



Engagement Report

19A-21 Gordon Street, Coffs Harbour

Submitted to NSW Department of Planning, Housing and Infrastructure
on behalf of The Uniting Church In Australia Property Trust (NSW)

SSD-91539707

Prepared by Colliers Urban Planning

29 May 2026 | 2250367



'Gura Bulga'

Liz Belanjee Cameron

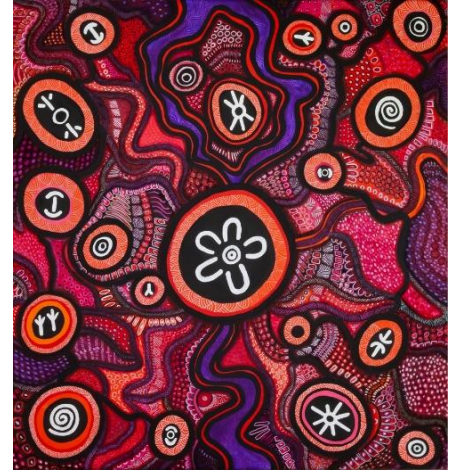
'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past and present.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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Executive Summary

Colliers Urban Planning Engagement Team has prepared this Engagement Report on behalf of the The Uniting Church In Australia Property Trust (NSW) ('the Applicant') to outline the key feedback received by the local community and key stakeholders as part of the preparation of the State Significant Development Application (SSDA) for the proposed mixed-use development at 19A-21 Gordon Street, Coffs Harbour Project (SSD-91539707).

The property is in a key civic and commercial precinct alongside Yarrila Place in Coffs Harbour Central Business District (CBD). The Uniting Church in Australia Synod of NSW & ACT ("the Uniting Church") has maintained a continuous presence at 19A-21 Gordon Street, Coffs Harbour since 1915. The existing church and ancillary structures have served as both a place of worship and a centre for community outreach, however, the existing facilities no longer meet current needs of the church and the community.

The Uniting Church is now seeking to transform the site into a vibrant, integrated, mixed-use precinct that reflects its enduring spiritual mission as well as helping address the growing housing needs of the Coffs Harbour Community. The renewal will reflect both its commitment to inclusive worship and its expanding social mission, including continued operation of initiatives like the soup kitchen 'the Soupie'. This vision has been shaped over two years of engagement with the local congregation and is now progressing toward a State Significant Development Application (SSDA), following earlier acceptance by the Housing Delivery Authority (HDA) Expression of Interest.

The Applicant acknowledges the importance of engaging with neighbouring properties and the broader community to understand local perspectives, identify potential concerns, and explore opportunities for improvement.

This report summarises the feedback gathered to date and demonstrates how engagement has been undertaken in accordance with the NSW Department of Planning, Housing and Infrastructure's (DPHI) Secretary's Environmental Assessment Requirements (SEARs), including consistency with the *Undertaking Engagement Guidelines for State Significant Projects (March 2024)*. The engagement process ensured that potentially impacted stakeholders were identified and provided with the opportunity to learn about the proposal and provide feedback, prior to lodgement.

Engagement activities detailed within this report focused on the following groups:

- **Surrounding community, including neighbouring residents and businesses** – to ensure local community concerns were understood and feedback was able to be gathered.
- **Key local stakeholders (including State and Federal MPs) and community groups** – to ensure local stakeholders were aware of the proposed plans, any impacts to the site or stakeholder operations were understood, and any opportunities identified.
- **The Uniting Church Coffs Harbour congregation** – to continue ongoing dialogue as key current and future users of the property and its facilities.
- **Government Agencies as identified in the SEARs** – to work with agencies towards approval of the development.
- **Coffs Harbour City Councillors and Mayor** – to consult with Council as a key stakeholder

A summary of key activities undertaken during these phases is included in this report. A range of comments and feedback were received by the project team, including queries around planning permissibility, building heights and scale, impacts on on-going church services including the congregation and existing soup kitchen operations and requests for clarity on the definition and quantity of affordable housing within the project.

The detail contained within this report demonstrates that the Applicant has conducted transparent and effective engagement for this proposal and remains committed to further engagement with the community and local stakeholders as this project continues through the planning and design process.

1.0 Introduction

1.1 Overview of Proposed Development

This **Engagement Report** has been prepared by **Colliers Urban Planning** on behalf of The Uniting Church In Australia Property Trust (NSW) ('the Applicant'). It supports a State Significant Development Application (SSDA) and concurrent Rezoning Proposal for a mixed-use development at 19A–21 Gordon Street, Coffs Harbour ('the site').

This report has been prepared to outline the key feedback received by the local community and key stakeholders during the pre-lodgement engagement activities undertaken between July 2025 and February 2026.

This report accompanies a SSDA that seeks approval for the following:

- Lower ground basement level accommodating plant and building services.
- Ground level incorporating retail premises, a residential and commercial lobby, a church worship hall with administrative rooms, and ancillary spaces including a community kitchen and chapel.
- Ground-level mezzanine containing car parking for 7 vehicles and plant rooms.
- 6-storey podium comprising commercial floor space with an outdoor terrace and car parking for 166 vehicles.
- 18 levels of residential apartments, delivering 152 dwellings in total, including 40 affordable housing units.
- A roof level featuring a communal terrace, lift overrun, and associated building services.
- Associated landscaping and public domain works.

This report should be read in conjunction with the Environmental Impact Statement (EIS) and Rezoning Report prepared by Colliers Urban Planning, the Architectural Plans, and the other accompanying technical documents that form part of the State Significant Development Application and concurrent Rezoning Proposal.

This report summarises the feedback gathered to date and demonstrates how engagement has been undertaken in accordance with the NSW Department of Planning, Housing and Infrastructure's (DPHI) Secretary's Environmental Assessment Requirements (SEARs), including consistency with the *Undertaking Engagement Guidelines for State Significant Projects (March 2024)*. The engagement process undertaken ensured that potentially impacted stakeholders were identified and were provided with the opportunity to learn about the proposal and provide feedback, prior to lodgement.

1.2 The Site

The site is located at 19A-21 Gordon Street, within the City of Coffs Harbour Local Government Area (LGA). It is approximately 200 meters south-east of the Pacific Highway and approximately 150 metres northwest of Carrall's Gully.

An aerial of the site is provided in **Figure 1**.

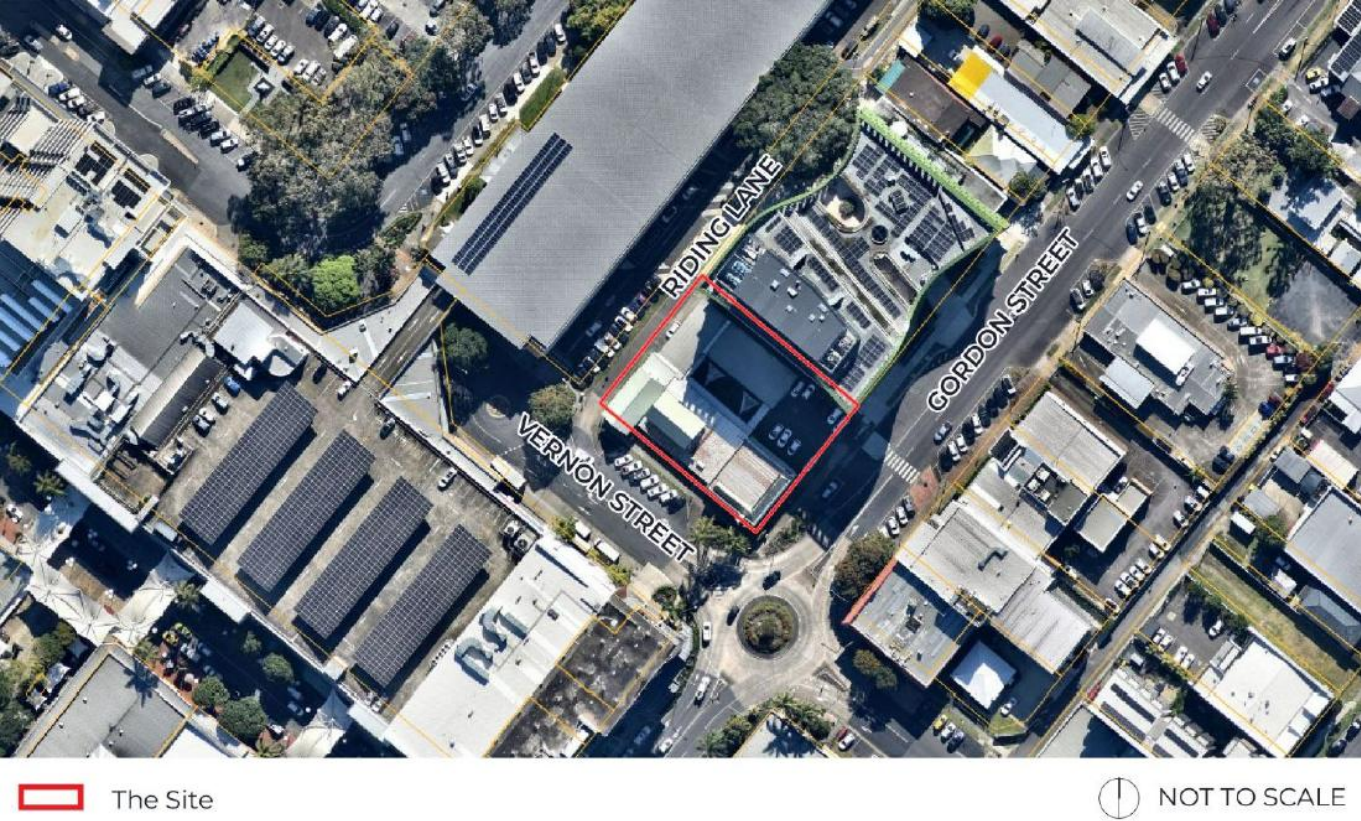


Figure 1 Site Aerial (highlighted in red)

Source: Nearmap, edits by Colliers Urban Planning

1.3 Secretary’s Environmental Assessment Requirements (SEARs)

This report has been prepared to respond to the Secretary’s Environmental Assessment Requirements (SEARS) dated 4 September 2025 for SSD-91539707. Specifically, this report has been prepared to respond to those SEARS outlined in the below.

Table 1 Secretary’s Environmental Assessment Requirements relevant to this Report

Item	SEARs Requirement – 4 Engagement	Report Reference / Response
4	Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project.	Section 2.0 demonstrates how the engagement undertaken is consistent with Undertaking Engagement Guidelines for State Significant Projects. Section 5.0 outlines the feedback received from the community and stakeholders and how it has been considered in the design of the project.
2	If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	N/A

1.4 Project background

The Uniting Church in Australia Synod of NSW & ACT has maintained a continuous presence at 19A–21 Gordon Street, Coffs Harbour since 1910. The existing timber church and ancillary structures have served as both a place of worship and a centre for community outreach. However, the current facilities no longer meet contemporary needs.

In response, the Applicant is advancing a bold redevelopment vision: *to transform the site into a vibrant, integrated, mixed-use precinct that reflects its enduring spiritual mission and growing social impact.*

This vision has been shaped through more than two years of consultation with the local congregation and is now progressing toward a State Significant Development Application (SSDA) and Concurrent Rezoning, following endorsement by the Housing Delivery Authority (HDA).

Located within the core of the Coffs Harbour CBD, the site presents a unique opportunity to contribute to urban renewal, increased housing supply, and social infrastructure delivery in a strategically significant location.

1.5 Site context

The site is located at 19A-21 Gordon Street, Coffs Harbour within the City of Coffs Harbour Local Government Area (LGA). The site has three street frontages to Gordon Street, Vernon Street and Riding Lane. The site currently contains a one-storey Church and a gravel parking lot with vehicular access provided via Gordon Street.

