

Response to Submissions

All Welcome Building



GeoLINK
environmental management and design

PO Box 119
Lennox Head NSW 2478
T 02 6687 7666

PO Box 1446
Coffs Harbour NSW 2450
T 02 6651 7666

PO Box 1267
Armidale NSW 2350
T 02 6772 0454

PO Box 229
Lismore NSW 2480
T 02 6621 6677

info@geolink.net.au

Prepared for: Coffs Harbour City Council
© GeoLINK, 2020

<i>UPR</i>	<i>Description</i>	<i>Date Issued</i>	<i>Issued By</i>
3277-1045	First issue - Draft	03/02/2020	Simon Waterworth
3277-1049	Second issue	07/02/2020	Simon Waterworth

Table of Contents

1.	Introduction	3
1.1	Preamble	3
1.2	Summary of Government Agency Submissions	3
1.3	Summary of Public Submissions	4
1.3.1	Matters requiring Consideration under Section 41.5 of the EP&A Act 1979	4
1.3.2	Other Matters	4
1.4	Additional Consultation	5
1.5	Response to Submissions and Amendments to SSDA	5
1.6	Project Team Input	5
2.	Additional Community Consultation	7
3.	Public Submissions	8
3.1	Summary of public submissions	8
3.2	Response to Planning Issues	10
3.2.1	Built form, urban design and visual impacts	10
3.2.2	Commercial Impacts	11
3.2.3	Concerns about demolition DA	12
3.2.4	Drainage/Stormwater	12
3.2.5	Flooding	12
3.2.6	Heritage Impacts	13
3.2.7	Parking	13
3.2.8	Planning Policy Inconsistencies	14
3.2.9	Reflectivity	15
3.2.10	Safety	15
3.2.11	Suggested design changes	16
3.2.12	Traffic and access impacts	16
3.3	Response to Non-planning Issues	17
3.3.1	Alternative Project Suggestion	17
3.3.2	Community Consultation Concerns	17
3.3.3	Cost of project and increases in rates	20
3.3.4	Concerns about Council not following due process	22
3.3.5	Future Proofing	23
3.3.6	Insufficient Justification for the Project	24
3.3.7	Not supportive of the location	26
3.3.8	Original plans included performing arts/entertainment centre and did not include council offices	28
3.3.9	Public Hearing	28
3.3.10	Redevelop Existing Council Chambers	29
3.3.11	Remove Council Chambers from the proposal	29
3.4	Responses in support of the proposal	29
3.4.1	General Support based on Community/Cultural/Socio-economic Benefits	29



4. Government Submissions **30**

<u>4.1</u>	<u>Response Government Agency Submissions</u>	<u>30</u>
<u>4.2</u>	<u>Department of Planning, Industry and Environment – Response to Issues</u>	<u>35</u>
<u>4.2.1</u>	<u>Contamination</u>	<u>35</u>
<u>4.2.2</u>	<u>Car Parking</u>	<u>36</u>
<u>4.2.3</u>	<u>Loss of On-street Parking</u>	<u>36</u>
<u>4.2.4</u>	<u>Solar Access</u>	<u>37</u>
<u>4.2.5</u>	<u>Public Access from the Castle Street Car Park</u>	<u>37</u>
<u>4.2.6</u>	<u>Rooftop Plant and Cooling Towers</u>	<u>38</u>

5. Updated Mitigation Measures **39**

Tables

<u>Table 1.1</u>	<u>Project Team and Responsibilities</u>	<u>5</u>
<u>Table 3.1</u>	<u>Summary of Public Submissions – Planning Related Matters</u>	<u>8</u>
<u>Table 3.2</u>	<u>Summary of Public Submissions – Non-Planning Related Matters</u>	<u>9</u>
<u>Table 4.1</u>	<u>Response to Government Agency Submissions</u>	<u>31</u>
<u>Table 5.1</u>	<u>Mitigation Measures and Safeguards</u>	<u>39</u>

Appendices

Appendix A Summary of Submissions
Appendix B Additional Justification on Car Parking
Appendix C Arborist Advice
Appendix D Final Acid Sulfate Soil Management Plan



1. Introduction

1.1 Preamble

This Response to Submissions Report (Submissions Report) has been prepared following the public exhibition of the State Significant Development Application (SSDA) number SSD-10300 for the new Coffs Harbour Cultural and Civic Space (All Welcome) to be located at 23-31 Gordon Street, Coffs Harbour (the Project). The SSDA, including the associated Environmental Impact Statement (EIS), was placed on public exhibition by the NSW Department of Planning, Industry and Environment (DPIE) from 3 October 2019 until 30 October 2019. A total of 856 submissions were received on the SSDA. Of these submissions, 842 were from individuals, seven were from interest groups and seven were from public authorities. 827 of the submissions objected to the development, 19 supported it and 10 provided comment (i.e. neither objected nor supported the project). This report identifies and responds to all Government Agency and Public Submissions.

1.2 Summary of Government Agency Submissions

Seven submissions on the SSDA were received from government agencies. These agencies are:

State Government

- DPIE - Water NSW
- NSW Environment Protection Authority
- DPIE - Environment, Energy and Science Group - Biodiversity and Conservation Division (BCD)
- Transport for NSW.
- DPIE - Government Architect NSW
- Roads and Maritime Services.

Local Government and Other

- Coffs Harbour City Council (CHCC).

The Department of Planning Industry and Environment (Key Sites Assessments) (DPIE) also requested CHCC respond to and provide additional information on the following issues:

- Contamination – request for a Phase 2 Contamination Assessment and a Remedial Action Plan (if required)
- Car parking (retention of the existing basement car parking in the Castle Street Carpark for the proposed development)
- Loss of on-street parking as a result of the development
- Solar access to the fig tree adjacent to Riding Lane identified for retention
- Public access to/from the castle street car park
- Visual impact of the rooftop plant and cooling towers.

These issues/matters raised by DPIE have been considered and addressed within **Section 4.2** of this Submissions Report.



1.3 Summary of Public Submissions

849 public submissions (including 842 individual and seven interest groups) were received to the SSDA, comprising of two per cent in support, 97 per cent objecting and one per cent providing comments only. It should be noted that some people lodged multiple submissions to the SSDA, and the Project website has counted this as separate submissions. However, DPIE has advised that multiple submissions from the same person should only be counted as one submission.

