	District Homelessness Implementation Group Coffs Coast Housing Partnership Meeting	<ul style="list-style-type: none"> • The committees requested a joint briefing. • Committee members were supportive of renewal in the area and commented about housing affordability issues in the area. • Sought information about environmental considerations for renewal. • Sought clarification about relocation of social housing residents, staging of any future redevelopment for social housing, and the overall timeline of redevelopment. • Suggested there could be opportunities for young people during construction. • Requested information about the tenure mix of new homes and if there would be an increase in social homes. • Asked to be kept informed about the proposal as it progresses.
7/03/2022	Online meeting	Coffs Harbour and District Local Aboriginal Land Council (CH&D LALC)	<ul style="list-style-type: none"> • Sought clarification around the management of social housing residents during potential future relocations. • Suggested that improved flood and stormwater management is required. • Asked the team to be aware that there are many survival stories for local families and that there needs to be recognition by project team that existing trauma can be triggered by these types of projects. • Advised there is an unnamed waterway is locally known by Aboriginal people as Snake Gully. • Advised that Aboriginal families can be wary of contacting government agencies, which means that housing maintenance and other issues can go unreported. • Advised there are existing property maintenance and repair matters that need attention. • Suggested the need for a culturally sensitive and safe space for Aboriginal people to provide feedback at the next stage of consultation.
15/03/2022	Online meeting	Orara High School	<ul style="list-style-type: none"> • Discussed the potential for solar banking and shared green energy within future developments. • Discussed student access from the eastern perimeter of the school and the potential to create new access points to the school as part of a future development. • Suggested that students would be interested in opportunities for learning about the proposal as it develops.

Date	Contact method	Stakeholders	Matters raised
15/03/2022	Online meeting	Generocity Church	<ul style="list-style-type: none"> Discussed their properties across the area to clarify which of their properties were located within the investigation area. Expressed an interest in their asset ownership contributing to community facilities within the area.
15/03/2022	Email	Shelter NSW	<ul style="list-style-type: none"> Advised they support the general aim to allow and encourage a more diverse and denser precinct. Offered conditional support to the proposed rezoning. Requested assurance that redevelopment leads to a substantially greater number of social housing tenants being housed at the estate. Requested assurance that a proportion of affordable housing is also delivered as part of a future redevelopment. Suggested support to allow low-middle income first home buyers to secure housing from any new private housing stock. Suggested the NSW Government reconsider its approach to social housing estate renewal and consider other renewal models. Recommended the project team actively seeks the involvement and leadership of the community housing sector (including and especially, the Aboriginal Community housing sector) in delivering the renewal program. Recommended the adoption of its <i>Compact for Renewal</i> as a template for how to best engage with the current and long-standing Argyll Estate social housing tenant community.
16/03/2022	In person meeting	Garlambirla Guuyu-Girrwa Elders' Group	<ul style="list-style-type: none"> Commented that flooding in the area is a major issue. Suggested that planning must address climate change and the importance of tapping into Aboriginal people's knowledge of Country and waterways. Acknowledged the case for renewal and that houses in the estate are old and in need of major maintenance or renewal. Acknowledged the need for more housing in Coffs Harbour. Suggested that it was important that new dwellings cater to people with a disability or mobility impairment. Requested information about whether new dwellings would cater for people with pets. Asked if there were other areas that would be more appropriate to re-develop. Requested additional briefing from LAHC to better understand implications for existing social housing residents should the LAHC/AHO properties be redeveloped.

4. WHAT WE HEARD

Information about the proposal was shared with the community to seek feedback. This information included the case for change, what rezoning could mean for the neighbourhood, the planning process, timeline and next steps, where to find more information and how to provide feedback.

Key themes

Six discussion themes were developed, with each theme asking a number of questions (listed for each theme on the following pages) to encourage community feedback and stimulate community discussion.

Six community discussion themes:



1. Culture and heritage



2. Community facilities and open spaces



3. Important places in the neighbourhood



4. Getting around the neighbourhood



5. Different types of housing



6. Flooding and stormwater management

Feedback from stakeholders, residents, property owners and the local community was received directly via telephone, email, posted on the project webpages (via the interactive map and ideas wall), and in-person at the community drop-ins, and provided via feedback forms. The feedback has been analysed and is summarised for each theme in the sections following.

Figure 3: Sample of comments from project webpage



General comment

Trying to access Bray St or the highway every morning is a nightmare !! The traffic is non stop now let's talk about the rat run people drive up Argill St.and cut through Elm St.or Fredrick st to access Bray St.to avoid the traffic lights.To access Hungry Jacks there is always congestion lining up for their Entry often banking up Bray St.how are you possibly going to fix this issue ,traffic lights on every access??? How can you even consider ruining a whole neighbourhood .build somewhere else.!

14 Mar 2022 15:53 +11:00 | Like (0) Dislike (0)



General comment

Rezoning is beneficial, however there needs to means put in place for all the current people form where they are currently living to somewhere else in the region, which there currently is not. This area, as we know, is a housing estate, these people are vulnerable and need to be walked through the process as most have been in their government tenancies for a long time and moving them from these tenancies into a completely new property will be costly and not too mention stressful.

23 Feb 2022 09:32 +11:00 | Like (2) Dislike (2)

1. Culture and heritage

Discussion prompts

Can you tell us about:

- places where you practice and celebrate culture?
- what you value about local culture and heritage?
- cultural stories that are important here?
- the history of the area?
- stories, people or events that make this place special?

A close-knit, proud community

- There were insights about the area being a close-knit community, with stories shared about informal networks for food and transport, and how there is a general culture of support for neighbours.
- There was a lot of pride felt about the strength of the community with different people feeling that rezoning could be positive and negative for the area.
- It was felt that change can be disruptive to the community – as well as to people’s individual lives - and that care should be taken of individuals who could be more impacted due to underlying health and medical conditions. There were a lot of questions and concerns raised about the potential relocations and the process and timing of future redevelopments.
- Several people did not want to see any change to the area as they felt it would cause disruption and create uncertainty. Residents also felt that the strong community ties should not be broken and people should not be forced to move away from the area. It was also felt that new people could negatively impact on the social culture of the neighbourhood.

Strong Aboriginal community

- Insights were shared about the strength of the Aboriginal community and how many families have lived in the area for a long time, with many generations sharing a house or living in the neighbourhood.
- It was felt that consideration needed to be given to Aboriginal families who may not reach out to report maintenance and other issues due to their reluctance to deal with government officials.
- It was suggested that local Aboriginal people can share insights about local waterways and identify historic walking tracks, campsites and places, as well as share local stories and events.

Informal community leaders

- Several people identified as community leaders and advised they provided care and support to people in need. These leaders shared insights about individual people and families who need extra support and care during change.
- There was also mention of a local network of people who shared information about local news and events. It was felt this local network reached most local people about the proposal and provided support to people who were unsettled or confused about the proposal.
- Stories were shared about the length of time people have been neighbours and how they have observed social changes in the neighbourhood over the years. Residents shared their respect for long term residents and informal community leaders.

2. Community facilities and open spaces

Discussion prompts

Can you tell us about:

- good spots for sitting on a bench, cooking a BBQ, or meeting up with family and friends?
- places to relax or exercise?
- good spots to play?
- things that would help you spend time in open spaces or use them more?

Local bushland and waterways

- Many residents shared their enjoyment of the local bushland and waterways, with many stories about frogs, Blue Tongue Lizards, Water Dragons, owls, King Parrots, Kookaburras and Blue Wrens visiting local gardens. There were many people who felt the connection with the local bushland was very important and needed to be protected.
- There were insights shared about the area being a local koala corridor, with many residents concerned about protecting the trees and habitat of wildlife.
- There were stories from the past shared about swimming in local creeks and seeing clear water, fish and other creatures and how this is something that is greatly missed. Residents reported seeing rubbish in the creeks, which prevented them from enjoying the waterways.
- Residents also felt that improvements were needed to provide safe and secure access into the bushland so they could enjoy it. It was felt that at times it felt unsafe to be there or that it was impossible to get access to places along the creeks.