The site is centrally located in the Coffs Harbour City Centre, approximately 200 metres southeast of the Pacific Highway and 150 metres northwest of Carrall's Gully. It directly faces Coffs Central shopping centre and is well-connected, with a bus stop 200 metres south on Park Street. The nearby Yarilla Place further enhances the precinct with new cultural and civic facilities, including a library, gallery, and museum.

The Coffs Harbour City Centre features a diverse mix of commercial, retail, residential, and educational developments, showcasing a variety of building scales, architectural styles, and historical periods.

1.6 Demographic context

Coffs Harbour, situated on the Mid North Coast of New South Wales, is a regional city experiencing significant demographic and urban transformation. As of the 2021 Census, the City of Coffs Harbour had a population of 78,759, with a **median age of 44 years**, indicating a slightly older demographic compared to the national median age of 38. The area is characterised by a mix of long-term residents and an increasing number of newcomers attracted by its coastal lifestyle and growing economic opportunities.

2.0 Engagement standards

2.1 Engagement Guidelines for State Significant Projects

The engagement process sought to capture an accurate understanding of key local issues in the community, identify potential ways to respond to areas of impact, and deliver clear communication between stakeholders and the project team.

The Engagement Strategy adhered to the Department of Planning and Environment's *Undertaking Engagement Guidelines for State Significant Projects (November 2021)* by:

- Engaging with relevant NSW Government agencies, Council, close neighbours and targeted members of the community;
- Informing the surrounding community to the site about opportunities to consult with the project team;
- Explaining how community feedback will be considered and documented;
- Providing relevant information in plain English so that potential impacts and implications can be readily understood; and
- Providing channels of communication to gather feedback.

2.2 Alignment with IAP2 Public Participation Spectrum

The engagement process for this project sought to capture an accurate understanding of key local issues, identify how to respond to these, and deliver clear communication to community and stakeholders from the project team. To determine the appropriate level of engagement for each stakeholder, the IAP2 Public Participation Spectrum has been applied, classifying stakeholder groups by their known and/or perceived levels of interest and influence on the project. In relation to the overall scope, this project sits at Consult.

Therefore, our project commitment was:

The Uniting Church in Australia Synod of NSW & ACT (the Uniting Church) is seeking feedback on the scheme for the reimagining of their site at 19a-21 Gordon St Coffs Harbour. Input will inform the Environmental Impact Statement, which form part of the State Significant Development Applications for this project. The Uniting Church is committed to a genuine engagement process that brings the community along the journey and ensures that the development aligns with the broader vision for Coffs Harbour's future.

The below figure provides an overview of the IAP2 Public Participation Spectrum



Figure 2 IAP2 Spectrum of Public Participation

Source: IAP2 (now The Engagement Institute)

3.0 Stakeholder identification

A stakeholder analysis was undertaken to guide the engagement program for the SSDA. The below table sets out stakeholder groups identified, and how they were considered as part of the consultation strategy.

Table 2 *Stakeholder identification and mapping*

Stakeholder	Key topics of interest	Level of engagement	How we engaged
Internal stakeholders			
The Uniting Church in Australia Synod of NSW & ACT – Synod of NSW and ACT - Synod of NSW and ACT leadership - Project Development Control Group - Local Coffs Harbour Congregation	- Delivery of project on time, on budget - Planning and design process - Reputation management - Quality of project - Built and strengthen local community relationships	Collaborate	- Internal briefings and meetings - Access to enquiry 1800 number and email address
Local community			
Local residents, landowners and businesses Engagement catchment – approximately 1km buffer from the project site boundary.	- Project timeline - Building height, bulk and scale - View impacts - Changing character of local area - Increased housing supply - Affordable housing component and tenant mix - Public space and community facilities - Flooding impacts and other environmental constraints - Pressure on services, roads, and the natural environment. - Traffic and parking impacts - Construction related noise, dust, and vibration - Cumulative impacts of developments in the area	Consult	- Project notification letters via eDM (residents in existing database) pre and post SEARs. - Community webinar x 2 (1x pre-SEARs and 1x post SEARs) - Community drop-in session x 1 (post SEARs) - Access to enquiry 1800 number and email address
Local organisations and clubs and Resident/advocacy groups - Coffs Harbour Lions Club - Coffs Harbour Men's Shed - Coffs Climate Action Group - Coffs Harbour LGA Residents and Ratepayers Assn	As above	Inform	- Project notification letter via eDM (pre and post SEARs) - Direct invitation to webinar and drop-in session (did not attend) - Access to enquiry 1800 number and email address
Business and industry groups - Business & Professional Women (BPW) Coffs Coast - Coffs Harbour Chamber of Commerce - Coffs Ex-serviceman and Women's Memorial Club	- Impacts of development on local businesses - Housing supply - Job creation and economic growth	Inform	- Project notification letter via eDM - Direct invitation to webinar and drop-in session (did not attend) - Access to enquiry 1800 number and email address

Stakeholder	Key topics of interest	Level of engagement	How we engaged
Gowings Coffs Central Shopping Centre			
Elected Officials			
Local Member for Coffs Harbour Gurmesh Singh MP	- Impacts on constituents - Community consultation - Appropriate local development - Job creation	Consult	- One to one stakeholder meetings - Ongoing correspondence - Access to enquiry 1800 number and email address
Local Federal Member for Cowper Pat Conaghan MP (NATI)	- Impacts on constituents - Community consultation - Appropriate local development - Job creation	Consult	- Direct correspondence and offer of briefing. - One to one stakeholder briefing occurred on Friday 8 August and a follow up email provided on Monday 10 August. - Access to enquiry 1800 number and email address
Coffs Harbour City Council - Executive - Mayor – Cr Nikki Williams - Deputy Mayor – Cr George Cecato - General Manager – Cr Andrew Beswick - Councillors	- Impacts on constituents - Community consultation - Increasing housing stock - Appropriate local development	Consult	- Direct liaison and correspondence – ongoing as required - Access to enquiry 1800 number and email address
Local Council			
Coffs Harbour City Council – Planning Teams - Director City Planning and Communities - Director City Infrastructure - Planning team and other internal technical teams	- Impacts to constituents - DA status and role of Council - Reflecting the desires of the Southern Moruya Growth Area - Opportunities to help shape the ground plane, connections, communal amenities, open space etc. - Design Excellence strategy - Overshadowing, acoustics, wind - Access and transport - Waste management - Environmentally Sustainable Design	Consult	- Direct liaison and correspondence – ongoing as required - Access to enquiry 1800 number and email address
Government Agencies			
Department of Planning, Housing and Infrastructure (DPHI)	- Alignment with local and state strategic plans - Impacts to local transport infrastructure - Housing delivery and affordable housing contribution	Consult	- Direct liaison and correspondence – ongoing as required - Pre-lodgement briefing
Government Architect NSW – State Design Review Panel (SDRP)	- Design Excellence - Design responsive to local context	Consult	Direct liaison and correspondence as required
- Transport for NSW - Rail, Transport for NSW – MIDO - Crown Lands - Regional NSW (RNSW)	- Impacts to local traffic and transport infrastructure - Parking provision	Consult	Direct liaison and correspondence as required
Coffs Harbour Airport	- OLS clearance - Impacts on flight routes	Consult	- One to one stakeholder meeting - Ongoing correspondence and updates

Stakeholder	Key topics of interest	Level of engagement	How we engaged
Service Providers and Public Authorities			
- Essential Energy - NBN	- Potential impacts of the development on existing utility infrastructure and service provider assets surrounding the site - Coordination with projects surrounding	Consult	Direct liaison and correspondence as required
Heritage & First Nations			
Garlambirla Guuyu Girrwa Elders	- Considering support needs and improving outcomes for Aboriginal community - Potential for impact on cultural heritage or significant sites - Access to space, retail facilities for local groups once operational - ACHAR consultation process	Consult	- The project is aligned with the NSW Government Architect's Connecting with Country Strategy, ensuring First Nations knowledge, culture, and values are respected and integrated throughout all project stages—from design to operations. - A Walk on Country and Connecting with Country workshop was held in February 2025.
Media			
- ABC Coffs Breakfast Radio - NBN/WIN TV 7 News Coast - News of the Area - Insights - Daily Telegraph	- Issues in the public interest - Controversial or contested issues - Benefits for the local community and audiences	Inform	- Monitored for media activity and responded to media enquiries. - Proactive media relations and media interviews.

4.0 Engagement approach

The tables below set out the collateral and activities that were adopted during the two pre-lodgement engagement phases:

- **Phase 1- Pre-SEARS engagement:** Ensure that all relevant stakeholders and community are **informed** about the proposed development prior to the *Secretary's Environmental Assessment Requirements* (SEARs) being published on the NSW Planning Portal. The Uniting Church would like to ensure the community feel they have had due notice through direct engagement with the Church ahead of any publication and media coverage.
- **Phase 2- Post-SEARs engagement:** Ensure that all relevant stakeholder and community are **consulted** about the detailed design and offer the opportunity to provide feedback to inform the development of the Rezoning Report, as well as Environmental Impact Statements (EIS) for the SSDA.

4.1 Engagement collateral and activities

This section of the report outlines the tools and methods used to deliver community and stakeholder engagement during the preparation of the SSDA. Detailed feedback from these engagement activities and the project response is included in **Section 5.0** further below.

4.1.1 Pre-SEARs engagement

Table 3 Pre-SEARs Engagement tools and activities

Tool/activity	Description	How engagement informed the project	Target stakeholders	Level of engagement
Collateral				
Community and stakeholder project notification letters	Project introduction notification letter with high-level information about the project, planning process, and invitation to community information webinar. Refer to Appendix A for a copy of the letter distributed on the 25 and 26 of July 2025. Letter distributed via letterbox drop to the distribution catchment as outlined in Appendix B .	The letter provided an opportunity for key stakeholders and local residents near the site to be made aware of the project and be invited to attend a community engagement event to more about project and provide feedback.	Local residents, landowners and businesses (within engagement catchment – refer to Appendix B .	Inform
Community webinar presentation (Pre-SEARs)	A presentation (PowerPoint) was developed that provided a high-level overview of the project and its impacts on residents and businesses. The presentation was used for one-on-one stakeholder briefings as required. Refer to Appendix C for a copy of the webinar presentation.	Provided visual aids to stakeholders and the community during engagement events and ensured that meaningful feedback could be obtained.	Community who attended the webinar	Inform
Direct community stakeholder outreach	Copy of community letter was emailed directly to several community stakeholders within an invitation to take part in the engagement process.	Ensured that key stakeholders were made aware of the project and had opportunity to provide feedback or take part in the engagement activities.	- Coffs Harbour Lions Club - Coffs Harbour Men's Shed - Coffs Climate Action Group - Coffs Harbour LGA Residents and Ratepayers Assn - Business & Professional Women (BPW) Coffs Coast - Coffs Harbour Chamber of Commerce	Inform

Tool/activity	Description	How engagement informed the project	Target stakeholders	Level of engagement
Activities				
Frontline engagement	The project team established and maintained a project 1800 number, email address and enquiry database for stakeholders, and monitored and responded to enquiries up until lodgement. 3 public enquiries (2 phone calls and 1 email) have been received at the time of preparing this report. A feedback summary is provided in Section 5.	Provided all stakeholders with a direct point of contact for any enquiries and assisted them in understanding the project.	• All	Inform
Stakeholder briefings/ meetings	Following initial outreach to stakeholders noted, one-on-one project briefings were held with several key stakeholders.	Created an open dialogue between the project team and stakeholders to ask questions and provide feedback. Refer to Section 5.0 for more details on feedback.	• Coffs Harbour City Mayor Nikki Williams and General Manager Murray Wood • Coffs Harbour Council Strategic Planning Team including Luke Perry (Group Leader Sustainable Places at City of Coffs Harbour) and Ian Fitzgibbon (Acting Director City Planning & Communities). • Local Federal Member for Cowper, Pat Conaghan, MP • Local Member for Coffs Harbour, Mr Gurmeh Singh MP • DPHI – HDA team • Coffs Harbour Airport • Coffs Ex-serviceman and Women's Memorial Club • Gowings Coffs Central Central Shopping Centre	Consult
Internal UCA community outreach and briefings - project update	The Church coordinated internal briefings with internal stakeholders to ensure they were informed about the project concurrently with the broader public.	Created an open dialogue between the project team and stakeholders to ask questions and provide feedback.	• The Uniting Church in Australia Synod of NSW & ACT • Synod of NSW and ACT leadership ▪ Project Development Control Group ▪ Local Coffs Harbour Congregation	Consult
Community Information Webinar	The project team hosted a 1x hour information session for community members on the 6 August 2025. This provided an opportunity for attendees to learn about the project, meet the project team, provide feedback on key topics and ask questions. Refer Appendix C for a copy of webinar presentation.	Provided a welcoming forum for community members to be able to find out about the early plans of The Church for the site, ask questions and provide feedback	▪ Engagement catchment, broader local community	Consult