The submissions in support of the SSD Application mostly focused on support for the project because of the community, cultural and socio-economic benefits that the proposed facility would bring to the Coffs Coast Region.

The key issues contained within the submissions objecting to the SSDA can be categorised into matters that require consideration by the consent authority under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and matters that are outside of the scope of Section 4.15 of the EP&A Act. It should be noted that although these matters have been separated, Council has decided to address and respond to both categories. These matters for each category are summarised as follows.

1.3.1 Matters requiring Consideration under Section 41.5 of the EP&A Act 1979

- Built form, urban design and visual impacts
- Commercial Impacts
- Concerns about demolition DA
- Drainage/Stormwater
- Flooding
- Heritage Impacts
- Parking
- Planning Policy Inconsistencies
- Reflectivity
- Safety
- Suggested design changes
- Traffic and access impacts.

1.3.2 Other Matters

- Alternative Project Suggestion
- Community Consultation Concerns
- Cost of project and increases in rates
- Concerns about Council not following due process
- Future Proofing
- Lack of Justification for the Project
- Not supportive of the location
- Performing Arts/Entertainment Centre (should be included)
- Public Hearing
- Redevelop Existing Council Chambers
- Remove Council Chambers from the proposal.

1.4 Additional Consultation

Given the importance of the Project to the Coffs Coast Region and the amount of public interest and submissions on the SSDA, CHCC has and continues to provide advice on the project to the community to ensure all residents are kept up to date and are fully informed on the project. This campaign includes factual communications to community leaders and residents, advertisements in the local paper, flyers, public display panels in the foyer of Council's administration building and in shopping centres, distribution of a list of frequently asked questions and responses and a dedicated website and Facebook page. This additional consultation is discussed in more detail in **Section 2** of this report

1.5 Response to Submissions and Amendments to SSDA

Coffs Harbour City Council and its consultants have reviewed and considered all the issues raised within the public and government agency submissions on the SSDA, including matters raised through additional consultation on the Project. In accordance with clause 85A of the *Environmental Planning and Assessment Regulation 2000* (NSW) (EP&A Regulation), this Submissions Report sets out the proponent's response to each of the issues raised in relation to the Project.

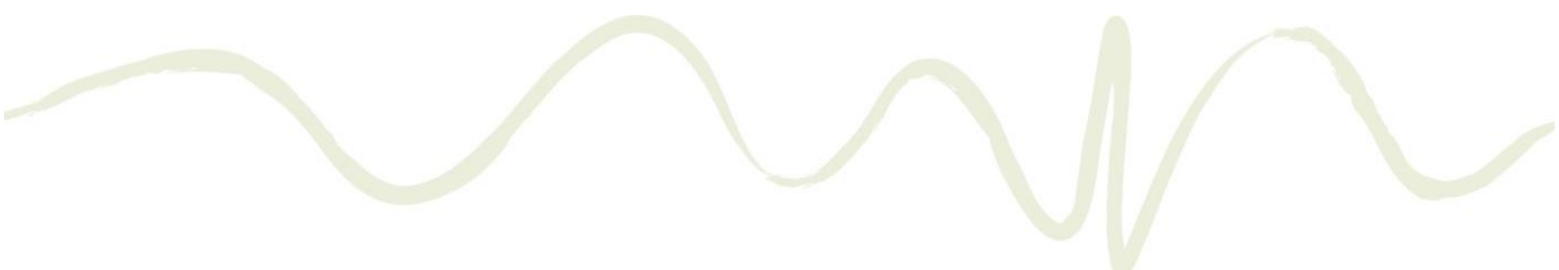
Coffs Harbour City Council has made no changes to the Project from what was initially submitted as part of the SSDA. CHCC is of a view that all the matters raised during the submissions process have either been adequately addressed within this Submissions Report or can be addressed through minor changes to the proposed mitigation measures which are discussed in **Section 5**.

1.6 Project Team Input

This Submissions Report has been prepared for Coffs Harbour with input and assistance of a comprehensive project team. The project team and their responsibilities are outlined in **Table 1.1** below.

Table 1.1 Project Team and Responsibilities

Name	Responsibility
Coffs Harbour City Council	Proponent, Community Consultation and Project Director
Turner & Townsend Thinc	Project Manager
BVN	Architects
GeoLINK	Town Planner and Ecologist
TTW	Site/Civil and Structural Engineers
GHD	Flooding
Ason Group	Traffic and Access
Regional Geotechnical Solutions	Site contamination Consultants and Geotechnical Engineers
LCI	Mechanical, Electrical, Hydraulic and Fire and Noise Engineers
Pulse Acoustics	Noise Consultants
Niche Environment and Heritage	Aboriginal and Non-Aboriginal Heritage Consultants
Blair & Lanskey Surveyors	Surveyors
Phillip Chun	BCA and Access Consultants



<i>Name</i>	<i>Responsibility</i>
Slattery	Cost Planning Consultants
Windtech	Wind Impact Consultants
Elephants Foot	Waste Consultants
The Arborist Network	Arborist



2. Additional Community Consultation

Given the importance of the Project to the Coffs Coast Region and the amount of public interest and submissions on the SSDA, CHCC has and continues to provide additional advice on the project to the community to ensure all residents are kept up to date and are fully informed on the project. This public information campaign includes a range of measures to ensure community are fully informed on the project. These measures include:

- Publication of a range of brochures, letters and fact sheets in local newspapers and mail and email distribution to residents
- Publication of a list of frequently asked questions (FAQ) and responses
- Briefing sessions to Mr Gurmeh Singh MP - Member of the Legislative Assembly for Coffs Harbour and to Council's Project Stakeholder Group
- A dedicated project specific website which contains information on the project including all of the issued project updates, FAQ responses, project videos and plans and perspectives of the proposed design of the facility
- A dedicated Facebook page which is monitored daily posts two to three times weekly and any questions responded to in a timely and accurate fashion.

Council is committed to ongoing consultation with the community as part of the detailed design process and there will be a range of opportunities for the community to have additional input into the project.

3. Public Submissions

All public submissions have been reviewed and considered and the key issues raised in relation to the Project are summarised in this section of the Submissions Report.

3.1 Summary of public submissions

Department of Planning, Industry and Environment has advised that a total of 849 public submissions (individual and interest groups) were received as a result of the exhibition of the SSD Application and associated documentation. 842 were received from individuals and seven were received from interest groups. Of the submissions received 827 objected to the proposal, 19 were in support and 10 provided comment on the proposal (neither objected nor supported the proposal).