Local parks, open spaces and walking tracks

- Overall, residents requested existing local parks, open spaces and walking tracks were kept and improved.
- It was felt that children and young people needed more activities at local parks to make them more attractive places to spend time. There were suggestions for a place to kick a ball, with playground equipment, skate park and bike tracks. There were some concerns raised about personal safety and security and making sure these areas were safe and welcoming for families and the elderly.
- It was also suggested that community gardens would be welcomed and there should be more places to sit in the shade to watch the local wildlife and share conversations with neighbours. There were also several mentions of the need for a dog park.

Impacts on community facilities

- There were many comments about the impact of more people living in the area. Residents raised concerns about the impact of additional students on the local schools, which were believed to be at capacity.
- There were also concerns raised about the general impacts of a larger population on local services, such as water, sewer, stormwater, electricity. Questions were asked about the capacity for those systems to meet the demands of a larger population and the impact this may have on the wider community and environment.
- Some residents suggested other areas in Coffs Harbour would be better suited to additional homes and a higher population. Suburbs such as Sawtell, Moonee, Korora, and Bonville were mentioned as better locations for new homes.

3. *Important places in the neighbourhood*

Discussion prompts

Can you tell us about:

- why you like living in the neighbourhood?
- places that are special to you?
- places where you spend time?
- things that make this area unique?
- how to improve the area?
- places the kids like to go/hang out?

Houses with enclosed yards and gardens

- Most residents expressed their enjoyment of their homes and gardens, with many people mentioning the amount of money they have spent to decorate and maintain their yards. It was felt that private gardens were an important place for local residents to spend time and enjoy.
- Residents mentioned their pets and said they regularly spent time with their animals in their homes and enjoyed taking care of them.
- Some residents felt there should be better maintenance of social housing properties, including general repairs and they were concerned that the renewal may reduce maintenance and repairs of their properties in the short-term.
- Most residents shared their enjoyment of observing local wildlife. Many people mentioned how they enjoyed looking out their windows to see the natural environment and expressed concern that this may change with a redevelopment.

Close to shops and services

- Many residents said they were pleased to be close to the plaza, local schools and shops and they regularly visited these places by car, bus or by walking.
- It was felt that older people needed to be near their doctors, chemists and other medical facilities and that this should be a consideration for relocations and future developments.

Children playing outside

- Many residents mentioned that children and young people regularly played on front lawns, on verges and on the streets. This was seen as a positive display of the safety of the neighbourhood, with residents mentioning each neighbour would keep an eye out for one another's children when playing outside.
- It was felt that more activities were needed for young people, such as a skate park, as many were observed to be riding bicycles and scooters around the neighbourhood with nowhere to go.

4. *Getting around the neighbourhood*

Discussion prompts

Can you tell us about:

- the places you regularly visit in the neighbourhood?
- the places nearby or in other places you can't reach, but want to walk or cycle to?
- how could local streets be improved?
- whether you use public transport?

Traffic congestion on Bray Street

- Many residents expressed their concerns about the existing traffic volumes and congestion observed on Bray Street. There were multiple examples shared about the time taken to exit Elm and Frederick Streets, or to enter the Pacific Highway from Argyll Street.
- It was felt that more residents living in the area would increase the existing traffic volume and add to the congestion experienced.

Vehicle speeds along Argyll Street

- Residents expressed their concern about the speed of vehicles along Argyll Street. There were observations shared of near-misses and concerns about the safety of children when crossing the street or playing in the neighbourhood.
- It was felt that Argyll Street was used as a rat-run to bypass the Bray Street intersection at the Pacific Highway, and that traffic-calming and lower speeds might improve road safety on Argyll Street.
- There were also observations shared about drivers mistaking Argyll Street for a through-road and abruptly stopping and making u-turns at speed, near Christine Close.

Roads and footpaths

- There were many comments made about the condition of local roadways, with potholes and cracking thought to be caused by flooding.
- Some residents felt that footpaths and street trees would be a welcome addition to the local streets, while other residents expressed their preference for grassed verges.
- Residents with mobility needs mentioned the need for paths to separate them from vehicles on the road. People with children who rode bicycles on the street also mentioned the need for paths and cycle paths.
- There were a number of comments about the need for pedestrian crossings along Bray Street.

Public transport

- A number of residents commented there was good access to public transport in the area, but there were too few bus shelters.

Safety of bush tracks

- A number of residents said they would like to be able to use the existing bush tracks, such as the Maple Street connection to the Pacific Highway, but they felt it was unsafe due to rubbish dumping and anti-social behaviour.
- Residents also suggested that more accessible pathways into the bush tracks would increase their use and allow people with mobility needs to access safely.

5. *Different types of housing*

Discussion prompts

Can you tell us about:

- the type of home you think you will need in the future as you get older?
- how you use your home both indoor and outdoor?
- the design features in modern homes you like?
- what you think about different types of housing, such as terrace houses, duplexes and units?
- family members or people who stay with you who have mobility issues (need help to move around)?

Housing types

- Many social housing residents expressed their preference for their existing homes and their preference for living in a cottage with a private yard and garden. However, some residents thought that a newer home with lower maintenance needs would be welcomed.
- There were differing opinions expressed about how different types of homes could affect the area, with some residents feeling that a greater number of smaller homes would create a new demographic and introduce social issues. Comments were also received in support of the introduction of smaller homes to cater for lone-person households.
- Some residents felt that a targeted group of people, such as people over 55, would be best suited to introduce to the area as they would better fit the culture. It was felt that smaller homes could be built for older people with mobility needs.

Multi-storey dwellings

- Some private property owners expressed concern about the potential for new, two to four storey properties being built along adjoining property lines, potentially blocking sunlight, breezes and views/outlooks.
- Some residents felt that apartment blocks were not suitable for the area as they would not blend with the existing homes.
- Social housing residents with pets expressed concerns about how to keep pets in apartments/units. It was felt by these residents that pets needed direct access to private yards and gardens, and they wanted assurances that apartments would have balconies that were suitable for pets.

Relocations and housing allocation

- There was extensive concern expressed about the impact, timing and process for relocations. Some residents stated they would not move from their homes and most residents expressed the desire to stay in the area.
- There were requests for confirmation about when the relocations would take place and concerns raised about where they would be relocated given the shortage of rental properties in the region. Most residents stated they wanted the option to return if possible.
- Some residents raised concerns about the number of bedrooms they would be allocated in a new home. They expressed concern about losing a bedroom they currently provide to visiting grandchildren, who stay for extended periods such as during school holidays or when they become temporary carers.
- There were also concerns raised about losing alterations people have made to their homes, such as air-conditioning or fixtures they have added to aid mobility and accessibility around the home.
- Residents also requested consideration around the need for communal spaces and car parking.

6. *Flooding and stormwater management*

Discussion prompts

Can you tell us about:

- if you've experienced flooding here?
- about places you have seen flooding?
- your thoughts on how streets can be designed to manage stormwater?

Flooding of local streets

- Residents shared many observations of floods and storms over the years, particularly noting the impacts of the 1999, 2009 and 2011 floods. Residents commented that most streets within the investigation area are flat and have a history of flash flooding and storm surges over the years.
- There were many experiences shared about Bray Street flooding during heavy rain, particularly where the creek passes under the road between Frederick Street and Taloumbi Road (west) and where the same creek nears Bray Street near Taloumbi Road (east).
- Residents also mentioned that Argyll Street experiences flooding, particularly near the intersection of Argyll and Raymond streets. Residents mentioned that during the February 2022 flooding, the water covered the road and was closed to traffic for a short period of time.
- Frederick Street near the intersection of Bray Street was also reported to experience flooding. Residents mentioned that during the recent February 2022 flooding, stormwater covered the road and on the front lawns of nearby properties.
- It was also mentioned that during flooding events, residents can only exit the area via Argyll Street onto the Pacific Highway or via Elm Street onto Bray Street, where there is only a right hand turn available towards the Pacific Highway due to flooding on Bray Street.