4.1.2 Post-SEARs engagement

Table 4 Post-SEARs Engagement tools and activities

Tool/activity	Description	How engagement informed the project	Target stakeholders	Level of engagement
Collateral				
Community and stakeholder letters	A project update notification letter with further details about the project (Post SEARs), planning process, and invitation to attend an information webinar and drop-in session was distributed via letterbox drop on the 7 October 2025 to the same distribution catchment as previously notified pre-SEARs. Refer to Appendix D for a copy of the letter and Appendix E for the distribution area.	The letter provided an opportunity for key stakeholders and local residents near the site to be made aware of the project and be invited to attend a community engagement event to more about project and provide feedback.	Local residents, landowners and businesses (within engagement catchment – refer to Appendix E.	Inform
Community webinar presentation	A presentation was developed to provide a more detailed overview of the project and its impacts on residents' post SEARs. Refer to Appendix F for a copy of the webinar presentation.	Provided visual aids to stakeholders and the community during engagement events and ensured that meaningful feedback could be obtained.	Community who attended the webinar	Inform
Display boards	6 x A0 graphically designed display boards were developed to provide an overview of the proposal, planning process, design principles and project and planning timeline. These display board were used on the community drop-in session detailed further below in this table. Refer to Appendix G for a copy of the display boards presented to the community.	Provide a visual aid to drop-in session attendees to step through key features of the project.	Community who attended the drop-in session	Inform
Direct community stakeholder outreach	Copy of community letter was emailed directly to several community stakeholders within an invitation to take part in the next stage post SEARs phases of the engagement process.	Ensured that key stakeholders were made aware of the project and had opportunity to provide feedback or take part in the engagement activities.	- Coffs Harbour Lions Club - Coffs Harbour Men's Shed - Coffs Climate Action Group - Coffs Harbour LGA Residents and Ratepayers Assn - Business & Professional Women (BPW) Coffs Coast - Coffs Harbour Chamber of Commerce	Inform
Activities				
Frontline engagement and community relations	Maintained a general project 1800 number, email address and enquiry database for stakeholders. Monitor and respond to	To ensure community and stakeholder questions and concerns were adequately addressed and recorded.	All	Consult

Tool/activity	Description	How engagement informed the project	Target stakeholders	Level of engagement
	planning-related enquiries up until lodgement.			
Internal Uniting Church stakeholder briefings and outreach	The project team coordinated follow up internal briefings with internal stakeholders to ensure they were informed about the project concurrently with the broader public.	Created an open dialogue between the project team and stakeholders to ask questions and provide feedback.	Stakeholders who have been consulted: • The Uniting Church in Australia Synod of NSW & ACT • Synod of NSW and ACT leadership ▪ Project Development Control Group • Local Coffs Harbour Congregation	Consult
Community Information Webinar	The project team hosted a 1 hour information session for community members on the 21 October 2025. This provided an opportunity for attendees to learn about the project, meet the project team, provide feedback on key topics and ask questions. Refer Appendix F for a copy of webinar presentation.	Provided a welcoming forum for community members to be able to find out about more detailed plans for the site, ask questions and provide feedback.	• Engagement catchment, broader local community • Refer to community letter invitation catchment in Appendix E.	Consult
In-person community drop-in session	Project team hosted a 2-hr community drop-in session at the Uniting Coffs Harbour Worship Hall on the 22 October 2025. The project information display boards were displayed, and the community were invited to review the boards and ask questions directly with the project team.	Provided an informal setting for people to come and meet the project team and learn about the project. Also offered an alternative format to the online webinar for those who prefer.	• All stakeholders and community	Consult



Figure 3 Community Drop-in Session 22 October 2025

4.2 Media Coverage

On Wednesday 22 October 2025, the Applicant issued a media release to several news outlets advising them of the project. In advance of the community drop-in session, two news segments were filmed and a radio interview was conducted with members of the project team. A number of online and hardcopy news articles have also been published in relation to the project. These are listed below:

Radio

- ABC Coffs Breakfast Radio, interview - 22 October 2025.

News Television

- NBN/WIN TV, news coverage and interview - 22 October 2025.
- 7 News Coast, news coverage and interview - 22 October.

News articles

- *News of the Area*, article publication - 24 October 2025. "CBD Plans" – page 2, page 3.
- *Insights*, online magazine article publication of the Uniting Church in Australia's Synod of New South Wales and the ACT - 24 October 2025. "Exciting Plans for Mixed Community and Housing Precinct in the Heart of Coffs".
- *Daily Telegraph*, online news article – 23 October 2025. "Coffs Harbour's 18 storey soup kitchen site revamp for essential workers".
- *News of the Area*, article publication - 7 November 2025. "Uniting Church development" – page 21.

5.0 Feedback and project response

5.1 Feedback summary

The following section provides a summary of the main issues raised by the community and stakeholders during the various engagements activities and how the project has responded. Key themes that arose during the consultation period across stakeholder groups included below.

Community feedback

- Community members were broadly supportive of increased CBD density and welcomed the potential economic benefits for local businesses.
- Requests for clarity on the definition and quantity of affordable housing, with some confusion and concern about nearby social housing developments.
- Questions about public parking availability and strong desire to retain existing church volunteer parking spaces; emphasis on sensitive design integration with the surrounding streetscape.
- Deep concern about maintaining church-run community services during construction, with emotional ties to existing programs and services
- Desire for broader community engagement beyond standard SSD practices, and interest in understanding the new HDA pathway and Council's role.

5.2 Community feedback

The following section provides a summary of feedback raised across the community information sessions (in-person and online) and via public enquiry channels during both the Pre SEARs and Post SEARs engagement phases.

Table 5 *Community feedback*

Key Theme	Detail	Project Response
The proposal-general	- Broad support for increased density in the Coffs Harbour CBD. - Positive sentiment towards potential economic stimulus and increased activity for local retail and services.	Noted.
Affordable housing	- Request for clarity on the definition of “Affordable Housing” versus “Social Housing”. - Concern raised about nearby social housing development and its perceived impact on the area. - Query about the number of affordable housing units included in the proposal.	- Affordable housing refers to rental homes for people on low to moderate incomes, with rent set to remain below market and affordable alongside basic living costs. It is managed by registered Community Housing Providers (CHPs). - This is different to social housing, which supports very low-income earners and is managed by the NSW Department of Communities via the NSW Housing Register. - The number of apartments designated as affordable housing has been confirmed within the detailed project description of the proposal.
Parking provisions	- Questions about availability of public parking beyond development requirements. - Concern about visual impact of above-ground parking structures; preference for sympathetic architectural treatment. - Request from church volunteers for retention of approx. 12 existing car spaces for parishioner use, particularly for those volunteering at Lifeline and soup kitchen.	- The Proposal prioritises parking to support the development’s needs. Broader public parking is not included at this stage. - It is noted that Council-managed parking in the CBD is currently underutilised and that the development aims to avoid additional pressure on street parking. - A Traffic Impact Assessment will be undertaken and submitted as part of the SSDA documentation. - The Uniting Church acknowledges the importance of maintaining visual harmony with surrounding buildings, including Yarrila Place. As such, the proposed design ensures parking is visually integrated into the building, with activated ground-level frontages to maintain a cohesive streetscape.
Ongoing operation of church community services	- Concern about continuity of services such as soup kitchen, Lifeline shop, and bookstore during construction and beyond. - Emotional connection to services and their role in supporting vulnerable community members.	- Services will be relocated within the CBD during construction. - Relocation will be planned in direct consultation with the church congregation to ensure continuity and accessibility.
Employment and workforce – construction and operations	- Queries about whether a contractor has been appointed and if they will be local. - Concern about construction quality and consistency, referencing past experiences with other developments	- The contractor will be selected through a competitive tender process, considering price, quality, and community impact. - The Church remains committed to maintaining high construction standards throughout the project.

Key Theme	Detail	Project Response
Consultation	- Request to leave project posters at the worship hall for extended viewing for the congregation and interested members of the community. - Feedback from Project Control Group (PCG) regarding the need for broader community engagement beyond a 2km radius, given the smaller scale of the Coffs Harbour community. - Concern that engagement strategies may be too city-centric, and that there should have been an advertisement in the local paper.	- Feedback acknowledged. - Engagement approach aligns with SSD requirements and DPHI expectations. - Additional communication strategies will be considered to ensure broader community awareness and involvement.
Planning process and project timeline	- Interest in the new Housing and Development Approval (HDA) pathway. - Questions about the role of Council and who the ultimate decision-making authority is.	- Provided explanation of the HDA pathway and its role in addressing the housing crisis in NSW. - Clarified the concurrent rezoning and State Significant Development Application (SSDA) process. - Differentiated between SSDA and Council Development Application processes.

5.3 Stakeholder discussions

The project team undertook consultation with key State Government agencies and authorities, local Council, neighbouring landowners and elected representatives. Details of key issues raised is included in the table below.

Table 6 Stakeholder feedback

Stakeholder	Outreach details (meeting/phone call etc)	Engagement purpose and key topics/issues raised
The Uniting Church Community feedback		
Project Control Group	- Meeting on 30/10/2025 - Ongoing progress meetings	Consult the congregation on the redevelopment plans for the site and seek feedback on any operational requirements.
Neighbouring Landowner Outreach		
Gowings Coffs Central Central Shopping Centre	- Call on 29/07/2025 with Chief Executive Officer (CEO) - Follow-up email on 4/8/2025	- Discussion of proposal's progress since acceptance into the HDA and overview of the current design. - Provision of detailed overview of the proposal and current planning stage.
Coffs Ex-serviceman and Women's Memorial Club	Meeting on 24/08/2025 with Chief Executive Officer (CEO)	- Discussion of proposal's progress since acceptance into the HDA and overview of the current design. - Concern about misinformation in community that social housing was being provided as part of the development opposed to affordable. - Raised concerns about the co-location of the apartments with soup-kitchen and potential to discourage buyer. - Raised concerns about potential view impacts to CODA apartments at 2-6 Vernon St, Coffs Harbour.
Elected Officials		
Local Member for Coffs Harbour Gurmeh Singh MP	Meeting on 11/12/24	- Presented overview of the proposed development, highlighting benefits and opportunities for the Coffs Harbour community. - Presentation of key project elements, including site context, affordable housing opportunities, and initial design documentation. - Positioning the project as a potential leader in addressing the housing crisis across Northern and Regional NSW. - Outlined proposal to meet with Minister Scully to outline the opportunity and identify actions required to support housing solutions in the local area.
	Email on 12/12/24	Following the meeting on 11 December 2024, a one-page briefing summary was issued providing additional background on the housing crisis context and an outline on a potential solution offered by the development for consideration.
	Meeting on 25/07/2025 and follow up email	- Discussion of proposal's progress since acceptance into the HDA and overview of the current design. - Email attached a copy of the community introduction letter issued to local residents and businesses close to the site. Letter included an invitation to attend a community webinar on 6 August. - Email included 3-page project update summary – including: - Project vision and strategic importance - Proposal overview next steps - Benefits for the community - Managing potential impacts to neighbours - Next steps
	Email on 18/11/2025	Congratulations on election to the leadership of the NSW National Party.