It should be noted that the major project website indicates a total of 860 public submissions were received during the public exhibition period. DPIE has advised that the anomaly between its figures and the website is a result of some people lodging multiple submissions. DPIE have, however, advised that multiple submissions from the same person should only be counted as one submission. As such, the correct total is 849 public submissions.

The key issues raised within the submissions objecting to the SSDA can be categorised into two categories:

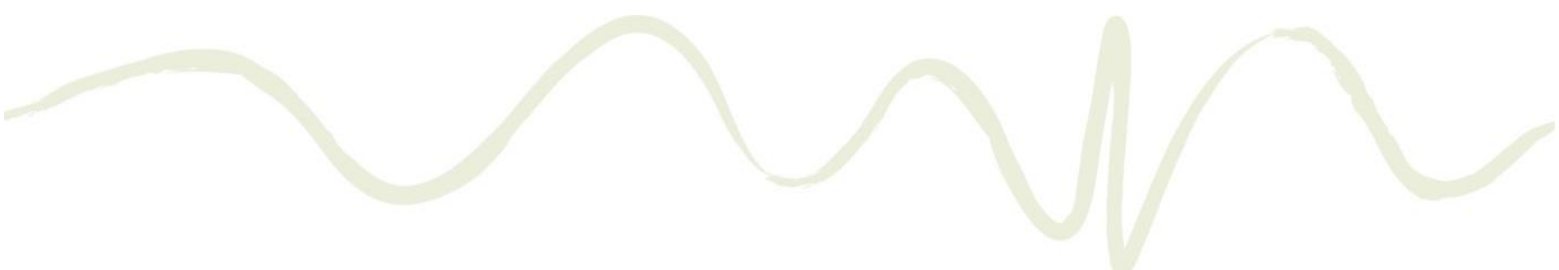
- matters that require consideration by the consent authority under Section 4.15 of the *Environmental Planning and Assessment Act 1979* (EP&A Act)
- matters that are outside of the scope of Section 4.15 of the EP&A Act.

It should be noted that although these categories have been separated, Council has decided to address and respond to all issues in both categories.

A full list of the submissions and a summary of the issues raised in each submission is provided in **Appendix A**. The matters for each category and the number of public submissions that raised each matter are outlined in **Table 3.1** and **Table 3.2** below.

Table 3.1 Summary of Public Submissions – Planning Related Matters

<i>Issues raised</i>	<i>No. of Submissions which raised issue</i>	<i>Section where discussed in the report</i>
Built form, urban design and visual impacts	372	Section 3.2.1
Commercial Impacts	63	Section 3.2.2
Concerns about demolition DA	2	Section 3.2.3
Drainage/Stormwater	1	Section 3.2.4
Flooding	67	Section 3.2.5
General Support based on Community/Cultural/Socio-economic Benefits	19	Section 3.4
Heritage Impacts	67	Section 3.2.6



<i>Issues raised</i>	<i>No. of Submissions which raised issue</i>	<i>Section where discussed in the report</i>
Parking	463	Section 3.2.7 and Appendix B
Planning Policy Inconsistencies	216	Section 3.2.8
Reflectivity	3	Section 3.2.9
Safety	140	Section 3.2.10
Suggested design changes	4	Section 3.2.11
Traffic and access impacts	374	Section 3.2.12

Table 3.2 Summary of Public Submissions – Non-Planning Related Matters

<i>Issues raised</i>	<i>No. of Submissions which raised issue</i>	<i>Section where discussed in the report</i>
Alternative Project Suggestion	23	Section 3.3.1
Community Consultation Concerns	594	Section 3.3.2
Cost of project and increases in rates	404	Section 3.3.3
Concerns about Council not following due process	637	Section 3.3.4
Future Proofing	214	Section 3.3.5
Lack of Justification for the Project	42	Section 3.3.6
Not supportive of the location	389	Section 3.3.7
Performing Arts/Entertainment Centre (should be included)	91	Section 3.3.8
Public Hearing	691	Section 3.3.9
Redevelop Existing Council Chambers	35	Section 3.3.10
Remove Council Chambers from the proposal	40	Section 3.3.11



3.2 Response to Planning Issues

3.2.1 Built form, urban design and visual impacts

372 public submissions raised concerns regarding the built form, urban design and visual impact of the proposal. The specific issues pertaining to built form, urban design and visual impacts raised in the submissions are contained within **Appendix A**. These concerns are summarised as:

- Non-compliance with building height requirements
- The design of the building is not consistent with surrounding buildings and streetscape
- Does not offer appropriate protection from storms and summer sun
- Lack of green space within the development
- The site is too small for the development.

A response to each of the above concerns is outlined below.

Non-compliance with building height requirements

At the time of lodgement of the SSDA, the subject site had a maximum height control of 28 m. The Proposal has an overall maximum building height of approximately 29.24 m and at the time did not comply with this. Consequently, the SSDA included a request for exception/variation to this development standard based on sound planning grounds and justification. Since the lodgement of the SSDA, however, an amendment to Coffs Harbour Local Environmental Plan (LEP) has been made (Amendment No 19) increasing the height limit of the subject site (and sites in proximity) from 28 m to 44 m. The proposed design, at 29.4 m, is well below the new maximum height control of 44 m.

The design of the building is not consistent with surrounding buildings and streetscape

The built form and urban design of the building was comprehensively addressed within Section 7.2 and Appendix F (Schematic Design Report) of the EIS submitted with the SSDA. The EIS and Schematic Design Report addressed all built form and urban design considerations including:

- Site suitability and selection and overall design process and how it had regard to the Pacific Ocean and the harbour, the mountainous backdrop to Coffs Harbour and the large adjacent fig tree
- A detailed local and regional contextual analysis in relation to the proposed development, supported by imagery and diagrams as well as plans
- Streetscape, public realm and pedestrian movement
- Building height, massing and setbacks
- Materials and colours
- Heritage
- Crime prevention through environmental design.

The site is located along Gordon Street in the Coffs Harbour CBD, within the civic and commercial core. It is located north-east of the city centre defined by the 'City Heart' and city square precinct along Harbour Drive (Coffs Central). The area consists predominantly of commercial activity and associated built form. This includes uses and development such as businesses, shops, offices, food and drink premises, health services, public administration, registered clubs, places of worship, community facilities, and multi-deck car parking infrastructure.