Impacts of flooding

- Residents shared their experiences about water damage to their homes and gardens from previous floods and storms. Some residents mentioned this has created mould on walls, which has been difficult to remove.
- Some residents felt that additional hard surfaces from roofs, paths, driveways and courtyards from new dwellings could lead to increased stormwater runoff volume and speed, worsening the impacts.
- There were many residents who felt that flooding impacts could not be managed or prevented through a redevelopment, with many feeling a redevelopment could increase the impacts of flooding.
- Some private property owners expressed concern about the potential impact on their homes from the stormwater management strategies for the redeveloped properties, for example, raising road heights to cater for new apartments may increase water flowing to their properties.

Management of local waterways

- Residents expressed concern about the build up of sediment and rubbish in nearby creeks and suggested more work was needed to clear the creeks to manage water flows. Some residents shared observations about previous attempts to remove rubbish and clear the local creeks to improve water flows.
- There were also suggestions that local drains needed to be cleared out due to grass clippings and road bitumen clogging them, causing backlogs and preventing drainage to the creeks.

5. NEXT STEPS

This Community Consultation Outcomes Report summarises the consultation undertaken by LAHC and CHCC on the investigation into rezoning the Argyll Estate renewal precinct.

The project is in the early stages of the planning process and feedback received will be analysed by the project team, together with technical studies, to form a rezoning proposal to be submitted to CHCC.

The next steps of the planning process are below.

1. Present the rezoning proposal to the elected Council of CHCC.
2. If supported by Council, the rezoning proposal will be lodged for assessment by the Department of Planning and Environment (DPE), who will also seek input from NSW Government agencies during that assessment.
3. Following DPE's assessment, the rezoning proposal will be placed on public exhibition, together with the full suite of technical studies, to seek community feedback.
4. If the rezoning is approved, changes will be made to the Local Environmental Plan (LEP).
5. If the LEP is changed, LAHC and other property owners could lodge development applications for medium density housing.

LAHC and CHCC will continue to keep local residents and stakeholders up to date on the progress of the proposal. Stay up to date by visiting www.dpie.nsw.gov.au/argyll-estate.

6. APPENDICES

Appendix A: Notification letter to social housing residents



Our ref: D22/799707

ADDRESS
COFFS HARBOUR NSW 2450

18 February 2022

Subject: Argyll Estate Precinct Renewal

Dear resident,

Last year, the NSW Government wrote to let you know it was looking at ways to provide more homes in your area.

We are looking at rezoning Argyll Estate to allow new and more social and private homes to be built close to shops, schools, services and transport. You can find a map of this area on the fact sheet enclosed.

You're invited to find out how the NSW Government and Coffs Harbour City Council are working together to provide more homes, and have your say on how you would like to see the area renewed over time.

You can meet the project team, ask questions and have your say at one of two community -drop-in sessions being held:

	Community drop-in 1	Community drop-in 2
Dates:	Saturday 26 February, 2022	Tuesday 1 March, 2022
Times:	From 11am to 1pm	From 3.00pm to 5.30pm
Place:	PCYC Coffs Harbour 74 Bray Street	PCYC Coffs Harbour 74 Bray Street

Please be assured that no relocations of social housing tenants are planned at the moment.

After we have received and considered the community's feedback we will prepare a rezoning proposal, which will be placed on public exhibition in the coming months. You will be invited to see those plans and give further comments then.

Please visit dpie.nsw.gov.au/argyll-estate for further information. If you have any questions, you can email communityengagement@fac.nsw.gov.au or call the project team on **1800 738 718**.

We look forward to seeing you at one of the community drop-in events.

If you require help to understand the content of this letter because English is not your first language, please call Translating and Interpreting Service (TIS National) on 131 450. The service covers more than 150 languages.

Yours sincerely,

Ben Grogan
Director, Community Engagement
Land and Housing Corporation

Yours sincerely,

Ian Fitzgibbon
Group Leader Sustainable Places
Coffs Harbour City Council

The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.

Appendix B: Notification letter to property owners and private tenants



Our ref: D22/799720

18 February 2022

ADDRESS
COFFS HARBOUR NSW 2450

Subject: Argyll Estate Precinct Renewal

Dear resident,

The NSW Government's Land and Housing Corporation (LAHC) and Coffs Harbour City Council are working together to address housing affordability in Coffs Harbour and the growing need for new social and private homes.

We are writing to let you know that we are investigating possible changes to the current zoning controls for the Argyll Estate precinct, located south of Bray Street, close to Park Beach Plaza retail precinct, Coffs Harbour. You can find a map of the investigation area on the fact sheet enclosed.

The area includes privately owned properties along with many social housing properties and vacant lots owned by LAHC, the Aboriginal Housing Office, and the Coffs Harbour and District Local Aboriginal Land Council.

Amending the zoning from R2 low-density to R3 medium-density residential will enable LAHC to undertake renewal of the area, and deliver more and better social and private housing on its land in Argyll Estate. Having access to housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we all live.

If the rezoning is approved, the amended planning controls will also enable private home owners who wish to redevelop their properties to medium density housing to prepare and submit a development application.

Respecting what social housing and private residents value about the area will be an important consideration in any future redevelopment. We are seeking feedback on future housing types and community infrastructure needed to support the growing community, such as community facilities, open spaces, streetscapes and connection to key destinations.

The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.



We would like to share more information with you at one of two community drop-in events. You can meet the project team, ask questions and have your say as we prepare the rezoning proposal.

Community drop-in 1

Dates: Saturday 26 February, 2022
Times: From 11am to 1pm
Place: PCYC Coffs Harbour
74 Bray Street

Community drop-in 2

Dates: Tuesday 1 March, 2022
Times: From 3.00pm to 5.30pm
Place: PCYC Coffs Harbour
74 Bray Street

If you are unable to attend one of these sessions you can find out more information and have your say at dpie.nsw.gov.au/argyll-estate. Feedback is invited until 5pm Tuesday 15 March, 2022.

Should you have any questions please call the project team on **1800 738 718** or email communityengagement@fac.nsw.gov.au.

After we have received and considered the community's feedback we will prepare a rezoning proposal for consideration by the Department of Planning and Environment.

You will also have an opportunity to view the draft rezoning and supporting technical studies when the plan is placed on public exhibition in the coming months. There will also be an opportunity to provide further feedback at that time.

We look forward to seeing you at one of the community events.

If you require help to understand the content of this letter because English is not your first language, please call Translating and Interpreting Service (TIS National) on 131 450. The service covers more than 150 languages.