Stakeholder	Outreach details (meeting/phone call etc)	Engagement purpose and key topics/issues raised
Federal Member for Cowper Pat Conaghan MP	- Meeting on 08/08/2025 - Follow up email 10/08/2025	- Discussion of proposal's progress since acceptance into the HDA and overview of the current design. - Email attached a copy of the community introduction letter issued to local residents and businesses close to the site. Letter included an invitation to attend a community webinar on 6 August. - Email included 3-page project update summary – including: - Project vision and strategic importance - Proposal overview next steps - Benefits for the community - Managing potential impacts to neighbours - Next steps
Coffs Harbour City Council – Executive Mayor Nikki Williams General Manager Murray Wood	Meeting on 3/12/2024 with Nikki Williams	- Initial high-level discussion on the proposal. - Summary document of items discussed issued.
	Email on 17/12/24 to Nikki Williams	- Commitment to keep stakeholders informed following the project team's meeting on 5 December 2025 with Council's Acting Director of City Planning and the Section Leader of Development Assessment. - Copy of email (with presentation) sent Council Planning to team, confirming key issues from the meeting also included in correspondence.
	Meeting on 24/07/2025 with Mayor Nikki Williams	- Provided a high-level overview of the proposal. - Discussed comparable UC developments, with specific reference to the Parramatta development. - Presented diagrammatic sketches of the proposed development for consideration.
	Meeting on 19/12/2025 with Mayor Nikki Williams, and General Manager Murray Wood.	- Discussion of proposal's progress since acceptance into the HDA and overview of the current design. - Reviewed revised scheme. GM suggested direct engagement with councillors to introduce the scheme (preferably face-to-face; online acceptable). - GM acknowledged the project is an SSDA; Council is not the decision-maker and will only provide comments.
	- Meeting on 03/02/2026 Attended by: - Mayor Nikki Williams, and General Manager Murray Wood. - Councillors (George Cecato (Deputy Mayor), Cath Fowler, Gurminder Saro, Julie Sechi and Les Oxford). - Luke Perry (Group Leader Sustainable Places at City of Coffs Harbour) and Ian Fitzgibbon (Acting Director City Planning & Communities). - DPHI HDA Team (proponent was not in attendance during	- Presentation included a brief overview of the project journey over the last 2-3 years starting with preliminary meetings with Council through to being accepted in the HDA program by the state government. - Focus on strategic alignment, building eight and feasibility, urban design, community benefit and local infrastructure.

Stakeholder	Outreach details (meeting/phone call etc)	Engagement purpose and key topics/issues raised
	DPHI HDA portion of the meeting with Council).	
Local Council		
Coffs Harbour City Council Planning Team	Meeting on 01/10/23 Attended by: Luke Perry (Group Leader Sustainable Places at City of Coffs Harbour) and Ian Fitzgibbon (Acting Director City Planning & Communities).	A Pre DA meeting was held with Council to present ideas for future development of the site. Early concepts included development with a floor space ratio of up to 5.97:1 including mixed use development for the church uses, commercial floor space and residential/hotel options.
	Meeting on 05/12/24 Attended by: Luke Perry (Group Leader Sustainable Places at City of Coffs Harbour) and Ian Fitzgibbon (Acting Director City Planning & Communities).	- A Pre-DA meeting was held with Council to present the proposed development scheme. A range of matters were discussed and noted for consideration, including: - Current zoning, which does not permit application of the Affordable Housing uplift, represents an anomaly within the Housing SEPP. - Indicative timing for any amendments to the SEPP to address this issue. - Opportunities presented by the project for Coffs Harbour City Council to consider to help address housing shortage. - The affordable housing component of the proposed development.
	Phone call on 24/07/2024 Attended by: Luke Perry (Group Leader Sustainable Places at City of Coffs Harbour)	- Discussion on planning pathway and HDA process. - Request to be kept informed to allow Council to respond to community concerns. - Potential community concerns are anticipated, particularly regarding building height. - Council recognises the work underway to demonstrate an appropriate urban outcome. □Agreement to keep Council informed early to help manage community enquiries.
	Meeting on 05/12/2024 Attended by: Coffs Harbour City Council Planning Team	- The proposal addressed a number of key actions / items within adopted Council strategy documents, including the Affordable Housing Strategy. - Recommend a Planning Proposal be prepared for a departure to the height standard, as the affordable housing bonus provisions did not apply to the E2 Commercial Centre zone within the Housing SEPP, at the time of the meeting
	Meeting on 8/04/25 Attended by: Council's Planning and Flooding Team	Meeting where the current plans were presented to the flooding engineering from CHCC to discuss flood levels and mitigation that may be needed to address local flood impacts that impact the site.
	Meeting 28/11/25 Attended by: Luke Perry (Group Leader Sustainable Places at City of Coffs Harbour) and Ian Fitzgibbon	The same presentation that was provided to the HDA team on 07/11/25 was presented.

Stakeholder	Outreach details (meeting/phone call etc)	Engagement purpose and key topics/issues raised
	(Acting Director City Planning & Communities).	
	Meeting 19/12/25 Attended by: Luke Perry (Group Leader Sustainable Places at City of Coffs Harbour) and Ian Fitzgibbon (Acting Director City Planning & Communities).	Meeting with Council to discuss the alignment of the City of Coffs Harbour's Local Growth Management Strategy and the proposal by the Coffs Harbour Uniting Church.
	- Meeting on 03/02/2026 Attended by: - Mayor Nikki Williams, and General Manager Murray Wood. - Councillors (George Cecato (Deputy Mayor), Cath Fowler, Gurminder Saro, Julie Sechi and Les Oxford). - Luke Perry (Group Leader Sustainable Places at City of Coffs Harbour) and Ian Fitzgibbon (Acting Director City Planning & Communities). - DPHI HDA Team (proponent was not in attendance during DPHI HDA portion of the meeting with Council).	As noted above (meeting 03/02/2026).
Coffs Harbour City Councillors	Meeting 03/02/2026. Attended by: As noted above.	As noted above (meeting 03/02/2026)
Government Agencies, Authorities and operators		
Department of Planning, Housing and Infrastructure (DPHI)	Meeting on 7/11/2024 Attended by: Dan Cutler and Kate Ryan	The meeting was held to discuss how to ensure the development responded to the Coffs Harbour Affordable Housing Strategy in the absence of the State Environmental Planning Policy provisions and bonuses applying to the site.
	Meeting on 11/12/24	- DPHI acknowledged that the current zoning restrictions preventing the application of the Affordable Housing uplift on the site are an anomaly within the Housing SEPP. - DPHI expressed general support for amending the SEPP to include E2 zoned land and indicated that internal discussions are underway, with potential changes anticipated next year.
	Meeting with HDA team 02/05/2025 Attended by: Trent Wink and Chris Eldred)	Following acceptance of the HDA EOI (03/03/25), a SEARs request and scoping meeting were held with DPHI.
	Email from the HDA Team. Ethan Whiteman and Trent Wink	Email from HDA team confirming there is no requirement to undertake SDRP for this project.

Stakeholder	Outreach details (meeting/phone call etc)	Engagement purpose and key topics/issues raised
	Meeting with HDA team 07/11/25 Attended by: Trent Wink, Chris Eldred & Guy Pinkerto	The HDA team received a project briefing on the refined development scheme, which now includes ground-level church uses, five parking levels, one office level, and 18 residential levels. The presentation covered key design principles, architectural expression, program distribution, public domain outcomes, and ground-floor and street-level activation.
Craig Diss, Director Hunter and Northern Region Department of Planning, Housing and Infrastructure	Phone call 11/12/2024	Craig Diss confirmed his understanding of Council's position and advised that, if Council supports a future planning proposal, it could progress through the system in 6–8 months, and noted he would liaise further with Council should that pathway be pursued.
Coffs Harbour Airport	Meeting with Operations Manager on 25/07/2025.	- Discussion of proposal's progress since acceptance into the HDA and overview of the current design. - Likely impacts to airport operations were discussed.
Community groups		
Coffs Harbour Lions Club Coffs Harbour Men's Shed Coffs Harbour Neighbourhood Centre Coffs Climate Action Group Coffs Harbour LGA Residents and Ratepayers Association Business & Professional Women (BPW) Coffs Coast Coffs Harbour Chamber of Commerce	- Email outreach on 29/07/2025 (pre-SEARs) - Email outreach 05/08/2025 (post-SEARs) - Email reminder of engagement opportunities 13/10/2025	- Provided updates about the proposal's progress since acceptance into the HDA and overview of the current design. - It should be noted that as of the date of this report none of these groups have responded to the project team's outreach. The project team will continue to engage with the community.
First Nations		
Garlambirla Guuyu Girrwa Elders	A Walk on Country and Connecting with Country workshop was held in February 2025, led by GIRA Advisory with the Garlambirla Guuyu Girrwa Elders and the Uniting Church project team.	- This engagement informed a set of place-specific core design principles that now guide early architectural and landscape design, focused on: - Spirit and Community – Connection to Land, Sea, and Sky – - A Place for All People – Beyond its spiritual function, the development creates a space for everyone in the community. - Some of the opportunities identified during the workshop include integration of principles into the landscape design through connecting canopies, healing water sensitive designed garden beds, welcome mats

6.0 Conclusion and next steps

This Engagement Report provides an overview of the communications and stakeholder engagement activities undertaken by The Uniting Church prior to lodgement of the State Significant Development Application for the site at 19A–21 Gordon Street, Coffs Harbour.

In accordance with the SEARs requirements for engagement, The Uniting Church has implemented a strategy to inform and seek feedback from residents and businesses, Council, adjacent neighbours and key government agencies.

Feedback has centred on affordable housing, parking provisions, ongoing operation of church community services, employment and workforce – construction and operations, consultation and planning process and project timeline.

Feedback received during pre-lodgement consultation has provided the project team with a better understanding of the local context and concerns from neighbouring residents and key stakeholders, and the opportunity to respond to these through design.

The community and stakeholders will have further opportunities to provide formal feedback on the scheme via the public exhibition process, to be managed by the Department of Planning, Housing and Infrastructure (DPHI).

During public exhibition, community members and stakeholders can view all technical consultant reports, including the final proposal, design materials and preliminary construction and operational management planning documents, and provide formal feedback to assist the DPHI in assessment and determination. Should the SSDA receive approval from the DPHI, the Proponent understands the importance of continued engagement with nearby neighbours and the local Coffs Harbour community as the project progresses.

6.1 Recommendations for future engagement

Considering the feedback received during pre-lodgement consultation, Colliers Urban Planning Engagement team recommends the following to guide ongoing engagement as the project progresses:

- Provide updates at key milestones, to keep residents and stakeholders informed of project progress
- Maintain clear, accessible two-way communication channels for the community and stakeholders to direct any enquiries to during the planning process and beyond
- Ahead of construction commencement, prepare protocols to guide timely and transparent updates during the construction process.

Appendix A - Community letter #1 (Pre SEARs)



23 July 2025

Dear Neighbour,

RE: Proposed development of 19A-21 Gordon Street, Coffs Harbour – engagement opportunity

We are writing to you on behalf of the Uniting Church in Australia Synod of NSW & ACT ("the Uniting Church") to provide information relating to the proposed re-zoning and development of 19A-21 Gordon Street, Coffs Harbour and invite you to a community information webinar to learn more about the proposal.

If you are a tenant, we kindly ask that you provide this correspondence to your property manager or landlord as soon as possible.

The Uniting Church has maintained a continuous presence at the site since 1915. The existing church and ancillary structures have served as both a place of worship and a centre for community outreach, however, the existing facilities no longer meet current needs.