The site is bounded by sites identified in the Coffs Harbour City Centre Masterplan as being of “strategic value” for future development. It is in a perfect position to contribute to ongoing improvements in the urban environment, including Council’s laneway activation programme, mid-block routes, connections through from city square to the pool and showgrounds beyond, as well as future cycling friendly upgrades to Gordon Street.

The proposed site is in close proximity to the largest buildings in the area - Coffs Central shopping mall and the four to five storey multi-deck Castle Street carpark.

Existing building heights in the CBD and along the subject section of Gordon Street vary. Building heights across the CBD range between one and eight storeys. With buildings along this section of Gordon Street being typically one to three storeys. However, the future desired character and building heights intended and supported for this area clearly anticipate and provide for higher density and multi-storey development. The new maximum building height for the site based on recent amendments to the LEP is 44 m (approximately 12-13 storeys) and are permitted for land surrounding the site where it adjoins public green space. This emphasises the commercial and civic core, and important role of the CBD as well as the opportunity for taller developments and co-location of complementary uses. An example of this is a recent approval (2017) of a 11 storey (approximately 39 m tall) mixed used development at Coffs Central (located 70 m south-west from the subject site), of which five storeys has been constructed and completed with minimal setback from Gordon Street.

Existing land uses surrounding the site are dominated by commercial activity, supported by a large area of B3 Commercial Core zoning across the CBD. The nearest residentially zoned land is more than 300 m away from the site. 3D perspectives of the scale and density of the surrounding urban area are provided in the Schematic Design Report.

The Schematic Design Report also outlines and depicts how the proposed development will positively integrate with upgrades to the surrounding area in accordance with the Coffs Harbour City Centre Masterplan 2031, including improvements to Riding Lane and Gordon Street. Overall, the proposed development achieves high quality streetscape activation, public realm appeal and integration, and enhanced pedestrian movement on dual frontages and throughout the development itself.

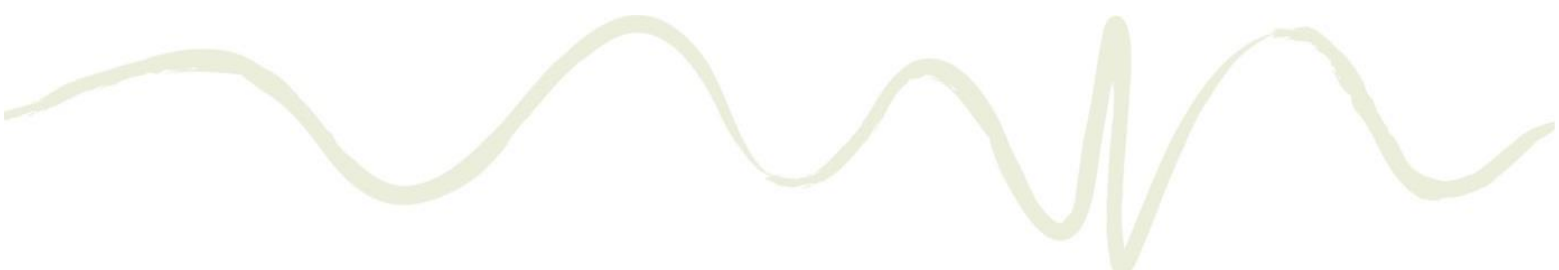
In addition to this and in developing the design response of the Proposal, the applicant and BVN Architecture engaged with the Government Architect NSW (GANSW). Specifically, this has involved engagement (two meetings) with the State Design Review (SDR) panel. As can be identified in **Section 4.1**, GANSW has advised the Department that the proposal has addressed the issues raised during the design review process and it has no further comments on the application.

3.2.2 Commercial Impacts

63 of the submissions raised concerns about the impact of the proposal having economic impacts on the CBD and existing commercial property. These concerns were mainly based on:

- Additional commercial space (from the conversion of the existing Council administration offices) causing an oversupply of commercial land on the market
- The proposal not improving the vitality of the CBD area.

Section 4.15 (1) (b) of the EP&A Act 1979 requires that in determining a development application, a consent authority is to take into consideration (among other things) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality. However, what a consent authority may lawfully consider when assessing the economic impact of a development has been dealt with in many court cases. The cases



establish a general principle that the consent authority may not have regard to issues of commercial competition between a proposed development and businesses in a locality unless the effects of such competition are likely to produce an overall community detriment by adversely affecting the availability or adequacy of the services of facilities.

The proposal will by no means affect the availability or adequacy of the services of facilities. It is considered that the proposal will have a positive impact on the CBD area by acting as a significant attractor of people into the CBD.

3.2.3 Concerns about demolition DA

Two submissions have requested that the determination of the local DA for demolition be delayed until the SSDA has been determined by DPIE. The demolition of the buildings is being carried out as a separate project and under a separate approval process to enable efficiencies and to reduce project timeframes. It is common practice for this type of demolition work to be undertaken under a separate approval process in order to make the site vacant and clear for any future development. This was discussed early on with DPIE who raise no issues with a separate local DA being submitted to Council for the demolition works.

3.2.4 Drainage/Stormwater

One submission objected to the proposal on the grounds that it will create additional stormwater impacts during storm events. As identified in Section 7.19 of the EIS. The proposed Cultural and Civic Space design has a total catchment of 3245 m². As the site is flood affected, on-site stormwater detention has not been proposed on the site. This has been supported by the Flooding Assessment Report prepared by GHD, and discussion with Council officers. The proposed minor increase in site flows due to the increase in impervious area has been confirmed through a Flooding Assessment to produce an insignificant afflux and, as a result, an OSD tank will not be required from a water quantity perspective. It is therefore considered that the proposal will not result in significant stormwater impacts.