Yours sincerely,

Ben Grogan
Director, Community Engagement
Land and Housing Corporation

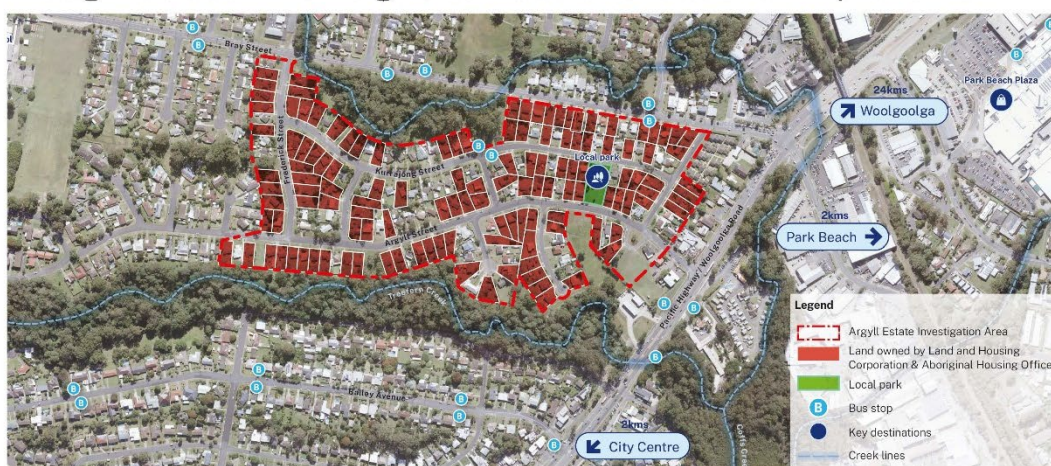
Yours sincerely,

Ian Fitzgibbon
Group Leader Sustainable Places
Coffs Harbour City Council



Have your say about rezoning Argyll Estate

The NSW Government is working with Coffs Harbour City Council to investigate rezoning Argyll Estate. This will allow more homes to be built in Coffs Harbour. We would like to hear your thoughts about the neighbourhood and ideas for improvement.



Why are we investigating rezoning this area?

The Council has a plan to provide more homes for more people in Coffs Harbour. The plan is the Local Growth Management Strategy 2020.

Before finalising the strategy the Council consulted with the community. The feedback received was that new homes should be built where there are already homes, rather than on bushland or in rural areas. The community also said that new homes should be near shops, services, transport and schools.

The plan showed Argyll Estate as an area where more homes could be built, because the area is already established and it is close to key destinations and services.

We have also found out that we need to build more homes for older people, couples and single people. A better variety of sizes and building types is needed so we can provide homes for the different types of people who want to live here.

Where are we up to in the process?

We are currently investigating the possibility of rezoning parts of the Argyll Estate precinct as 'medium density residential'. If rezoning is approved it will mean that more homes like townhouses and units could be built. We want to understand what you think is important for us to consider as we plan for the future renewal of Argyll Estate.

How can you have your say?

Come along to one of the community drop-in events to find out more information and talk to the project team.

	Community drop-in 1	Community drop-in 2
Dates:	Saturday 26 February, 2022	Tuesday 1 March, 2022
Times:	From 11am to 1pm	From 3.00pm to 5.30pm
Place	PCYC Coffs Harbour 74 Bray Street	PCYC Coffs Harbour 74 Bray Street

You can also visit dpie.nsw.gov.au/argyll-estate to read more information and have your say until 5pm on Tuesday 15 March, 2022.

If you have any questions, you can email communityengagement@facns.nsw.gov.au or call the project team on 1800 738 718.

What will happen next?

After we have listened to and considered what you have said, we will prepare a proposal to rezone parts of the Argyll Estate precinct that are deemed appropriate for medium density development. If the draft rezoning is endorsed by Council you will be invited to see the plans and have your say again in the coming months.

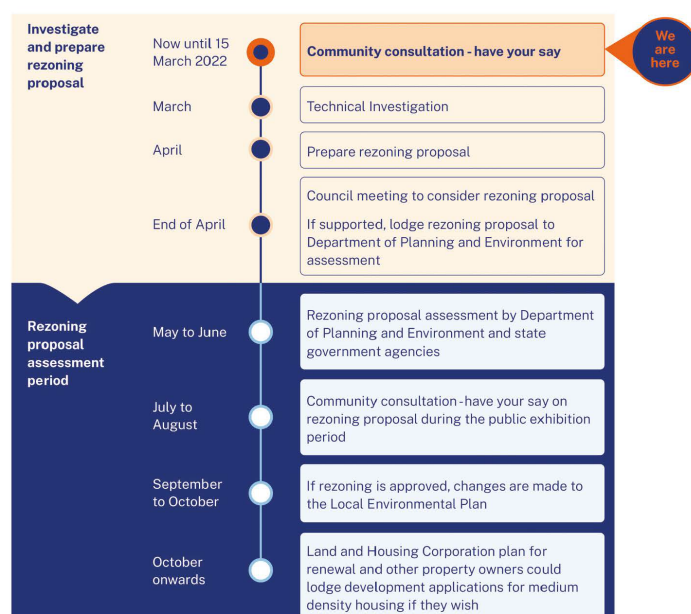
If, at the end of the process, rezoning is approved, property owners will be able to apply to Council to redevelop their properties to build more homes.

Will social housing residents need to move?

Future renewal of the estate will mean that older cottages will be replaced with new, modern homes. Relocation of social housing residents will be required for the renewal to occur. No relocations are planned at the moment, and the timing for relocations is not yet known.


All residents will be given at least 6-months' notice before needing to relocate. Each family's housing needs will be assessed to understand the type of home they require.

We will keep the community updated as plans develop in the coming months.



Appendix D: Social media posts

Coffs Harbour City Council Facebook post on announcement:

**Coffs Harbour City Council**
February 18 at 11:16 AM · 🌐


Council is working with the NSW Government to address the housing needs of Coffs Harbour through an investigation into the possible rezoning of the Argyll Estate precinct, close to Park Beach Plaza.



Community consultation is now underway, until 5pm Tuesday 15 March 2022. Feedback received will be used by Land and Housing Corporation and Council during consideration of the rezoning proposal.

Local residents and property owners have been invited to hear more about the project and provide their feedback at community drop-in events later this month.

To find more information visit 🖱️
<https://haveyoursay.coffsharbour.nsw.gov.au/investigation...>


And also 🖱️ dpie.nsw.gov.au/argyll-estate



 26

12 Comments 6 Shares

Land and Housing Corporation LinkedIn post on announcement:



NSW Land and Housing Corporation
5,920 followers
6d • 🌐

We're delivering more new affordable housing in regional NSW through genuine partnerships with regional councils.


Today, LAHC and Coffs Harbour City Council began community consultation to investigate the possible rezoning of a residential area close to the Park Beach Plaza retail precinct.

We want the community to help us re-imagine the area known as Argyll Estate and create new social and private housing that better suits their needs.



Read more about how we're working together to address housing affordability and availability issues in Coffs Harbour.

<https://lnkd.in/g7zV3YKW>

[#InnovatingHousing](#) [#KeysInDoors](#) [#RegionalNSW](#) [#CoffsHarbour](#) [#NSWGovernment](#)





Community invited to give feedback on the future of Argyll Estate
dpie.nsw.gov.au • 2 min read


  63

5 comments

Appendix E: Project webpage - screenshot



Land and Housing CorporationCoffs Harbour City CouncilFrequently Asked QuestionsContact Us



Argyl Estate

Renewal Precinct

Argyl Estate Renewal Precinct


Welcome to the place where you can have your say on the proposed rezoning of Argyl Estate, Coffs Harbour. The NSW Government and Coffs Harbour City Council are working together to provide more homes in the Argyl Estate area.

To make this happen we are investigating the potential to rezone suitable parts of the Argyl Estate to allow for more social and private homes to be built.

We welcome your input as a member of the local community. This consultation runs until **5pm Tuesday 15 March 2022**.

We acknowledge that we are consulting on Aboriginal land - on Gumbaynggirr Country.

We acknowledge the traditional custodians and show our respect for elders past and present.



Why we are investigating rezoning the area

Rezoning would allow for a variety of homes to be built across the area. Many types of homes could be built to suit the different needs of individual people and families.

There is a shortage of homes in Coffs Harbour and only a few different types and sizes of homes. Rezoning Argyl Estate would allow more homes and a bigger variety of homes to be built, along with improved community spaces.

Argyl Estate is a great place to live as it is close to transport, services and parks. The area is currently zoned as low density residential. See the Land zoning map.

When would rezoning happen

What rezoning would mean for the neighbourhood


Timeline

Current Phase
Now until 15 March 2022
Community consultation- have your say

March
Technical investigation

See All Phases


Have your say



Interactive map

Check out the Argyl Estate investigation area and drop a comment on the map.