In response, the Uniting Church is advancing a bold redevelopment vision: *to transform the site into a vibrant, integrated, mixed-use precinct that reflects its enduring spiritual mission as well as helping address the growing housing needs of the Coffs Harbour Community.*

Project Overview

The NSW Government has recently declared the Uniting Church's Gordon Street site as suitable for progression under the newly established Housing Delivery Authority (HDA) – a streamlined planning process to accelerate the delivery of much needed homes across NSW.

The project is still in the very early stages of planning and design development and the Uniting Church is currently preparing to submit an application to the HDA which will be made up of two components:

- *A Detailed State Significant Development Application* - seeking approval for the design and construction of a mixed-use development comprising place of worship, retail, parking, commercial, market and affordable housing.
- *Concurrent Rezoning Report* – seeking approval for the required changes to zoning and associated changes to floor space ratio (FSR), height controls, and parking provisions.

Details around the proposed mix of uses are still being refined, and this process will be iterative, taking into account feedback from stakeholders and the local community as well as technical inputs from a variety of specialist consultants.

About the Housing Delivery Authority

The NSW Government established the Housing Delivery Authority (HDA) to coordinate the delivery of 377,000 new homes across NSW over five years, in line with the National Housing Accord. The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as State Significant Development and aims to improve consistency and timeframes for planning decisions, without sacrificing housing quality and design.

The HDA's role is to evaluate proposals submitted through an Expressions of Interest process, recommend suitable proposals for progression under this pathway, and facilitate a rigorous merit assessment prior to determination (final decision). Under this pathway, the NSW Department of Planning, Housing and Infrastructure (DPHI) undertakes the assessment of a proposal, and the Minister for Planning and Public Spaces determines the application.

More information on the HDA is available on DPHI's website at <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-delivery-authority>

Ethos Urban Pty Ltd
A Colliers Company.
W. ethosurban.com

Level 4, 180 George Street,
Sydney NSW 2000
Cadigal Land

Level 8, 30 Collins Street,
Melbourne VIC 3000
Wurundjeri Woi Wurrung Land

Level 14, 348 Edward St,
Brisbane QLD 4000
Turrbal, Jagera and Yugara Land

Project Site



Figure 1 Site location

Source: Nearmaps/Ethos Urban

Community engagement opportunity

Engagement with the community is an important part of the planning process. The Uniting Church has engaged Ethos Urban to support this process, and we are looking forward to providing you with an opportunity to learn more about this Proposal, ask questions and provide feedback.

There will also be the opportunity to provide formal feedback over the coming months as the project continues to be refined.

Join our Community Webinar

Register to join an online community information session via Zoom to learn more, ask questions and provide feedback. This will be a formal presentation with the opportunity for Q&As.

When: 6 August 2025, 6:00pm – 7:30pm

Where: Online via Zoom

RSVP: Registration is essential – please RSVP via QR code by 1 August 2025.



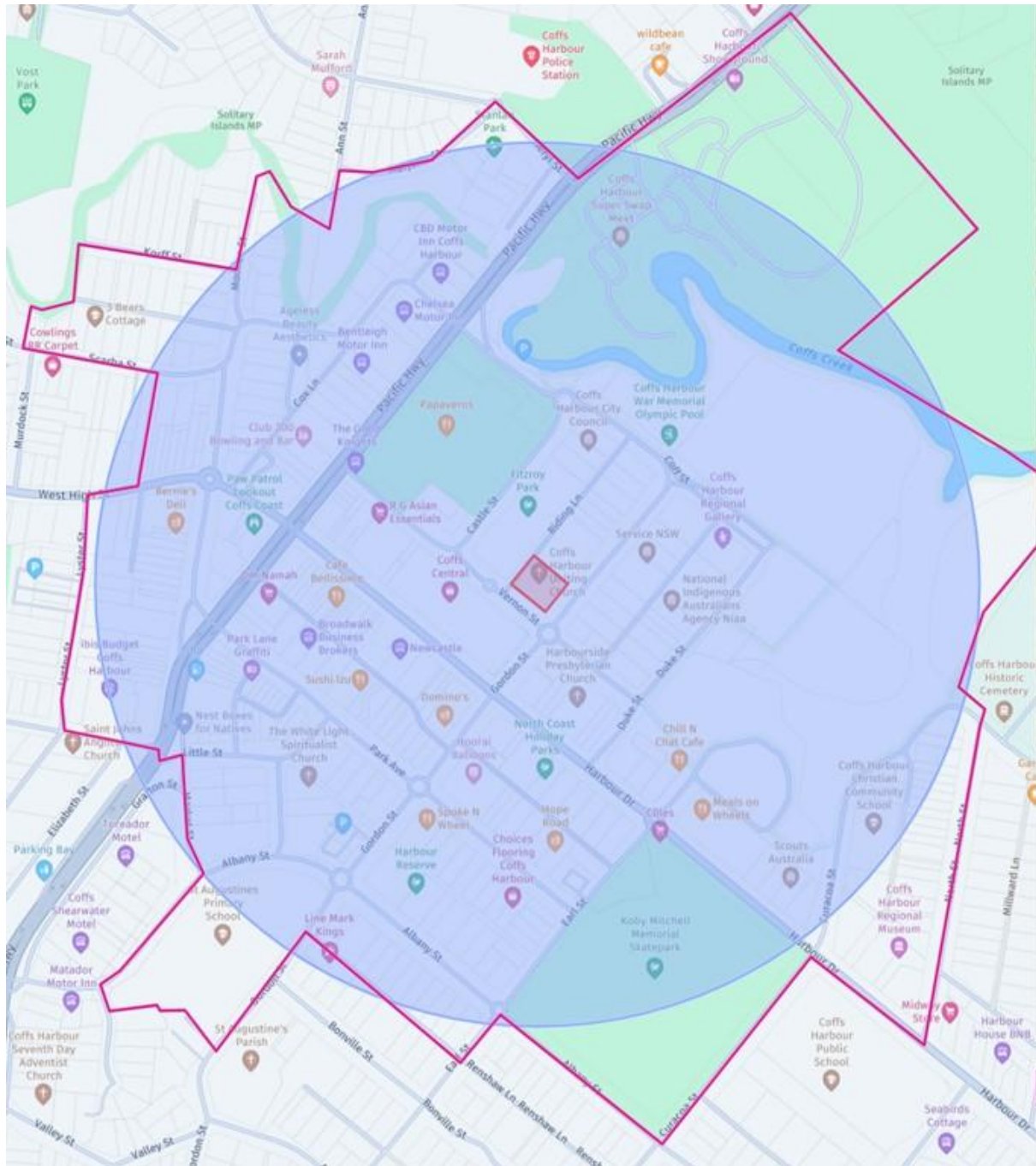
If you have any questions or feedback on the project, or require assistance with registering for the webinar, please reach out to our community engagement team at **1800 870 549** or email **consultation@ethosurban.com**.

On behalf of the project team, thank you for your ongoing interest in the Uniting Church's Gordon Street project.

Kind regards,

Ethos Urban Engagement Team,
on behalf of the Uniting Church in Australia Synod of NSW & ACT

Appendix B - Community letter distribution area and proof of delivery (Pre-SEARs)



REPORT FOR JOB # DM000080 | CLIENT NAME: Ethos Urban |

REPORT PRODUCED ON 8.08.25

Job/ Invoice #: DM000080

Client Name: Ethos Urban

Drop Type: Solo

Flyer Quantity: 3,000

Distribution Location: Coffs Harbour Distribution area is focused on the city centre, within a 1 km radius

OVERVIEW:

- Walker allocated and provided job detail and collection address.
- Flyers collected on Friday 25 July 2025 from The Uniting Church Office – Coffs Harbour
- 21 Gordon Street, Coffs Harbour NSW 2450.
- Job completed on Saturday, 26 July 2025 as confirmed by walker.
- Report requested on Friday, 1 August 2025.

LOG:

- Friday, 25 July 2025, shift 2 hours 28 minutes and 16 seconds, walker pace 18 minutes 25 seconds per 1 km,

walking 8.05 km area distribution around Coffs Harbour city centre.

- Saturday, 26 July 2025, shift 2 hours 1 minute and 41 seconds 7.31 km, walker pace 18 minutes 26 seconds

per 1 km around Coffs Harbour city centre.

OTHER DETAILS:

Reviewed screenshots provided by walker who has confirmed completion on job on Saturday 26 July 2025

Appendix C - Community webinar presentation 6 August 2025 (Pre SEARs)



Uniting Church
SYNOD OF NSW & ACT

**The Uniting Church in Australia
Synod of NSW & ACT**

19A-21 Gordon Street, Coffs Harbour

State Significant Development Application and
Concurrent Rezoning

Community Information Webinar

06 August 2025

Colliers **Ethos Urban**
Prepared by Ethos Urban & Colliers Company

1



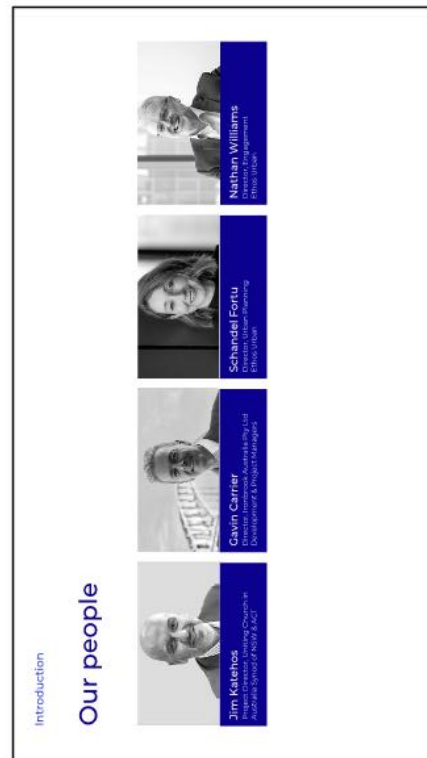
Acknowledgement of Country

The Uniting Church in Australia acknowledges the Traditional Custodians of Country throughout Australia and recognise their continuing connection to the land, waters and culture.

We acknowledge the Gumbaynggirr people, the Traditional Custodians of the land where this project is located. We also acknowledge and pay respect to all First Nations peoples and communities joining us today, wherever you are.

We pay our respects to their elders past, present and emerging

2



Introduction

Our people

	Jim Kalehos Chairman, Synod of NSW & ACT
	Gavin Carrier Chairman, Coffs Harbour Local Development & Project Strategies
	Schandel Fortu Chairman, Coffs Harbour Planning & Development Ethos Urban
	Nathan Williams Chairman, Coffs Harbour Management & Planning Ethos Urban

3



Purpose of the session

- To provide an overview of the proposal
- Share preliminary information on the project's planning stages and design approach

4

Agenda

1. Who is the Uniting Church in Australia?
2. Planning context
3. Planning process
4. Project vision and objectives
5. Next steps
6. Q&A

5

Webinar etiquette

1. We will address your questions during a Q&A at the end of the presentation but please add questions as they come to mind via the Q&A function.

2. The Q&A function is at the bottom of the screen.

3. Please respect other people's time and contributions and be respectful with your questions or comments

6

Who is The Uniting Church in Australia Synod of NSW & ACT?

with Jim Katehos
The Uniting Church in Australia



- Uniting Church in Australia Synod of NSW & ACT (UCA) is the site owner and proponent for this Proposal.
- The UCA was formed in 1977 through the union of Methodist, Presbyterian, and Congregational churches.
- The UCA is one of Australia's largest Christian denominations.
- The property has been owned by the Church since 1915.