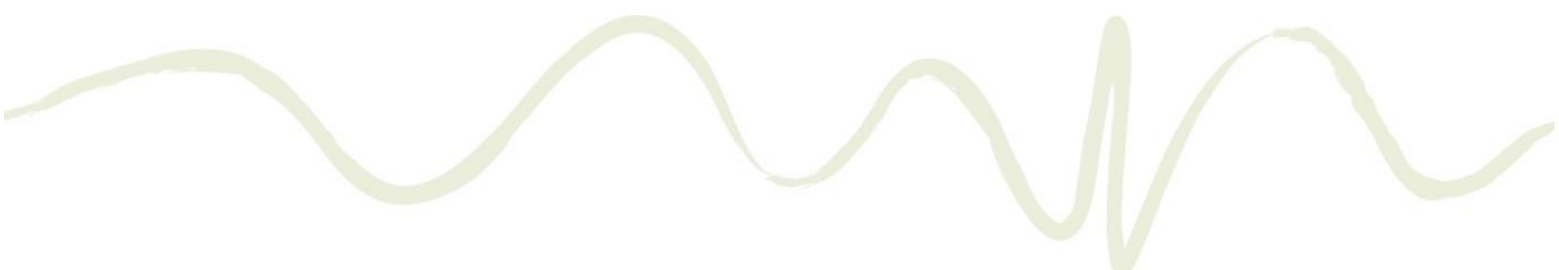
3.2.5 Flooding

67 submissions raised flooding impacts as an issue with the proposal. The concerns raised are:

- No consideration has been given to the future impacts of flooding
- The site is subject to the Probable Maximum Flood (PMF)
- The underground car park will be subject to flooding
- The flood study is inadequate.

The following comments are provided in response to these concerns:

- A flood study was prepared by GHD and included in the EIS which considered flood impacts on and as a result of the development.
- The site is subject to the PMF. The GHD flood study undertook a comparison of building extents of the proposed development compared to existing development at the site provided in the Flood Assessment. It was noted that the proposed building has a similar site coverage to the existing buildings. On this basis, it is considered that any flood impacts in the PMF will be negligible and localised. These negligible and localised flood impacts (if any) would be unlikely to pose any additional safety threat. Combining these matters with the rarity of this cataclysmic PMF event



(1 in 10,000,000) would further render the risk of adverse impacts as negligible and would not justify the significant additional cost of mitigating such a rare cataclysmic event.

- As identified in the EIS the underground car park entrance level requirements have been based on Coffs Harbour City Council's Development and Construction Specifications (AUSSPEC), which requires entrances to underground car parks 0.3 m above the one per cent AEP flood level.
- The flood study was prepared in accordance with the NSW Floodplain Development Manual and is considered to be adequate.

3.2.6 Heritage Impacts

67 submissions raised heritage impacts as an issue with the proposal. The concerns raised focussed on the impact on the heritage significance of Uniting Church due to proposals design.

Niche Environment and Heritage Pty Ltd was commissioned by GeoLINK to prepare a Statement of Heritage Impact (SoHI) for the proposed Coffs Harbour Cultural and Civic Space redevelopment. The aim of the SoHI is to assess the potential heritage impacts of the proposal on 19A-21 Gordon Street, Coffs Harbour, which contains the Uniting Church. A number of sites were recommended for listing as a heritage item in the Coffs Harbour Heritage Study 2015, including 19A-21 Gordon Street, Coffs Harbour. The recommendation in the Coffs Harbour Heritage Study 2015 refers to a "Methodist church (former – original) built in 1920s, moved back to become part of hall".

The SoHI assessed the site at 19A-21 Gordon Street as having has some value when viewed as a group, demonstrating the historical development of Coffs Harbour and the continued use by the Uniting Church for at least 50 years. In this regard, it was determined that it may have some significance to the local community. However, it is a modified, relocated example and overall, the site has limited heritage significance as determined by reference to the standard NSW significance assessment criteria. Therefore, on the basis of the findings of this SoHI the proposal would not have a significant heritage impact on the Uniting Church.

3.2.7 Parking

463 submissions raised concerns with car parking. The concerns raised related to a lack of:

- car parking both proposed on-site and existing externally in the surrounding streets and public car parks to accommodate the proposed development
- on-site carparking for visitors with disabilities and/or the elderly.

Lack of On-site and Off-site Parking

Ason Group undertook a detailed review of existing parking and future parking demand forecasts as part of the SSD application. This review indicates that there is sufficient capacity within the immediate area of the facility to accommodate the proposal and the loss on-street carparking (14 carparks) without significant impacts. Loss of car parking was also raised as an issue by DPIE. ASON Group provided an additional response to the concerns raised by DPIE which is provided at **Appendix B** and discussed in **Section 4.2**.

Lack of Parking for People with Disabilities and/or the Elderly

Ason Group has prepared a response to the issue of accessible car parks which is attached as **Appendix B**. Ason Group have calculated that there are 37 accessible parking spaces within 250 m of the proposed facility and concluded that there is excellent provision of accessible parking spaces in proximity to the All Welcome proposal.



3.2.8 Planning Policy Inconsistencies

216 of the submissions raised concerns about inconsistencies with Council's planning policies and development controls. The matters of concern raised are:

- The proposal fails to meet the objectives of B3 Commercial Core Zone
- The building contravenes the Coffs Harbour Local Environmental Plan 2013
- The proposal is inconsistent with the Coffs Harbour City Centre Masterplan 2031
- The proposal is not compliant with council development controls.

The proposal fails to meet the objectives of B3 Commercial Core Zone

The objectives of the B3 Commercial Core zone and an assessment of the proposal against the objectives is provided below.

- *To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.*
The proposal provides a range of office, entertainment, community and retail land uses. The proposal is entirely consistent with this objective.
- *To encourage appropriate employment opportunities in accessible locations.*
The proposal will provide employment opportunities with the establishment of the café and will ultimately result in more employment opportunities with the existing council chambers is redeveloped.
- *To maximise public transport patronage and encourage walking and cycling.*
The proposal is in the Coffs CBD which is one of the best serviced locations within the LGA for public transport, walking and cycling.
- *To ensure that the scale and nature of future development reinforces the role of the Coffs Harbour central business district as the primary commercial, employment and retail centre in the region.*
Given the use and scale of the proposal, it can only have a positive role in reinforcing the role of the Coffs Harbour central business district as the primary commercial, employment and retail centre in the region.
- *To ensure that the design of new commercial buildings makes a positive contribution to the streetscape through opportunities for improved pedestrian links, retention and creation of view corridors and the provision of a safe public domain.*
This matter is addressed extensively in the EIS and in **Section 3.2.1** of this Report. The design process and pursuit for design excellence has been thorough and well considered. Positive feedback from the GANSW also attests to the high quality and calibre of the design which has been informed by extensive analysis, the local biophysical context, community consultation, and the evolving character of the city and region of Coffs Harbour.