Drop your comment



Ideas wall

Drop an idea on our wall and make your suggestions.

Drop your idea

Have a question?



Read our Frequently Asked Questions and contact our team for more information.

We welcome your comments and suggestions. Please email info@coffsharbour.nsw.gov.au or call 02 6620 6000.

If you have any questions or need assistance, please contact the planning department. There is a team available to help with any questions or concerns.

More information

1. Planning and environment



Contact Us

Feedback

Show desktop

Community Consultation Outcomes Report V1.0 | Page 30 of 52

Appendix F: Stakeholder listing

Stakeholders
<ul style="list-style-type: none">• Blue Sky• Coffs Harbour and District Local Aboriginal Land Council• Coffs Harbour Chamber of Commerce• Coffs Coast Housing Partnership Meeting• Coffs Harbour Neighbourhood Centre• Coffs Harbour Support Services• Community Housing Industry Association• Disability Advocacy NSW• District Homelessness Implementation Group• Garlambirla Guuyu-Girrwa Elders' Group• Groundworks Youth and Family Hub• Master Builders' Association• Mid Coast Tenants Advice and Advocacy Service• New Horizons• Orara High School• Property Council of NSW• Real Estate Institute NSW• Sawtell Chamber of Commerce• Tyalla Public School• Urban Development Institute of Australia• Warrina• Woolgoolga and Northern Beaches Chamber of Commerce• Yandaarra Aboriginal Advisory Committee

Appendix G: Notification email to stakeholders

Argyll Estate Precinct Renewal | Community consultation now underway

CommunityEngagement <CommunityEngagement@fac.s.nsw.gov.au>

Fri 2/18/2022 9:39 AM

To: CommunityEngagement <CommunityEngagement@fac.s.nsw.gov.au>

Good morning,

The NSW Government is partnering with Coffs Harbour City Council to address the growing housing needs of Coffs Harbour. We are writing to let you know that community consultation is now underway on an investigation into the possible rezoning of the Argyll Estate precinct from 'low density residential' to 'medium density residential'.

This precinct is an existing urban area located approximately 1.5 kilometres north of the Coffs Harbour City Centre, in the vicinity of Argyll Street. You can find a map of the investigation area on our webpage: www.dpie.nsw.gov.au/argyll-estate. The area includes privately owned properties along with many social housing properties and vacant lots owned by Land and Housing Corporation, Aboriginal Housing Office, and Coffs Harbour and District Local Aboriginal Land Council.

Why is rezoning needed to support renewal?

Coffs Harbour City Council's [Local Growth Management Strategy 2020](#) provides a coordinated, strategic approach to cater for growth. Feedback from the community during preparation of the strategy indicated growth should occur in a sustainable way, prioritising new development of existing areas, retaining and enhancing unique identities and minimising expansion of the urban footprint.

The strategy also identified Argyll Estate as an area with potential for increased housing due to its location close to transport, services and facilities.

There is a shortage of smaller dwellings in Coffs Harbour that provide homes for retirees, couples and single people. More diverse housing types and smaller dwellings are needed to meet current and future housing needs. Renewal of the Argyll Estate precinct can contribute to alleviating local housing pressure.

Where are we up to?

We are now preparing technical studies and seeking feedback in order to consider an appropriate amendment to the [Coffs Harbour Local Environment Plan](#).

We have invited local residents of the precinct to any of the two community drop-in events, where we will share more information and seek their feedback on what matters to them most. The feedback will inform the preparation of the rezoning proposal.

How to provide feedback

Please visit www.dpie.nsw.gov.au/argyll-estate for further information and to provide feedback. For this first round of consultation, we are seeking feedback until 5pm on Tuesday 15 March, 2022.

What happens next?

After this round of community consultation, we will finalise the technical studies and lodge a proposal to Department of Planning and Environment to [amend the Local Environment Plan](#). The proposed plan, technical studies and a summary of community feedback will be placed on public exhibition in the coming months. This will provide another opportunity for further feedback.

If the area is rezoned to 'medium density residential' it would mean that LAHC could deliver more and better social and private housing on its land in Argyll Estate. Private owners would also be able to plan and submit a development application to redevelop their properties under the new planning controls.

Please do not hesitate to reach out for more information. Please visit www.dpie.nsw.gov.au/argyll-estate, email CommunityEngagement@fac.nsw.gov.au or call the project team on 1800 738 718.

We look forward to working with the community on this important project.

Kind regards,

Community Engagement Team
Argyll Estate Precinct Renewal

Land and Housing Corporation | Department of Planning, Industry and Environment

T 1800 738 718 | E CommunityEngagement@fac.nsw.gov.au
www.dpie.nsw.gov.au



Planning,
Industry &
Environment

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



Anthony Roberts
Minister for Planning
Minister for Homes

MEDIA RELEASE

Friday, 18 February 2022

COMMUNITY INVITED TO GIVE FEEDBACK ON THE FUTURE OF ARGYLL ESTATE

Community consultation will begin today on the fast-tracked rezoning for the Argyll Estate.

The NSW Government is inviting community feedback on the project, set to address housing supply in the area and support the Coffs Harbour community.

Minister for Planning and Minister for Homes Anthony Roberts said the rezoning will enable the NSW Government to create new social and private housing that better suits the needs of the community, including the elderly and young families.

"Housing supply and affordability is front of mind for people across all of NSW, but particularly in places like Coffs Harbour. There is a real challenge for us to meet the social needs of the Coffs community," Mr Roberts said.

"I am extremely proud of the collaboration between government and council to fast-track the process to 12 months, instead of three years. That's not possible without a shared vision.

Parliamentary Secretary for the Deputy Premier and Member for Coffs Harbour, Gurmeh Singh, said housing availability, particularly affordable housing, has prompted the need to look at solutions beyond the traditional family cottage.

"I'm hearing from people who need homes – particularly one and two-bedroom homes and that it is extremely difficult to find a place to live in the area," Mr Singh said.

"This is why we are undertaking this project - it will help pave the way for new homes and importantly allow more opportunities in the region, which is a win for everyone."

Coffs Harbour City Council Acting General Manager Chris Chapman said the community consultation aligns with Council's Local Growth Management Strategy.

"The examination of the Argyll Estate Precinct for development is consistent with council's vision to provide a coordinated and strategic approach to cater for growth in the region," Mr Chapman said.

In April 2021, the NSW Government called for Expressions of Interest from the private sector to deliver new social and private homes, through the renewal of the Argyll Estate.

Respondents were notified in late 2021 of the EOI outcome, and the shortlisted parties will be invited to participate in a selected tender process, which is the next phase of the project expected to commence in mid-2022.

The community consultation is open until 5pm on Tuesday 15 March. Find more information at <https://www.dpie.nsw.gov.au/argyll-estate>; communityengagement@facs.nsw.gov.au

Appendix I: Frequently Asked Questions

Frequently Asked Questions

Argyll Estate Renewal Precinct

What is this project?

The NSW Government is working closely with Coffs Harbour City Council to address the growing housing needs of Coffs Harbour. Community consultation is now underway as we investigate rezoning Argyll Estate to allow more homes to be built in the area, offering different types of homes (such as duplexes, town houses and units) to meet the needs of different types of people, all located close to public open space, shops, services and transport.

Why is renewal required?

Coffs Harbour City Council's [Local Growth Management Strategy 2020](#) provides a coordinated, strategic approach to cater for population growth. Feedback from the community during the preparation of the strategy, indicated growth should occur in a sustainable way, prioritising new development of existing areas, retaining and enhancing unique identities and minimising expansion of the urban footprint.

The strategy also identified the Argyll Estate renewal precinct as an area with potential for increased housing due to its location - close to transport, services and facilities.

There is a shortage of smaller dwellings in Coffs Harbour, which provide homes that are more suitable for retirees, couples and single people. More diverse housing types (such as duplexes, town houses and units) and smaller homes are needed to meet the demand. Renewal of Argyll Estate can help meet that need.