7

8



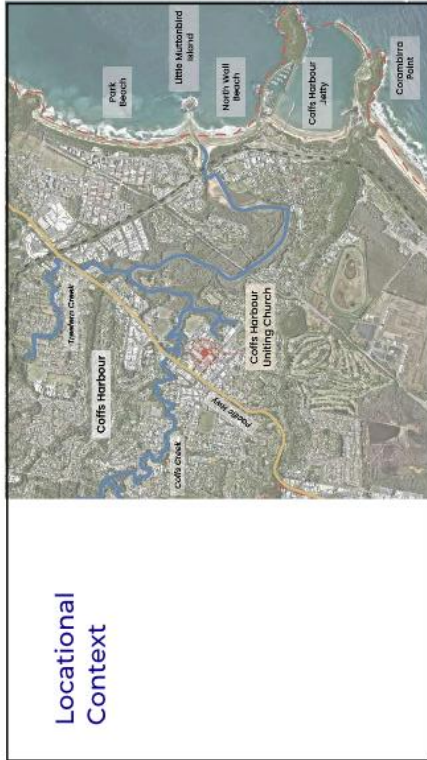
United Church
SYNOD OF NSW & ACT

Welcome to THE SOUP PLACE
"God Cares About You And So Do We"
A MINISTRY OF THE UNITING CHURCH



- As both a place of worship and a community hub, the Church's proposed redevelopment of the site is being guided by its broader mission of compassion, service, and renewal for all people.
- The Church supports vulnerable communities through initiatives like "The Soupie" daily meal service.

9



Locational Context

10

The Site

- 19A-21 Gordon Street, Coffs Harbour
- Located in the Coffs Harbour CBD



11



Planning Context

with Schandel Fortu
Ethos Urban

12

Planning Context

Why here, why now?

- Housing Need:** Coffs Harbour City Council estimate 2,215 new affordable homes needed by 2041 for low to moderate income households in Coffs Harbour
- Prime Location:** CBD site within walking distance of shops, transport, and services
- Outdated Facilities:** Existing church buildings no longer meet modern accessibility or community needs

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Affordable Housing Stress in Coffs Harbour

Housing Stress

5,147 households were in housing stress in 2021 - spending over 30% of income on housing

By 2041 it is projected **6,897 households** will be in housing stress.

City of Coffs Harbour Affordable Housing Strategy 2024

Coffs Harbour needs more diverse housing

Reduced types of housing since 2007 with fewer smaller, low-cost dwellings available.

15% of affordable housing needs can be met by the private market (e.g. studios, boarding houses, caravan parks).

City of Coffs Harbour Affordable Housing Strategy 2024

Coffs Harbour Affordable Housing Targets

It is projected **2,215 new affordable homes** needed by 2041 (77% of total new housing stock).

City of Coffs Harbour Affordable Housing Strategy 2024

"Health workers, cleaners and child-care workers and other key workers are the backbone of our communities, but they are finding it increasingly difficult to live near their workplaces. This is due to a lack of affordable homes."

Minister for Planning and Public Spaces Paul Scully, December 2024

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Affordable Housing Stress in Coffs Harbour

What is affordable housing?

Affordable housing refers to rental homes for people on **low to moderate incomes**, with rent set to remain **affordable alongside basic living costs** and is managed by registered Community Housing Providers (CHPs).

It is different to **social housing**, which supports **very low-income earners** and is managed by the NSW Department of Communities **via the NSW Housing Register**.

Community Housing Providers (CHPs)

The affordable housing portion of the proposed development will be managed by a registered community housing provider for a minimum of 15 years.

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Delivering Homes

Federal, State and Local Government initiatives to fast-track housing

FEDERAL: The National Housing Accord

- A commitment to deliver 377,000 new homes in NSW by 2029
- Each council gets a 5-year target

STATE: NSW Housing Delivery Authority (NDA)

- New streamlined process for eligible residential and mixed-use projects
- Assessed as State Significant Developments (SSD)
- Allows simultaneous rezoning where applicable

LOCAL: Coffs Harbour Affordable Housing Strategy

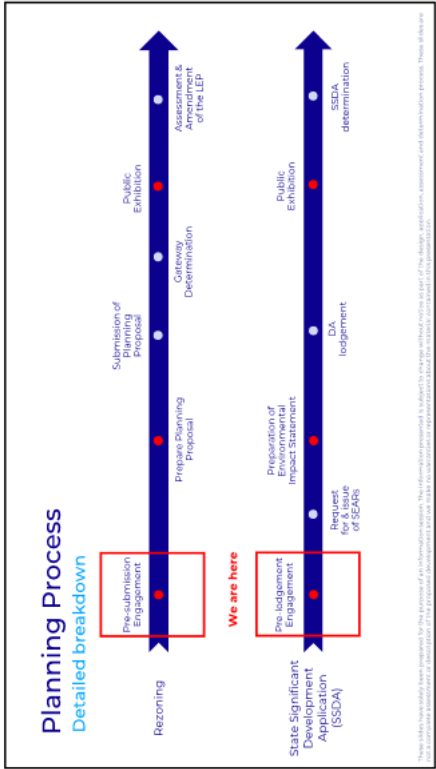
- Targets 2,215 new affordable homes by 2041

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Planning Process

with Schandiel Fortu
Ethos Urban



Planning Process

What is a State Significant Development (SSD)?

A type of classification used in NSW for large, impactful projects critical to the state.

Includes:

- major infrastructure
 - industrial facilities
 - hospitals
 - schools
- large residential or seniors housing
- commercial buildings
- major projects
- major development at key sites

Why is this project State Significant?

- Estimated Development Cost (EDC) of more than \$30 million for regional areas
- Includes affordable housing within the total gross floor area.

How does it differ from a Council DA?

- Rigorous assessment of environmental effects and local impact
- Thorough community engagement process
- The Minister for Planning via the NSW Dept of Planning, Housing and Infrastructure is the 'consent authority' (not Council)

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Connecting with Country

- A process guided by principles that influence planning, design and delivery of buildings to respect Aboriginal culture and knowledge
- Walk on Country and Workshop with Garlambirra Guuyugirrvaa Elders held in February 2025
- A set of core design principles has been developed to inform preliminary architectural and landscape design around:
 - Spirit and Community
 - Connection to Land, Sea, and Sky
 - A Place for All People

These slides have only been prepared for the purpose of an information session. The information presented is subject to change without notice as part of the design, consultation, assessment and determination process. These slides do not constitute a commitment or representation of any kind. The information presented is for informational purposes only and should not be relied upon for any other purpose.

Project Vision and Objectives

with Gavin Carrier
(Ironbrook Australia Pty Ltd)

Project Vision

Transform the site into a vibrant, mixed-use precinct that reflects the Church's enduring spiritual mission while addressing the growing housing needs of Coffs Harbour.

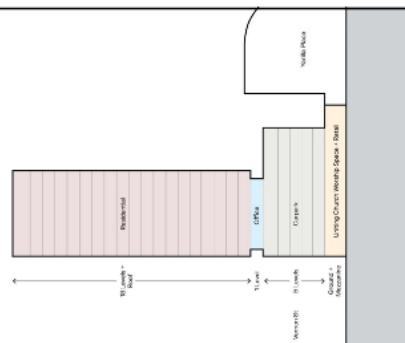


22

What's being proposed?

Located in a key civic and commercial precinct alongside Yarrilla Place in the Coffs Harbour CBD, the development aims to create:

- A new and revitalised Place of Worship and community spaces at the ground level
- Street activation with retail uses along Vernon St
- Affordable and market housing yielding approximately 150 apartments
- One floor of commercial and flexible workspaces on level 6
- Above ground car parking for 5 levels

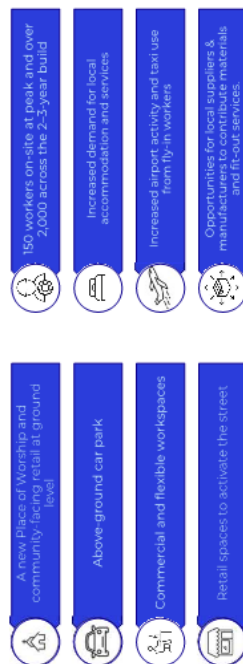


These slides have solely been prepared for the purpose of an information session. The information presented is subject to change without notice as part of the design, application, assessment and demonstration process. These slides are not a complete assessment or depiction of the proposed development and we make no warranty or representations about the material.

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Community Benefits

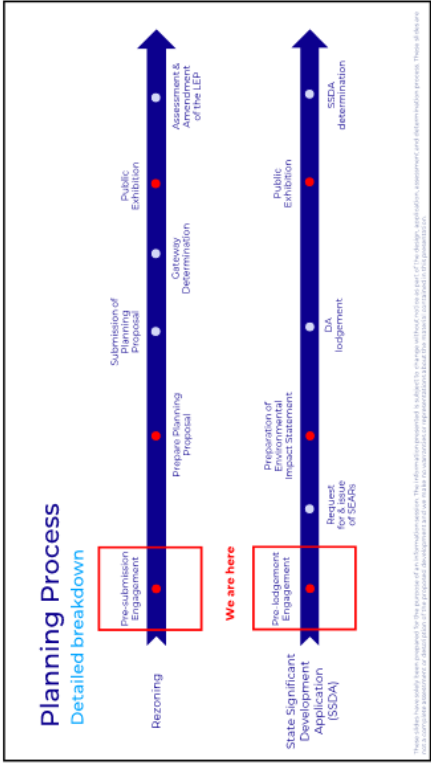
More housing choice is a central focus of this proposal, responding to the Council's identified requirement for over 2200 new affordable homes by 2041



24

Next Steps

with Nathan Williams
Ethos Urban



Q&A

with Nathan Williams
Ethos Urban

Thank you

More questions or feedback?

The project's Community Engagement Team will be available for any feedback or questions regarding the project.

Email
consultation@ethosurban.com

Phone
1800 870 549 (business hours)

Appendix D - Community letter #2 (Post SEARs)



7 October 2025

Dear Neighbour,

RE: Proposed development of 19A–21 Gordon Street, Coffs Harbour – engagement opportunity

We are writing on behalf of the Uniting Church in Australia Synod of NSW & ACT to update you on the proposed redevelopment of 19A–21 Gordon Street, Coffs Harbour, and to invite you to participate in our community engagement process. If you are a tenant, please forward this letter to your property manager or landlord.

Background

The Uniting Church has been present at this site since 1915, but the current facilities no longer meet the Church and community needs. We are proposing a mixed-use redevelopment to create a vibrant precinct that supports both our spiritual mission and the growing housing needs of Coffs Harbour.

Project Overview

The NSW Government has identified this site as suitable for accelerated development under the Housing Delivery Authority (HDA). More information on the HDA is available on the Department of Planning, Housing and Infrastructure's (DPHI's) website at <https://www.planning.nsw.gov.au/policy-and-legislation/housing/housing-delivery-authority>

We are now preparing a State Significant Development Application (SSDA) and a Rezoning Application to:

- Demolish existing structures and excavate for a single-storey basement.
- Construct a mixed-use building with retail, worship facilities, a community kitchen, parking, commercial spaces, and a 19-storey residential tower (18 levels of residential apartments including affordable homes and for essential workers). Associated landscaping and public domain works are also included in the design.
- Undertake a Rezoning to update the Coffs Harbour Local Environmental Plan 2013 to allow for increased building height and floor space.

Project details are still being refined, incorporating feedback from stakeholders and consultants.

Project site: 19A-21 Gordon Street, Coffs Harbour



Community engagement opportunity

Engagement with the community is an important part of the planning process. The Uniting Church has engaged Colliers Urban Planning to support this process and looks forward to hearing your feedback. There will also be the opportunity to provide formal feedback over the coming months as the project continues to be refined.

	Community webinar	Community drop-in session
Format	An online information session where you can learn about the project, ask questions and provide feedback. This will be a formal presentation with the opportunity for Q&As.	Drop in at your convenience to view project materials in person, speak to the project team, and share your feedback in a relaxed, informal setting.
When	21 October 2025, 6:00pm – 7:00pm	22 October 2025, 4:00pm – 6:00pm
Where	Online via Zoom (link provided following registration)	The Uniting Church Worship Hall, 19a-21 Gordon St, Coffs Harbour
RSVP	Registration is essential RSVP via QR code by 20 October 2025 .	Registration is essential RSVP via QR code by 20 October 2025 .
Link	 https://bit.ly/Uniting_GordonSt_Webinar	 https://bit.ly/Uniting_GordonSt_Drop_in

Please reach out to our community engagement team at **1800 870 549** or email **consultation.urbanplanning@colliers.com**. On behalf of the project team, thank you for your ongoing interest in the Uniting Church's Gordon Street project.