The building contravenes the Coffs Harbour Local Environmental Plan 2013

A comprehensive assessment of the proposal against the relevant provisions of the LEP was provided in Table 5.2 of the EIS. Given the recent change in Height of Building requirements with LEP 2013 (refer **Section 3.2.1**) it is considered that the proposal entirely consistent with the relevant provisions of the LEP.



The proposal is inconsistent with the Coffs Harbour City Centre Masterplan 2031

The Coffs Harbour City Centre Masterplan identifies the subject site (among others) as a potential site for an Entertainment Centre. It also contains a number of strategies that relate to the Proposal such as pedestrian linkages, road network upgrades and modifications etc. These strategies have been considered in detail in the design of the Proposal. The new Civic and Cultural Space will assist greatly in bringing Council's City Centre Masterplan to fruition.

The proposal is not compliant with council development controls

The Coffs Harbour Development Control Plan (DCP) 2015 supports the provisions of LEP 2013 and provides a set of development objectives and provisions for development within the Coffs Harbour Local Government Area (LGA). As stated in Clause 11 of the SRD SEPP, development control plans do not apply to SSD. This is further explained in the Department of Planning and Environment's Fact Sheet on SSD (February 2012) which states that:

"DCPs do not apply to SSD. This is because development control plans are generally concerned with local or specific issues and do not provide appropriate planning controls for large, complex developments of importance to the State or region and are not a relevant matter for consideration in the assessment of SSD".

The Proposal is therefore not subject to the requirements of DCP 2015. However, the various relevant chapters of the DCP were used as a guide in the design of the development.

3.2.9 Reflectivity

Three submissions raised a concern about the resulting heat and glare being hazardous to drivers and pedestrians.

An assessment of building reflectivity associated with the Proposal was undertaken by Surface Design. Eight viewpoints from drivers and pedestrians were assessed to determine areas where there is a risk of a reflected image of the sun being formed. The glare assessment was been carried out as per the methodology outlined in the technical bulletin "Reflectivity: Dealing with Rogue Solar Reflections" written by David Hassall from the Faculty of Architecture at the University of New South Wales.

All viewpoints considered were analysed and it was concluded that the risk of rogue reflections causing disability glare were limited and acceptable provided that limitations on façade reflectivity are adopted as per the recommendations of the Surface Design Reflectivity Report. These recommendations are incorporated into the proposed mitigations measures (refer **Section 5**).

3.2.10 Safety

105 submissions raised a concern that the proposal does not meet safe design standards with the arcade between Gordon Street and Riding Lane.

The SSDA (refer Section 7.2.8 of the EIS) contains an assessment against the Crime Prevention Through Environmental Design (CPTED) Principles. CPTED principles that need to be considered when designing to minimise crime are:

- Surveillance
- Access control

- Territorial reinforcement
- Space management.

An assessment of these principles is contained in Table 7.1 of the EIS. The assessment determined that the proposed design measures will significantly reduce the risk of criminal activities. The Proposal provides adequate public surveillance and does not provide opportunities for concealed criminal behaviour; therefore, suitably addressing principles of crime prevention through environmental design. Furthermore, the detailed security measures outlined in the services schematic design report (Appendix F of the EIS) provide for a comprehensive approach and set of measures that would be incorporated into the development to ensure safety and ongoing security.

3.2.11 Suggested design changes

Three submissions suggested design changes to the proposal including:

- Provision of charging points for electric cars, scooters and bikes within the basement car park
- Fire sprinkler system back up should be battery and not diesel
- Solar Panels should be incorporated into the design
- Showcase local artists with murals on sides of the building.

More ecologically sustainable design options and public art will be further investigated in the detailed design phase of the development but would be subject to budget constraints.

3.2.12 Traffic and access impacts

374 out of the 849 public submissions identified traffic impacts as a concern with the proposal. The specific issues with regard to traffic impacts raised in the submissions are contained within **Appendix B**. The traffic concerns raised within the submission are summarised as:

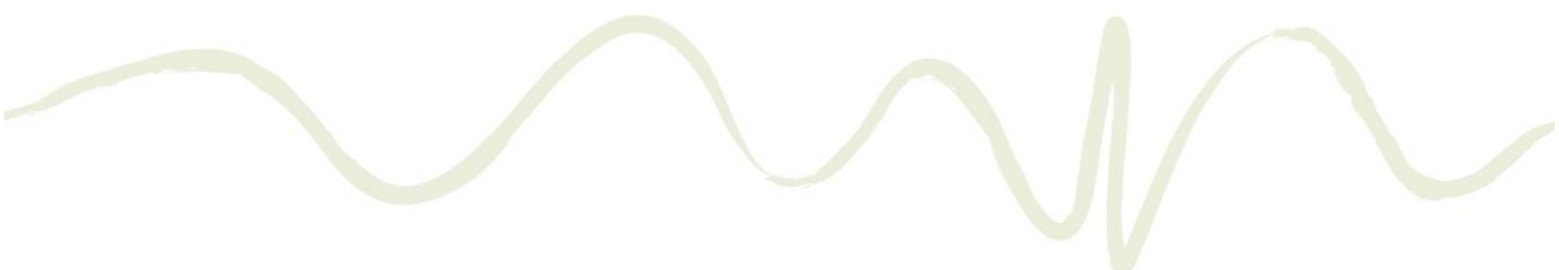
- Increased traffic and congestion in and around the CBD
- Lack of public transport options available
- Inadequate pedestrian crossings and access
- Inadequate traffic impact assessment
- No provision for buses to pick up and put down at the new facility.

Increased traffic and congestion in and around the CBD

The Traffic Impact Assessment (TIA) prepared by ASON Group assessed the impact of additional traffic generated from the proposal to being less than four per cent of the existing traffic volumes when the facility opens. ASON found that these volumes are of such a low order that they would have no material impact on the operation of the local road network. Even for a 10-year horizon scenario, the overall net traffic increase amounts to less than seven per cent of the existing traffic on the network and in this regard, there would be no material impact to the operation of the local road network. It is therefore considered that the proposal would not significantly increase traffic and congestion in and around the CBD.