What type of housing is currently on Argyll Estate?

The precinct includes 210 single storey cottage style homes located on large lots. These include approximately 80 privately owned properties, along with many social housing properties and vacant lots owned by the NSW Land and Housing Corporation, the Aboriginal Housing Office, and the Coffs Harbour and District Local Aboriginal Land Council.

What is the timeline for rezoning?

February to March 2022 - Technical studies were prepared to inform the rezoning proposal. Input from local residents was sought during the first consultation period (18 February to 15 March 2022) to learn about what is important to them, with a focus on the community infrastructure needed to support the future population.

This valuable feedback will be considered as we prepare a proposal to change the [Coffs Harbour Local Environment Plan 2013 \(LEP\)](#), in order to allow medium-density residential development to occur.

April - We will consider the technical studies and community's feedback as we prepare the rezoning proposal, before presenting it to elected Council. If supported by Council, the rezoning proposal will be lodged for assessment by Department of Planning and Environment (DPE).

May to June - The rezoning proposal will be assessed by DPE and state government agencies.

July to August - Public exhibition of the rezoning proposal, with community consultation.

September to October - If rezoning is approved, changes are made to the Local Environmental Plan.

October onwards - Land and Housing Corporation plan for renewal and other property owners could lodge development applications for medium density housing if they wish.

What are the key topics being covered at this stage of engagement with the community?

Residents and owners of properties within the investigation area were invited to two community drop-in events. We provided information about the rezoning process and heard their thoughts about the future needs for the area, such as the types of buildings, community and open spaces, local culture and heritage, and floodwater management.

We found out what is important to them and if there is anything we need to investigate further. We encouraged the Argyll Estate community to take part in the process to make sure we get the best outcome for the local community.

How will feedback be used?

We will consider your views when drafting the proposed changes to the zoning. A report about what we heard and how we considered it will be shared when the plans are placed on public exhibition for further feedback in the coming months.

What is the NSW Government doing about homelessness in the area?

Once rezoned, the NSW Government can progress plans to renew the Argyll Estate precinct and provide more and better social housing in Coffs Harbour, along with unlocking land for more private homes to be built, suitable for first-time homebuyers and down sizers.

The renewal by Land and Housing Corporation will act as a catalyst for further development in the local government area. The rezoning will also enable private owners to develop their land to provide additional homes in the area.

For information regarding the NSW Government's commitment to reduce homelessness, please visit: <https://www.nsw.gov.au/premiers-priorities/reducing-homelessness>

Are changes to building height limits being considered?

New, modern duplexes, terrace houses and small unit blocks would replace some older cottages. This requires a change to the current maximum building height permitted. The investigation will consider allowing buildings of between 2 and 4 storeys to enable medium-density development.

Will the new development be all social housing?

There will be an integrated community of residents living in social homes, managed by a community housing provider, together with private homes.

How are the specific cultural needs of the local indigenous population being addressed?

We are working closely with the local Aboriginal community, including elders and local representative groups to ensure their opinions are heard. The neighbourhood's culture and heritage is a key consideration in future planning, and we welcome all comments and ideas.

Aboriginal Housing Office and the Local Aboriginal Land Council are land owners in Argyll Estate and are collaborating with us to ensure cultural needs are met.

Private owners**Will my home be compulsorily acquired?**

There will be no compulsory acquisitions of privately owned land as part of the rezoning or future residential developments.

Existing social housing tenants

When will social housing residents need to move?

No social housing relocations are planned at the moment. Should the rezoning be approved, social housing residents will be given at least 6 months' notice before they are assisted with any temporary relocations needed, while the new social housing is built.

Will all residents be relocated at the same time?

Relocations will occur in stages over a number of years. The timing for relocations is not yet known. All residents will be given at least 6 months' notice before they are required to relocate.

Where will social housing residents be relocated to? Can they stay in Coffs Harbour?

Residents will be relocated as close as possible to their existing community. If residents wish to move outside the area this will also be considered.

In the later stages of construction some residents will be able to move directly into new homes within the renewal area.

All existing social housing residents will have the right to return to the renewal area, if the new homes meet their individual housing needs.

Will social housing residents need to pay more rent if new, modern homes replace the existing cottages?

As with all social housing, properties have a market rental value and residents receive a housing subsidy based on the assessment of individual family needs. Households eligible for a rent subsidy typically pay between 25% and 30% of their household income as rent.

Can we take our pets with us? I have special needs regarding where I live.

Your community housing provider will work with you to identify any specific needs and preferences you have, as part of the relocation process. This might include any specific modifications required for your home; location preference for your temporary home; or any pets you have.

Will social housing tenants be able to return to the Argyll Estate after they have been relocated?

All existing social housing residents will be given an opportunity to return to Argyll Estate once the redevelopment is completed, if the new home matches the resident's needs.

When will LAHC lodge a Development Application (DA) after the rezoning?

In April 2021, LAHC ran an Expression of Interest (EOI) to identify potential future development partners from the private sector. The EOI assessment has been completed and respondents have been shortlisted to progress to a select tender in Mid-2022. The successful development partner will be responsible for building the new social and private homes on LAHC owned land. As such, they will be responsible for lodging any future DA.

Similarly any property owners who wish to redevelop their land will also be able to prepare and lodge a DA for medium-density homes.

Who is Land and Housing Corporation?

We grow and manage the largest social housing portfolio in Australia, around 125,000 homes.

We collaborate and partner with government, the Aboriginal Housing Office, community, industry and housing providers to increase and accelerate a sustainable supply of housing in the right areas, at the right time.

The homes we build are high-quality and reflect the current and future character of their location. Good design underpins the creation of better places, supporting the physical, social, cultural, environmental and economic wellbeing of the community.

We are self-funded and use the income from rent and strategic sales to fund the renewal, growth and maintenance of our social housing portfolio.

We help regional areas to grow by providing diverse and affordable housing options.

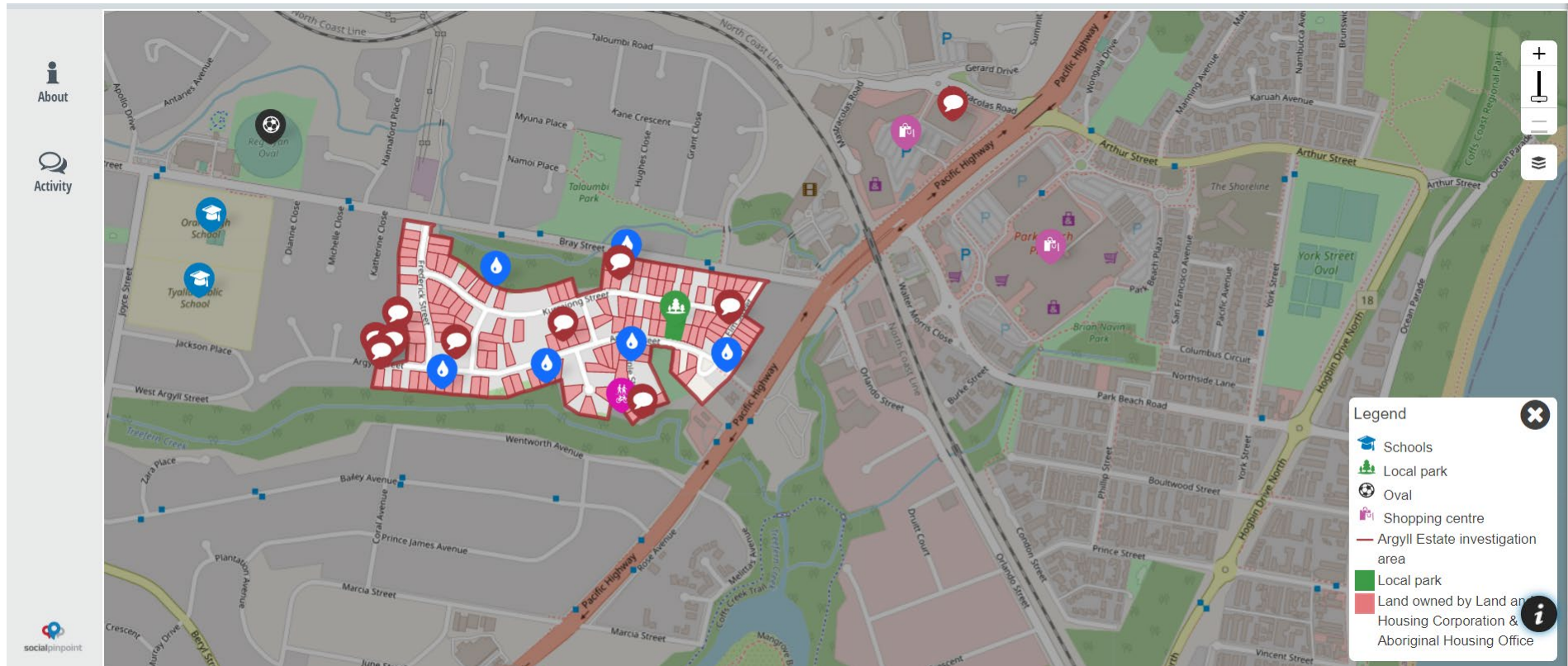
See links below for more information about Land and Housing Corporation:

- [LAHC website](#)
- [LAHC – Coffs Harbour local area analysis](#)


What are Council's plans to manage urban growth and housing in Coffs Harbour?

For more information see [Coffs Harbour Council's Local Growth Management Strategy](#).

Appendix J: Project webpage – Interactive map




Appendix K: Project webpage – Ideas wall



Sort Comments
Recent
Popular
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User

About

Culture and heritage in your area



Culture and heritage in your area

Tell us about:


- what you value about the local culture and heritage?
- the history of the area?
- stories, people, and events that make this place special?

Join the discussion (1)

Culture and heritage in your area | 8 days ago

Like
Dislike

Communal facilities and open spaces



Communal facilities and open spaces

Tell us about:


- places you relax, exercise and play?
- things that would help you spend more time there?

Join the discussion (1)

Communal facilities and open spaces | 8 days ago

Like
Dislike

Important places in your neighbourhood



Important places in your neighbourhood

Tell us about:

- why you like living there?
- special places?
- how to improve the area?

Join the discussion (1)

Important places in your neighbourhood | 8 days ago

Like
Dislike

Getting around the neighbourhood



Getting around the neighbourhood

Tell us about:

- places you visit and how you get there?
- where you'd like to walk, cycle or catch a bus to?
- how local streets could be improved?

Join the discussion (1)

Getting around the neighbourhood | 8 days ago

Like
Dislike

Different types of housing



Different types of housing

Tell us about:

- how you use your home indoor and outdoor?
- modern design features you like?
- what you think about terraces, duplexes and units?

Join the discussion (2)

Different types of housing | 8 days ago

Like
Dislike

Flooding and stormwater



Flooding and stormwater

Tell us about:

- where you've experienced flooding here?
- how streets can be designed to manage stormwater?

Join the discussion (3)

Flooding and stormwater | 15 days ago

Like
+1
Dislike

Argyll Estate renewal precinct

Have your say

Welcome to the community drop-in

We acknowledge that we stand on Aboriginal land – on Gumbaynggirr Country. We acknowledge the Traditional Custodians and show our respect for elders past, present and emerging.

The NSW Government and Coffs Harbour City Council are working together to provide more homes in the Argyll Estate area.

To make this happen we are investigating the potential to rezone suitable parts of the Argyll Estate to allow for more social and private homes to be built.

We welcome your input as a member of the local community.





The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.



Argyll Estate renewal precinct

Have your say

Why are we investigating rezoning this area?

Coffs Harbour needs more homes, that can offer a choice of housing to meet local residents' needs.

Rezoning would allow for a variety of homes to be built across the area, to suit the different needs of individual people and families.

- There is a shortage of homes in Coffs Harbour and only a few different types and sizes of homes.
- Rezoning Argyll Estate would allow more homes and a bigger variety of homes to be built, along with improved community spaces.
- Argyll Estate is a great place to live as it is close to transport, services and parks.
- The area is currently zoned as low density residential.

Current zoning





The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.



Argyll Estate renewal precinct

Have your say

What would rezoning mean for the neighbourhood?

Rezoning will enable building heights of between 2 and 4 storeys in Argyll Estate. This would allow private land owners and the Land and Housing Corporation to renew older cottages with a mix of new duplexes, terrace houses and units for private and social residents. There would also be better parks, attractive streets, and better connections to places where people want to live, work and play.

- Changes would only happen if the rezoning is approved.
- Renewal would happen over stages in future years.
- New, modern duplexes, terrace houses and small unit blocks would replace older cottages.
- Design of buildings would increase comfort for residents and reduce their water and energy usage and costs.

Different types of homes to suit different types of families:



Terrace houses



Duplex



Small unit block



Small unit block



Terrace houses



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Argyll Estate renewal precinct

Have your say

When would rezoning happen?

- This first round of community consultation is open now, and will run until 15 March 2022.
- Community feedback will be considered and used to inform the rezoning proposal where appropriate.
- The rezoning proposal will then be lodged for assessment by Department of Planning and Environment (DPE).
- Council will share the rezoning proposal with the community for a second round of consultation and consider feedback before making a decision on the final proposal.

To support the rezoning proposal, the following technical studies are being prepared:

- Urban Design and Public Domain Report
- Traffic and Transport Study
- Flood Investigation Assessment
- Bushfire Hazard Assessment
- Ecology and Biodiversity Assessment

Investigate and prepare rezoning proposal

Now until 15 March 2022

March

April

End of April

Community consultation - have your say

We are here

Technical Investigation

Prepare rezoning proposal

Council meeting to consider rezoning proposal

If supported, lodge rezoning proposal to Department of Planning and Environment for assessment

Rezoning proposal assessment period

May to June

July to August

September to October

October onwards

Rezoning proposal assessment by Department of Planning and Environment and state government agencies

Community consultation - have your say on rezoning proposal during the public exhibition period

If rezoning is approved, changes are made to the Local Environmental Plan

Land and Housing Corporation plan for renewal and other property owners could lodge development applications for medium density housing if they wish



The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.



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Tell us about culture and heritage in your area

Can you tell us about:

Places where you practice and celebrate culture?

What you value about local culture and heritage?

Cultural stories that are important here?

The history of the area?

Stories, people or events that make this place special?



How do you connect with culture and heritage in your neighbourhood?

Sculpture by Warren Langley, corner of Pacific Highway and Calf Street

Waratah seed pods

View of Coffs Harbour from Roberts Hill (since 1926)

Smoking ceremony

China Mosaic by Orara High School students, North Coast Regional Botanic Gardens

Gathering Place by Brentyn Lugman, Coffs Harbour Jetty

Surfing culture and coastal lifestyle

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Tell us about important places in your neighbourhood

Can you tell us about:

Why you like living in the neighbourhood?

Places that are special to you?

Places where you spend time?

Things that make this area unique?

How to improve the area?

Places the kids like to go/hang out?



What do you like about living in your neighbourhood?

Trees and greenery

Close to the Pacific Highway

Treedown Creek

Access to the creek

Your local shops

Your local park

Nearby beaches and jetty

Green landscaped front yards

The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.

Tell us about community facilities and open space

Can you tell us about:

Good spots for sitting on a bench, cooking a BBQ, or meeting up with family and friends?

Places to relax or exercise?

Good spots to play?

Things that would help you spend time in open spaces or use them more?