Kind regards,

Colliers Urban Planning- Engagement Team,
on behalf of the Uniting Church in Australia Synod of NSW & ACT

Appendix E - Community letter distribution area and proof of delivery

GPS Tracked Distribution Report



Appendix F - Community webinar presentation (Post SEARs)



The Uniting Church in Australia Synod of NSW & ACT

19A-21 Gordon Street, Coffs Harbour

Community Information Webinar

— 21 October 2025

1



Acknowledgement of Country

The Uniting Church in Australia acknowledges the Traditional Custodians of Country throughout Australia and recognise their continuing connection to the land, waters and culture.

We acknowledge the Gumbaynggirr people, the Traditional Custodians of the land where this project is located. We also acknowledge and pay respect to all First Nations peoples and communities joining us today, wherever you are.

We pay our respects to their elders past, present and emerging.

2

Our Team



John Kralovich
Project Director, Uniting Church in Australia Synod of NSW & ACT



Simon Carter
Director, Services Australia Pty Ltd
Development & Project Managers



Elizabeth Kyma
Executive, Strategy
Colliers Urban Planning



Nathan Williams
Director, Engagement
Colliers Urban Planning

3

Purpose of this session

- To provide an overview of the proposal
- Share early information on the project's planning stages and design approach

4



Agenda

- 01 Who is the Uniting Church in Australia
- 02 Planning Context
- 03 Planning Process
- 04 Project Vision and Objectives
- 05 Design Overview
- 06 Next Steps
- 07 Q&A

5

Webinar etiquette

- 

We will address your questions during a Q&A at the end of the presentation but please add questions as they come to mind via the Q&A function.
- 

The Q&A function is at the bottom of the screen.
- 

Please respect other people's time and contributions and be respectful with your questions or comments

6

Who is The Uniting Church in Australia Synod of NSW & ACT?

Presented by:
Jim Katchos
The Uniting Church in Australia

01

7



Uniting Church
SYNOD OF NSW & ACT

- Uniting Church in Australia Synod of NSW & ACT (UCA) is the site owner and proponent for this Proposal.
- The UCA was formed in 1977 through the union of Methodist, Presbyterian, and Congregational churches.
- The UCA is one of Australia's largest Christian denominations.
- The property has been owned by the Church since 1915.




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United Church
SYNOD OF NSW & ACT

- As both a place of worship and a community hub, the Church's proposed redevelopment of the site is being guided by its broader mission of compassion, service, and renewal for all people.
- The Church supports vulnerable communities through initiatives like "The Soupie" daily meal service.



9

Locational Context



10

The Site

- 19A-21 Gordon Street, Coffs Harbour
- Located in the Coffs Harbour CBD



11

02

Planning Context

Presented by:
Sahmed Fortu
Colliers Urban Planning

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Planning Context

Why here, why now?

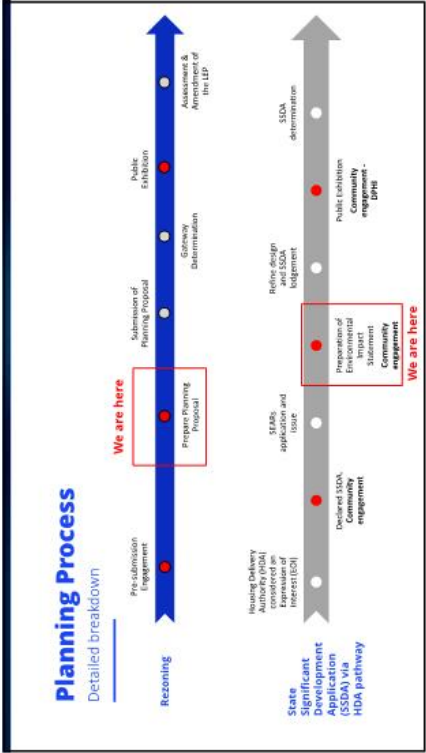
Housing Need: Coffs Harbour City Council estimate 2,215 new affordable homes needed by 2041 for low-moderate income households in Coffs Harbour

Prime Location: CBD site is within walking distance of shops, transport, and services

Outdated Facilities: Existing church buildings no longer meet modern accessibility or community needs



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Project Vision and Objectives

Presented by:
Gavin Carrier
Ironbrook Australia Pty Ltd

03

15

What we've heard so far

Who we have consulted to date

Stakeholder Briefings

- Coffs Harbour City Council
- Coffs Harbour Airport
- Nikki Williams, Coffs Harbour Council Mayor
- Neighbouring businesses
- Pat Conaghan, Federal MP
- Gurmeh Singh, State MP

Community (PHC SEAD)

- Community notification and invitation to introductory webinar
- Direct outreach to local community and advocacy groups
- 1 webinar in August 2025
- Upcoming drop-in session on 22 October 2025 (4-6pm)

Feedback Summary

- Screening of the above ground car park
- Confusion around the new planning pathway
- Questions about height and bulk of the proposal
- Potential overshadowing
- Construction impacts and timing
- Housing choice (market and affordable housing)

16

Project Vision

Transform the site into a vibrant, mixed-use precinct that reflects the Church's enduring spiritual mission while addressing the growing housing needs of Coffs Harbour.

Community Benefits

More housing choice is a central focus of this proposal. The Church's precinct is identified in current forecasts as over 2,200 new affordable homes by 2041

A new place of worship and community-facing retail at ground level

Above ground car parking spaces for retail, residential, and workshop users

Commercial and flexible workspaces

Retail spaces to activate the street

150 workers on-site at peak & over 2,000 across the 2-3 year build

Increased demand for local accommodation and services

Increased airport activity and taxi use from fly-in workers

Opportunities for local suppliers & manufacturers to contribute materials and fit-out services

Affordable housing for key workers (e.g., nurses, firefighters, etc.)

Affordable Housing Stress in Coffs Harbour

What is affordable housing?

Affordable housing refers to rental homes for people on **low to moderate incomes**, with rent set to remain below market and **affordable alongside basic living costs**.

It is managed by registered Community Housing Providers (CHPs).

It is completely different to **social housing**, which supports **very low-income earners** and is managed by the NSW Department of Communities via the **NSW Housing Register**.

Community Housing Providers (CHPs)

The affordable housing portion of the proposed development will be managed by a registered Community Housing provider for a minimum of 15 years.

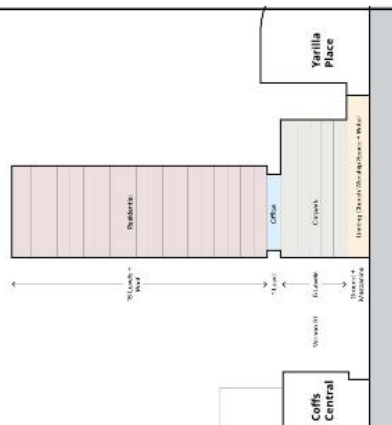
04

Design Overview

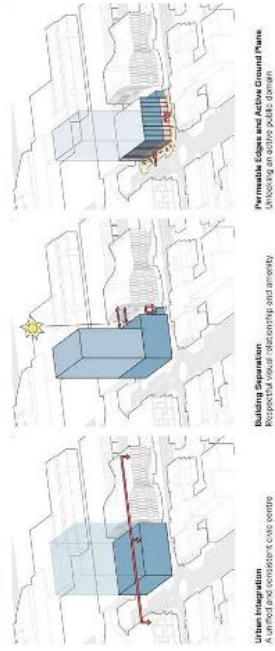
Presented by:
Gavin Carrier, Director
Ironbrook Australia

The Proposal

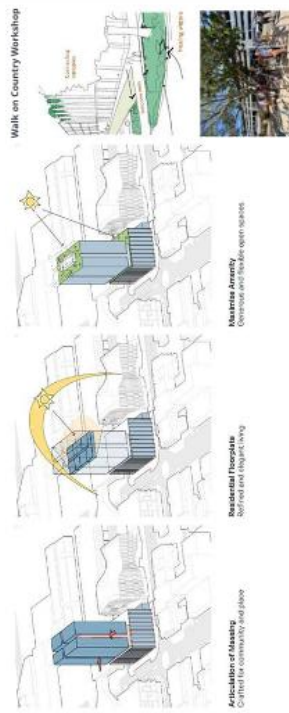
- **Ground level and mezzanine:** retail, church with administrative rooms, community kitchen and chapel.
- **6 level podium:** commercial floor space, car parking, and plant rooms and associated services.
- **18 residential levels + roof:** 148 apartments total, including affordable housing provision for essential workers, and a communal roof terrace.
- **Landscaping** and public domain improvements.



Design Principles



Design Principles



Bulk and Height

- **Total height:** 26 levels plus roof level (89.9m high) (RL 94.2m at highest point)
- **Podium design:** Complements height transition from Yarrila Place and Coffs Central (across Vernon St)
- **Tower setback:** 16m between tower facade and adjacent Yarrila Place (after the podium).
- **Privacy:** Building materiality & window design reduces overlooking and visual impact



Shadow Studies

- Design meets planning controls for setbacks and privacy
- Podium orientation complements surrounding buildings
- Solar studies confirm sunlight access for homes and public spaces
- Building placement minimises overshadowing (mainly on Coffis Central & 24-26 Gordon St)

SHADOW DIAGRAMS - 21 JUNE



25

Traffic, parking and access

- Detailed assessment underway to support SSDA
- Early modelling shows **minimal impact on existing traffic**
- Vehicular access via Gordon St at the north east corner of the site
- Approximately 173 car spaces for retail, residential, commercial and worship spaces.



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Landscaping

- Enhance streetscape quality through planting and tree canopy increase
- Maximise shade, thermal comfort, and long-term public space appeal
- Strengthen connections to Country through meaningful use of Indigenous and locally endemic species
- Increase biodiversity across the site through layered planting and habitat opportunities
- Align with Corris Harbour's public domain uplift objectives and contribute to a cohesive, high-quality civic edge



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Management of Construction Impacts

Managing impacts

- A Construction Environmental Management Plan (CEMP) will be prepared to guide construction mitigation methods

- Within the CEMP there will be dedicated plans for noise, vibration, dust, air quality, erosion & sediment and traffic.

Timing

- Construction start will depend on DA approval and contractor engagement – estimated to be early 2027
- Estimated duration of construction is 30–36 months from commencement

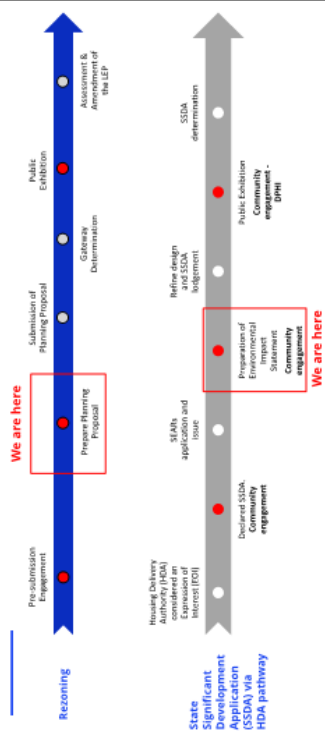
28

Other Technical Studies

- Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing & Infrastructure
- Specialist consultants engaged for traffic, noise, geotechnical, waste and more
- Experts working with design team to address potential impacts early
- All relevant technical reports will be submitted as part of the State Significant Development Application and Planning Proposal and will be made available for public viewing during the exhibition period

Planning Process

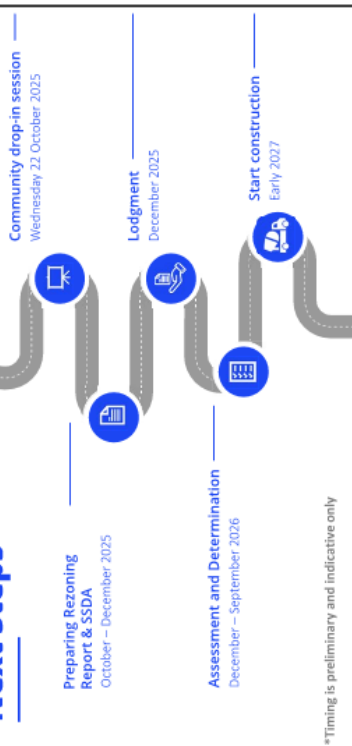
Detailed breakdown



Next Steps

Presented by:
Matthew Williams
Collins Urban Planning

Next Steps*



*Timing is preliminary and indicative only

Q&A

Presented by:

Nathan Williams

Colliers Urban Planning

06

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Thank you

More questions or feedback?