Lack of public transport options available

Some residents expressed concern that is a lack of public transport options available. There are three bus routes that are within reasonable proximity to the site. These routes and timetables are documented in the SSDA. Coffs Harbour has only a moderate accessibility to bus services, however



the majority of its bus services through the CBD making it more accessible to bus services than most other locations within Coffs Harbour.

Inadequate pedestrian crossings and access

As documented in the EIS a key planning and design principle is to provide a pedestrian link (internal street) cutting through the site/building to allow pedestrian permeability between Riding Lane and Gordon Street. This will create an enhanced public realm on Gordon Street, Riding Lane, and within the central atrium space of the built form itself. The SSDA (Schematic Design Report at Appendix F of the EIS) also outlines and depicts how the proposed development will positively integrate with upgrades to the surrounding area in accordance with the Coffs Harbour City Centre Masterplan 2031, including improvements to Riding Lane and Gordon Street. While these projects are separate to All Welcome, they are expected to run concurrent with and following the construction of the new facility.

Overall, it is considered that the proposed development will achieve a high-quality streetscape activation, public realm appeal and integration, and enhanced pedestrian movement on dual frontages and throughout the development itself.

Inadequate traffic impact assessment

The ASON Group TIA was undertaken strict in accordance with the SEAR's and the Transport for NSW Guide for Traffic Generating Development. It is considered that the study and along with the additional information provides as part of this report the TIA is considered adequate.

No provision for buses to pick up and put down at the new facility

A pick-up/drop-off zone is proposed on Gordon Street along the Site frontage. Minor works would be required to standardise the facility, including (but not limited to) removal/installation of on-road line markings and reconfiguration of signposting and signage. It is intended for the facility to be used by both light vehicles and buses/coaches and would be restricted to five minutes stays.

The Coffs Harbour Masterplan aims to increase public and active transport in the City Centre through the provision of new cycleways, bicycle parking facilities, footpaths, mid-block pedestrian connections and a new bus hub. There are also a number of existing bus stops within easy walking distance from the proposed new facility.

3.3 Response to Non-planning Issues

3.3.1 Alternative Project Suggestion

No funding sources for the Cultural and Civic Space (CCS) project impact current or future civil infrastructure projects: Coffs Harbour City Council undertakes long term planning and diligent management of all projects to ensure planned projects and business-as-usual Council services can be delivered in parallel with the Cultural and Civic Space.

3.3.2 Community Consultation Concerns

Substantial community consultation and engagement was carried out between 2016-2018; this document, held on the Heart of Coffs microsite, outlines the stakeholder and community engagement during this time: https://c01a21a7-992f-4da6-bce7-0a9b18ebe86f.filesusr.com/ugd/abd497_3f32ea479a604326aece253a427451e7.pdf?index=true



Generally insufficient consultation:

Significant community consultation about the need for a cultural and civic precinct and cultural infrastructure has occurred since 2013, beginning with the development of the [Coffs Harbour City Centre Masterplan 2031](#), followed by the development of the [MyCoffs Community Strategic Plan](#) and the [Creative Coffs – Cultural Strategic Plan](#) in 2016. The Masterplan maps the future for the Coffs Harbour City Centre, focusing on revitalising the City Centre to stimulate economic activity; MyCoffs is an overarching plan which sets out the long term aspirations for the Coffs Harbour LGA, prioritising community wellbeing, prosperity, place and sustainable community leadership; and Creative Coffs explores the arts and cultural ecology of the Coffs Harbour area, noting in particular that the Coffs Harbour City Council is the principal provider of cultural facilities to the community, and that space and storage restrictions are limiting factors for the current library, museum and gallery (pp 12-19).

Between January 2018 to April 2018, a comprehensive stakeholder and community engagement consultation and information campaign asked stakeholders for feedback on three separate concept designs for a cultural and civic space. See report [here](#).

BVN Architecture, the firm which created the schematic design for the Cultural and Civic Space, worked with identified internal and external stakeholders to provide targeted input to further inform the design from February to June 2019 (see report [here](#)), as well as incorporating the feedback and comments on the Preliminary Schematic Design plans from the previous community consultation in 2018.

Ignoring petition - 14,768 residents have signed a community petition calling the project to be suspended, which has been ignored by Council.

A community petition asking for the Cultural and Civic Space project to be halted and more community consultation undertaken, which collected just under 15,000 signatures, was submitted to the NSW Parliament for by Coffs Harbour MP, Mr Gurmeh Singh on 16 September 2019.

The Minister for Local Government, The Hon. Shelley Hancock MP, responded in writing, acknowledging the petitioners' concerns and enclosing her response. See here for full letter: <https://www.parliament.nsw.gov.au/tp/files/76669/Govn%20response%20to%2010000%20signature%20petition%20on%20Coffs%20Harbour%20Cultural%20and%20Civic%20Space%20Project.pdf>

Council has not ignored the petition but believes they have consulted and engaged thoroughly with the community along the entire planning process.

Consultation restricted to special interest groups:

Reports on community consultation for this project can be found [here](#) on the Cultural and Civic Space microsite: <https://www.heartofcoffs.com.au/project-downloads>

A brief summary of the 2018-19 community engagement and consultation can be found below:

WHO did we consult?

A broad range of individuals across many sectors had the opportunity to input to the process.

Representation included:

- Broad community & community groups
- Library, Museum & Gallery users, supporters, staff and volunteers
- Aboriginal Elders & organisations
- Advisory Committees including Access, Cultural Reference & Multicultural
- Business, Tourism & Chambers of Commerce
- Year 11/12 School Students
- Teachers & Education Providers
- Creative industries sector – multiple art forms and disciplines
- Council Volunteers & Staff

HOW we connected?

