

The NSW Land and Housing Corporation (LAHC) is working with City of Coffs Harbour, Aboriginal Housing Office (AHO) and the community to understand what renewal of the Argyll Estate precinct might look like. Should the proposed rezoning take place, the renewal would have the potential to provide more and different types of homes to help address housing affordability in Coffs Harbour.

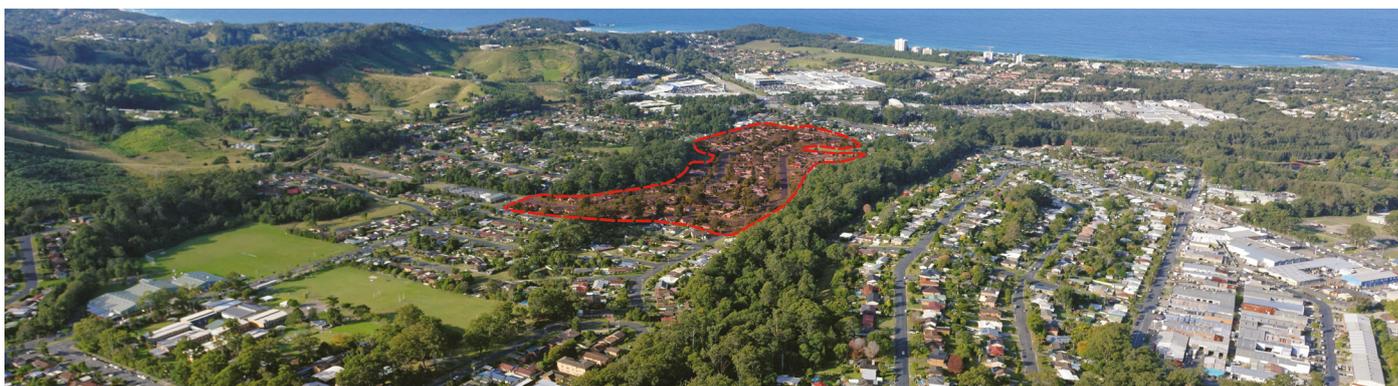
City of Coffs Harbour and LAHC consulted with the community in February and March this year about the possibility of rezoning parts of Argyll Estate to allow medium density housing. City of Coffs Harbour considered the feedback received and prepared a proposal to change the planning rules to allow for medium density housing in some areas of the estate.

City of Coffs Harbour placed the proposal on public exhibition during August and September and feedback from the community was invited. A targeted communication program was undertaken to reach residents and property owners within the investigation area and key local stakeholders, to provide details about the public exhibition and how to provide feedback to City of Coffs Harbour. Information was also available to the local community and wider Coffs Harbour community. These activities included:

- letters
- website
- emails
- social media
- phone calls
- community drop-in sessions and briefings.

Thank you to everyone who participated and provided feedback to the City of Coffs Harbour.

City of Coffs Harbour is currently reviewing this feedback as part of its consideration of the rezoning proposal. If the rezoning is adopted, LAHC and other landowners will be able to plan for renewal and lodge development applications for medium density housing on their land.



Aerial image of Coffs Harbour showing Argyll Estate investigation area boundary in red

About NSW Land and Housing Corporation

Our role is to actively grow and manage the supply of the right types of housing, at the right time, in the right areas, for people in need in our communities.

Our work supports the government's priority to reduce street homelessness. We work in every corner of our state, from the diverse metropolitan suburbs of Sydney to regional cities like Coffs Harbour.

The purpose of the social housing we provide has changed significantly over the last 60 years. In the 1960s, wages were the main source of income for 85% of tenants – now it accounts for just 7%. In the 1970s, 70% of tenants were couples with children – now they represent just 4%.

Today, social housing is a safety net for people in need who are unable to afford to house themselves. Most tenants are older, past working age and live alone. The high demand for social and affordable housing continues to outstrip supply. That is why we are continuing to innovate the way we deliver housing to provide more keys in doors and give more people a safe place to call home.

What is happening at Coffs Harbour?

Most of the LAHC owned social housing in the City of Coffs Harbour local government area (LGA) are cottages built in the 1970s and 1980s, for a different time and a different need.

72% of social housing dwellings are 3 or 4 bedroom cottages. Many of these houses are occupied by only 1 or 2 people, which means they are underused. Around 84% of the priority waitlist is for dwellings with 1–2 bedrooms.

To provide more social housing and reduce the waitlist we are proposing to renew LAHC sites across the LGA, providing more social, affordable and private housing that is well located, close to transport and other amenities.

What types of homes are proposed in Argyll Estate?

A variety of housing types are being considered to meet the needs of current and future residents. The number and types of homes has not been finalised. There will be a range of smaller 1–2 bedroom dwellings to accommodate singles and couples, and houses to accommodate larger families.

Before this could take place, the City of Coffs Harbour would have to adopt changes to its planning rules and then those changes would have to be formally accepted by the NSW Department of Planning and Environment,

After that, LAHC would then prepare a plan for the renewal of social housing properties owned by LAHC and AHO.

We will keep the community informed as plans develop. We are committed to providing more and better social housing that meets the needs of our tenants and reduces the social housing waitlist.

Social housing residents

LAHC, AHO and the community housing providers for Argyll Estate are committed to working with social housing residents to minimise impacts of the proposed renewal. We understand that relocating can be difficult, and we are committed to working with social housing residents respectfully and sensitively to understand their individual needs and find alternative accommodation that best suits their circumstances.

*Social housing residents will **receive at least 6 months' notice ahead of any relocation, and will receive regular updates throughout the process.** Leading up to the time to move, social housing residents will have a personalised relocation plan developed with their tenancy manager and reasonable relocation costs will be covered. It is important to note that relocations will not start straight away, and social housing residents are not being asked to move at this time.*

Residents to be relocated will be matched with a property that meets their needs and their relocation could be into properties in the surrounding area, or at the Argyll Estate as new social homes are delivered. *If residents wish to move into a new home in the Argyll Estate precinct after the renewal, **they will be offered the right to return should they continue to satisfy social housing eligibility requirements and suitable housing is available.***

More information

LABC and community housing providers will be visiting social housing residents in Argyll Estate on Monday 17 and Tuesday 18 October 2022 to answer any questions that tenants may have. We look forward to seeing you then. If we don't get the chance to meet with you, please give us a call on 1800 738 718 or email communityengagement@fac.s.nsw.gov.au to schedule a time that suits you best.

We will continue to keep you informed through regular newsletters, website updates and community events.

Read our frequently asked questions at dpie.nsw.gov.au/land-and-housing-corporation/regional/argyll-estate-coffs-harbour

For questions about social housing tenancy leases and maintenance please contact your tenancy manager:

Mission Australia	Community Housing Ltd	Momentum	Department of Communities and Justice for AHO properties
1800 269 672	6691 0111	1300 900 091	6659 2555

If you need help reading this letter, call the Translation and Interpreting Service (TIS National) on **131 450**



NSW Land and Housing Corporation

Delivering housing is much more than providing people with a roof over their head. Having access to safe housing assists people to pursue health, education and employment opportunities, allowing them to thrive and strengthen the communities where we live.

To find out more about our story please visit our website via the QR code or visit www.dpie.nsw.gov.au/land-and-housing-corporation.