The project's Stakeholder Engagement Team will be available for any feedback or questions regarding the project.



Come to the drop-in session
Wednesday 22 October –
4pm-6pm at the Worship Hall



Email
nathanwilliams@colliers.com



Phone
1800 870 549
(business hours)

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29 May 2026 | Engagement Outcomes Report | 2250134 | 48

Appendix G - Community drop-in display boards (Post SEARs)

19a-21 Gordon Street, Coffs Harbour

Our Vision

The Uniting Church in Australia Synod of NSW and ACT is seeking to transform the site into a vibrant, integrated, mixed-use precinct that reflects its enduring spiritual mission as well as helping address the growing housing needs of the Coffs Harbour Community. The renewal will reflect both its commitment to inclusive worship and its expanding social mission.

This vision has been shaped over two years of engagement with the local congregation and is now progressing toward a State Significant Development Application (SSDA), following earlier acceptance by the Housing Delivery Authority (HDA) of an Expression of Interest.

Project Background

The Uniting Church in Australia Synod of NSW & ACT ("Church") have been site owner since 1915 and are the proponent for this Proposal.

As both a place of worship and a community hub, the Church's proposed redevelopment of the site is being guided by its broader mission of compassion, service, and renewal for all people.

The Church supports vulnerable communities through initiatives like "The Soupie" daily meal service.

Housing Stress in Coffs Harbour

5,147 households were in housing stress in 2021 - spending over 30% of income on housing.

6,897 households are forecast to be in housing stress by 2041.

2,215 new affordable homes are forecast to be needed by 2041 (17% of total new housing stock).



Artists impression of proposal from Gordon Street.



About the Team

The Applicant

The Uniting Church in Australia, Synod of NSW & ACT ("Church") was formed in 1977 through the union of Methodist, Presbyterian, and Congregational Union churches. The Church is one of Australia's largest Christian denominations.

The Church's vision is to be a church that is inclusive, imaginative, and bold, living out the gospel through compassionate service, advocacy, and community transformation.

The Architects

The project began with Kann Finch in the pre-planning phase and progressed into design development with Cortese Associates Pty Ltd. Their award-winning team brings expertise across sectors including infrastructure, housing, education, and industrial design. Known for their precision, purpose, and collaborative approach, Cortese Associates Pty Ltd is delivering architectural design services for this project.

Colliers Urban Planning (Colliers UP)

Formerly Ethos Urban, with over 30 years of expertise, Colliers UP are a trusted partner behind many of Australia's most ambitious development projects. We bring together independent thinking and the agility of a boutique consultancy with the reach and capability of a global diversified professional services firm. Our national team brings together experts in five core disciplines: planning, urban design, economics, social strategy and stakeholder engagement to help unlock the full potential of land and assets. Colliers UP is engaged for Urban Planning, Stakeholder Engagement services and Visual Impact Assessment.

Ironbrook Australia

Ironbrook Australia provides end-to-end property development expertise - from inception to completion - partnering with clients who value world-class design and innovation. With vast experience across private, corporate, and institutional sectors, Ironbrook delivers tailored solutions to maximise investment outcomes. For this project, Ironbrook have been engaged to provide Project Management and Advisory Services.

19a-21 Gordon Street, Coffs Harbour

Our Site

The site is located at 19A-21 Gordon Street, Coffs Harbour.

The existing church and ancillary structures have served as both a place of worship and a centre for community outreach, however, the existing facilities no longer meet current needs of the church and the community.



View to existing site from Vernon Street.



View to the site and "The Soupie".

Prime location for housing in CBD

The site's location in the CBD is ideal for higher density housing and mixed-use, as it provides immediate access to public transport, retail, and community services.

The site is zoned E2 Commercial Centre, making it well suited for a mixed-use redevelopment that includes housing.



What we've heard so far

The vision for the site has been shaped over 2 years of engagement with the Coffs Harbour Uniting Church congregation.

Prior to receiving the Secretary's Environmental Assessment Requirements from the NSW Dept of Planning, Housing and Infrastructure, the Church issued a notification letter to the community in July 2025 and held a webinar in August 2025.

The key issues raised so far are:

- Screening of the above ground car park.
- Potential overshadowing.
- Queries on the new planning pathway.
- Construction impacts and timing.
- Height and bulk of the proposal.
- Housing choice (market and affordable housing).



View to existing site looking west from Gordon Street.



Coffs Harbour context.

The Proposal

The proposed development will support a diverse and community-focused mix of uses, including:

- **A new Place of Worship and community-facing retail at ground level:** Space for a modern Uniting Church facility for spiritual gathering, social support, and community outreach. Retail spaces will activate the street frontage and enhance local amenities.
- **Screened above-ground car park within podium levels:** This will help meet parking demand while minimising the visual impact at street level.
- **Commercial and flexible workspaces:** A dedicated level for commercial office uses for local businesses, not-for-profits, or service providers, supporting economic activity and collaboration with community services.
- **18 residential levels:** 148 apartments total, including provision of affordable housing for essential workers and a communal roof terrace.
- **Landscaping and public domain improvements.**

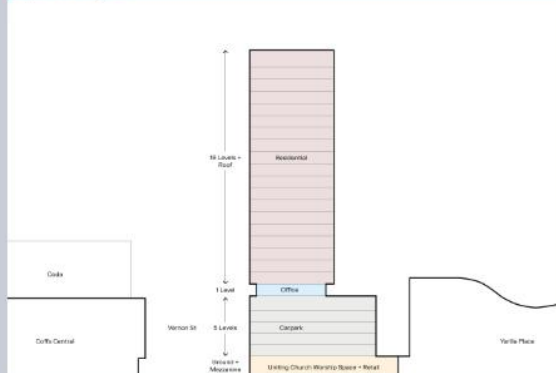
Artists impression of proposal.



Community Benefits

	A new Place of Worship and community-facing retail at ground level.		Retail spaces to activate the street with approximately 100sqm of retail and commercial floor spaces.
	Approx. 173 above-ground car parking spaces for retail, residential, commercial and worship hall users.		Promotion of jobs with up to 150 workers on site and over 2,000 across the 2-3 year build.
	Supporting delivery of affordable housing with 20 affordable homes proposed.		Facilitating opportunities for local economic growth through jobs, services and local suppliers.

Proposed building uses.



Design Approach

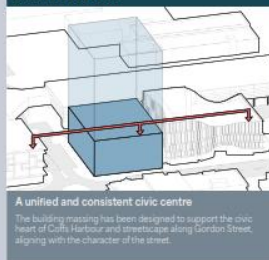
Connecting with Country

As part of the Connecting with Country process, a set of core design principles were developed in consultation with Garimabira Guuyugirwaa Elders, that has informed the architectural and landscape design including:

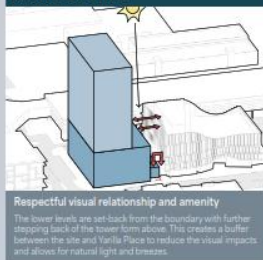
- Spirit and Community
- Connection to Land, Sea, and Sky
- A Place for All People



URBAN INTEGRATION



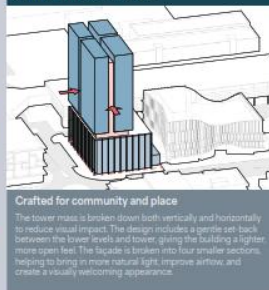
BUILDING SEPARATION



A REVITALISED PLACE OF WORSHIP



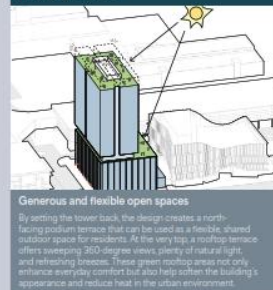
ARTICULATION OF MASSING



RESIDENTIAL FLOORPLATE



MAXIMISE AMENITY



Technical Studies

Access and Parking

Early modelling shows minimal impact on existing traffic. Detailed assessment is underway to support the SSDA. Vehicle access will be via Gordon Street, with no changes to existing on street parking. 173 car spaces for residential, retail, commercial and worship spaces.

VEHICULAR ACCESS



SHADOW STUDIES



Landscaping

Street improvements through careful planting to align with Council's public domain objectives and contribute to a welcoming ground level interface.

The landscaping design seeks to improve shade, thermal comfort, and long-term public domain appeal and strengthen connections to Country through meaningful use of Indigenous and locally endemic species.



Other Technical Studies

- Secretary's Environmental Assessment Requirements (SEARs) issued by the DPHI.
- Specialist consultants engaged for traffic, noise, geotechnical, waste and more.
- Experts working with design team to address potential impacts early.
- All relevant technical reports will be submitted as part of the Environmental Impact Statement (EIS) and made available for public viewing during the exhibition period.

Have your say!

What do you think about the proposal?

Email the team at:
consultation.urbanplanning@colliers.com

Call the team on 1800 870 549 (business hours)

Or lodge a submission during public exhibition via the NSW Planning Portal

Planning Process and next steps

1

Planning and community engagement (current phase)

- Engaging with the local community is a key part of preparing our SSDA and Rezoning Report and ensures our planning reflects local knowledge and needs.
- All feedback will be considered as The Uniting Church progresses through the required steps of the State Significant Development and Concurrent Rezoning process.

2

SSDA and Rezoning Report submission (late 2025)

- The Uniting Church expects to submit the SSDA and Rezoning Report later this year.
- Once submitted, the plans will be available on the NSW Department of Planning's web portal for public exhibition and submissions.
- Following this period, the application will move through the formal assessment and determination process.

3

Assessment, Public Exhibition & Determination by DPHI

- Once lodged, the Proposal will go on Public Exhibition, giving you the chance to review the plans and make a formal submission to the DPHI.
- Feedback submitted via a formal submission will be summarised in a "Response to Submissions" report.
- The DPHI (Housing Delivery Authority Team) will consider community issues when assessing the proposal and may apply conditions or request changes before any approval is granted.

4

Construction (subject to planning approval)

- The commencement of construction is dependent on several factors, including the approval of the SSDA, gazettal of changes to the LEP and the engagement of a building contractor.
- Construction is proposed to be staged over several years.

Coffs Harbour City Council is being consulted throughout the SSDA planning process.

What is the HDA?

The Housing Delivery Authority (HDA) pathway is a NSW Government initiative that accelerates housing delivery by allowing eligible residential and mixed-use developments to be assessed as State Significant Developments (SSDs), with the option for concurrent rezoning. It maintains rigorous assessment standards while streamlining the planning process.

How does an SSDA differ from a Council DA?

A DA is submitted to council for local developments like homes or renovations, assessed against local planning rules. An SSDA is for major state-significant projects, assessed by the NSW Department of Planning, Housing and Infrastructure under state-wide planning criteria.

How will community feedback be considered?

As part of the submission pack, we're Feedback will be summarised in a "Response to Submissions" report. The Department of Planning, Housing and Infrastructure (Housing Delivery Authority Team) will consider community issues when assessing the proposal and may apply conditions or request changes before any approval is granted.





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