Examples of community facilities and open space:

Walking trails through the bush

Access to the creek

Table tennis in the park

Picnic tables and barbecue facilities

A picnic with friends

A place outdoors to blow the kids

A morning jog

A place to kick a ball around

Community gardens

The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.

Tell us about how to get around the neighbourhood

Can you tell us:

The places you regularly visit in the neighbourhood?

The places nearby or in other places you can't reach, but want to walk or cycle to?

How could local streets be improved?

Whether you use public transport?



Examples of ways movement around your neighbourhood can be improved:

A mix of paved/concrete footpaths with trees and planting

Existing grassed areas without walking and cycling paths

Potential improvements with footpath, street trees, landscaping and dedicated street parking

A separated active transport path provides safe connections for cyclists

Streets with shared space and plants that help to manage stormwater

Recreational bicycle trails

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Tell us your views on different types of housing

Can you tell us about:

The type of home you think you will need in the future as you get older?

How you use your home both indoor and outdoor?

The design features in modern homes you like?

What you think about different types of housing, such as terrace houses, duplexes and units?

Family members or people who stay with you who have mobility issues (need help to move around)?



Examples of different types of homes to suit different types of families:



The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.

Have your say

You can also visit the website to find out more and share your views.

Visit: dpie.nsw.gov.au/argyll-estate

Email: communityengagement@fac.nsw.gov.au

Phone: 1800 738 718

We welcome your comments during this consultation until **5pm Tuesday 15 March 2022**.

All feedback from the community will be considered as we prepare the rezoning proposal. There will be an opportunity to view the rezoning proposal and provide further feedback when it is placed on public exhibition by Council in the coming months.



Example of terrace houses

The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.

Tell us about flooding and stormwater

Can you tell us:

If you've experienced flooding here?

About places you have seen flooding?

Your thoughts on how streets can be designed to manage stormwater?



Examples of ways to manage flooding impacts:



The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.

The Argyll Estate - investigation area



The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.



Appendix M: Feedback form



Argyll Estate Precinct Renewal

Feedback form

The NSW Government is working with Coffs Harbour City Council to investigate rezoning Argyll Estate to provide more homes in the area.

We would like to hear your thoughts about the future needs for the area, such as the types of buildings, community and open spaces, local culture and heritage, and floodwater management.

Do you live in or own a property in the investigation area? Yes ☐ No ☐

OPTIONAL – You may remain anonymous if you wish

Name: _____

Address: _____

Email: _____

Your privacy is important to NSW Land and Housing Corporation and Coffs Harbour City Council. Personal information, such as your image or email address will not be shared with people or organisations without your permission unless we are required to do so by law.

- Please place the completed form in the feedback box at the registration desk.
Or
Scan or take a photo of the completed form and send to email: communityengagement@facs.nsw.gov.au
- You can also visit the website to find out more and share your views at www.dpie.nsw.gov.au/argyll-estate
- If you have any questions you can contact the project team on email: communityengagement@facs.nsw.gov.au or phone: 1800 738 718.
- Please provide your feedback by 5pm Tuesday 15 March 2022.

The NSW Government and Coffs Harbour City Council are working together to renew the Argyll Estate precinct and address housing affordability in Coffs Harbour and its growing housing needs. We aim to deliver new, modern social and private homes for the community along with improvements to community facilities, infrastructure and open space.

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



Argyll Estate Renewal Precinct, Coffs Harbour

March 2022

We acknowledge that we all stand on Aboriginal land. We recognise First Nations peoples' unique cultural and spiritual relationships to place and their rich contribution to society.

We acknowledge the Traditional Custodians of the land on which we live and work, and pay our respects to Elders past and present.



Meeting Agenda

- Introductions
- Project background
- Case for change
- Process & timeline for proposed rezoning
- Community consultation
- Feedback



Project background



Project background



- Council's Local Growth Management Strategy 2020 highlights the need for housing diversity and increased density to infill sites.
- The plan highlighted Argyll Estate as an area of potential increased density due to its locality to key destinations and services.
- Housing diversity can also be addressed in this investigation to offer housing types to cater for older people, couples and single people.
- In April 2021, NSW Government called for expressions of interest from the private sector to renew Argyll Estate. Next step is a selected tender process, which is expected to commence in mid-2022.

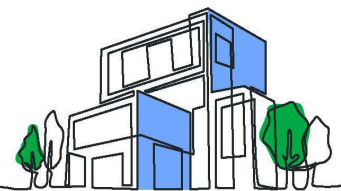
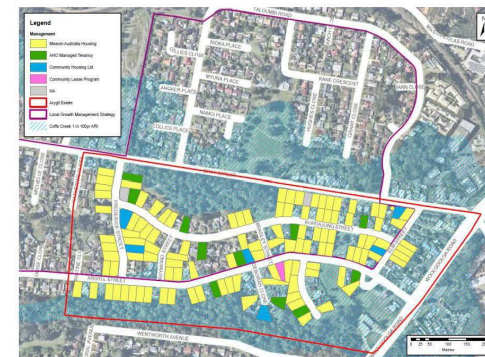


Case for change



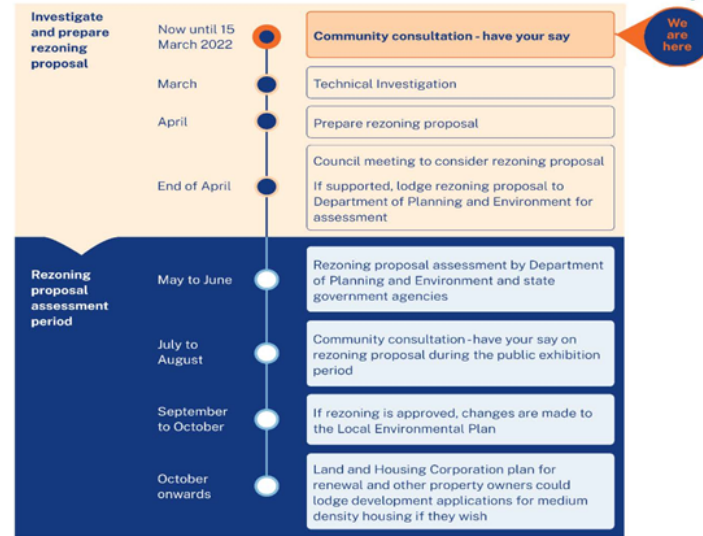
Case for change

- Significant housing supply demand imbalance. Unprecedented increase in housing prices and rental stress
- Affected by the 100 year average recurrence interval flood level.
- 129 cottages & land parcels owned by LAHC & Aboriginal Housing Office, managed by Community Housing Providers
- Zoned R2 Low Residential Development 2.5km from CBD
- Dwellings are >50 years old, predominately 3 bedrooms
- Council identified the Estate suitable for infill of 240 additional dwellings (Local Growth Management Strategy).
- Average household age of 58, household size of 2



Process & timeline

Process & timeline for proposed rezoning



Community consultation – early engagement

Consultation opens via "Have your say"	<ul style="list-style-type: none"> Interactive website Email Phone 	18 February (Open) 15 March (Close)
Local Stakeholder Group Briefings	<ul style="list-style-type: none"> Local service providers, advocacy groups and businesses 	21-26 February
Community Drop-ins (face to face)	<ul style="list-style-type: none"> Targeting residents 	Sat 26 February Tues 1 March

What will happen next?

After we have listened to and considered what you have said, we will prepare a proposal to rezone parts of the Argyll Estate precinct that are deemed appropriate for medium density development. If the draft rezoning is endorsed by Council you will be invited to see the plans and have your say again in the coming months.



Engagement with key community networks and leaders



Feedback



Feedback



For further information and to provide feedback please visit dpe.nsw.gov.au/argyll-estate
Feedback is invited until **5pm Tuesday 15 March, 2022.**

Questions?



Contact the project team:
communityengagement@facs.nsw.gov.au



1800 738 718



Thank you