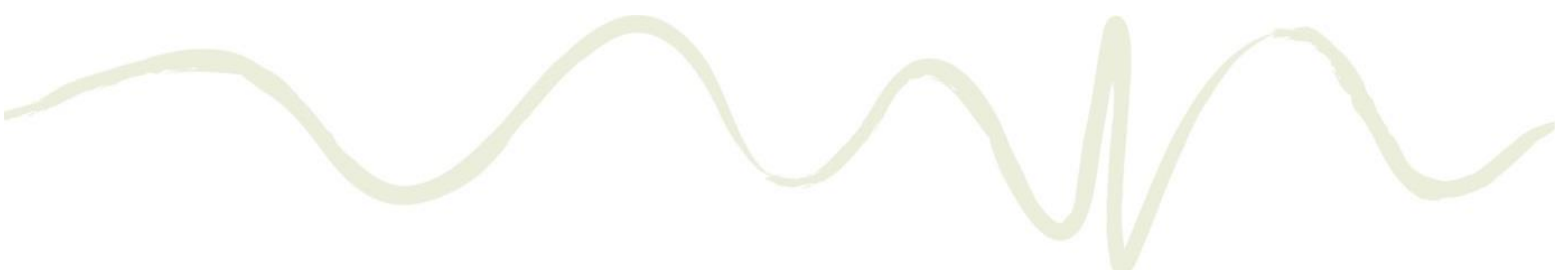
The project and the opportunity to give feedback was promoted and captured via:

- Project information brochure
- Council newsletter articles
- Mayoral column
- Social media channels
- Magazine & newspaper editorials
- Display posters and digital screens
- Radio broadcasts
- Display stands
- Project videos
- Have Your Say project webpage
- Focus groups
- Information sessions & briefings
- Surveys – both hardcopy and online

Promotion and Engagement	When	Community Interaction
Briefing sessions	Nov/Dec 2018 and May 2019	596 attendees
Targeted Stakeholder meetings	Sept 2018 – May 2019	201 attendees
Community & Business events	Dec 2018 – June 2019	318 attendees
Community displays	May 2019	54 engaged
Newsletter	May 2019 & June 2019	4800 unique opens
Have Your Say page	1 st Nov 2018 – 31 st May 2019	2800 visitors
Council Facebook	9 th May – 18 th June 2019	355 interactions
Project video	May – June 2019	1625 views
Rates Notices	April 2019	29,300 receivers

Original plans included performing arts/entertainment centre and did not include council offices:

Plans for the Cultural and Civic Space have included Council offices and Chambers since 2017 and never included a Performing Arts Space. There has been some confusion in the community due to the word 'civic', which in relation to this project means 'relating to a city or town, especially its administration; municipal'. However, in Coffs Harbour, the old town hall, which served as a performing arts centre (demolished in 1996) was called the Civic Centre, and the link between 'civic' and 'performance space' remains in the mind of some residents.



At the June 23 2016 Council meeting, Council resolved to “investigate mixed use and civic (includes Council office accommodation) development in addition to a new central library and regional gallery on the 23-31 Gordon Street site in order to maximise urban renewal and activation outcomes consistent with the CBD Masterplan.” See SC16/34 here: <https://www.coffsharbour.nsw.gov.au/Your-Council/About-Council/Documents/Council%20Meetings/Minutes%20and%20Agendas%202016/MINUTES%20-%20ORDINARY%20MEETING%2023%20JUNE%202016.pdf>

At the 26 November 2016 Council meeting it was decided that the Library and Gallery were to be considered separately from a Performing Arts Centre – see articles SC15/48 and SC15/49 here: <https://www.coffsharbour.nsw.gov.au/Your-Council/About-Council/Documents/Council%20Meetings/2012-2015%20Council%20Agendas%20and%20Minutes/2015.11.26%20Minutes%20Ordinary%20Meeting.pdf>

At the 11 May 2017 Council meeting, Council “Adopts the scope of the Cultural and Civic Space project to include a new central library, regional gallery, customer service area, Council Chambers and Council staff office accommodation.” See SC17/21 here: https://infocouncil.coffsharbour.nsw.gov.au/Open/2017/05/CO_20170511_MIN_2147_WEB.htm

Following these resolutions, all three concept plans taken to the community for feedback in 2018 included Council Chambers and did not include a performing arts space. An Issues and Options Paper (interim findings) for Performing Arts Spaces (Indoor and Outdoor) was presented to Council for consideration in December 2019. This discussion paper outlines the definitions of different types of venues, the current and future needs in relation to the provision of adequate performance spaces and the options and steps Council would need to consider moving forward.

3.3.3 Cost of project and increases in rates

Too expensive – proposed development cost outweighs benefits. Not in public interest economically.

[The Coffs Harbour Cultural and Civic Space Project Concept Business Case](#) (pp 37-64) outlines the benefit-to-cost ratio:

“An independent economic assessment identified a host of benefits to the CBD including a benefit cost ratio (BCR) of 1.04, a variety of financial benefits over a 30-year period totalling \$57m, 31 on-going jobs and an extra \$2m per annum Gross Regional Product. The assessment also highlights the economic benefits of the investment in cultural facilities and precincts to drive a dynamic and renewed town centre and to creative industries, retail, service and cultural tourism sectors.”

The project budget is \$76.52 million and is inclusive of all costs for the 23-31 Gordon Street Site, including the clearing of the site in preparation for development and building fit out. The project budget of \$76.52 million includes a 10 per cent construction contingency to cater for unforeseen circumstances.

As stated below, finance for the project will come from three streams of funding. This does not include funding from future grants, for which the cultural part of the building may be eligible, including but not restricted to the library, art gallery and museum.

Worried about future rate increases and affordability

Modelling for the loan that partially funds the Cultural and Civic Space shows that no special rate rises would be required to repay the loan.

Funding for the CCS project is proposed to be obtained from three different sources. The first is through the utilisation of a Council reserve for asset renewal for a total of \$10.5 million. The second is through the sale of four assets being Rigby House, the Castle Street Administration Building, the Rose Avenue Commercial Offices and the Museum. Independent valuations place the combined value of these buildings at \$20.54 million. The third funding source is loan borrowings, estimated to be approximately \$46.02 million. Financial modelling shows the City is in a strong financial position to borrow this amount.

Under Council's current Long-Term Financial Plan Coffs Harbour City Council was due to have a positive operating performance ratio in the 2020/21 financial year. Should the project proceed as recommended Council will, as shown in the table below, achieve a positive operating performance ratio in 2022/23, two years beyond the current projection.

Consolidated Operating Performance Ratio (Greater than or equal to break even over a three year period)

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Including Project	-0.08%	-1.65%	-0.92%	-0.29%	0.17%	0.99%	1.81%	2.63%	3.47%	4.31%	4.62%
Excluding Project	-0.04%	-0.36%	1.60%	2.43%	3.16%	3.97%	4.78%	5.60%	6.43%	7.26%	7.54%

No income generating component.

The key project driver is Council's provision of cultural and civic services to the community rather than income generation. Many services are provided by Council to residents and visitors free of entry fees, therefore these services do not generate revenue.

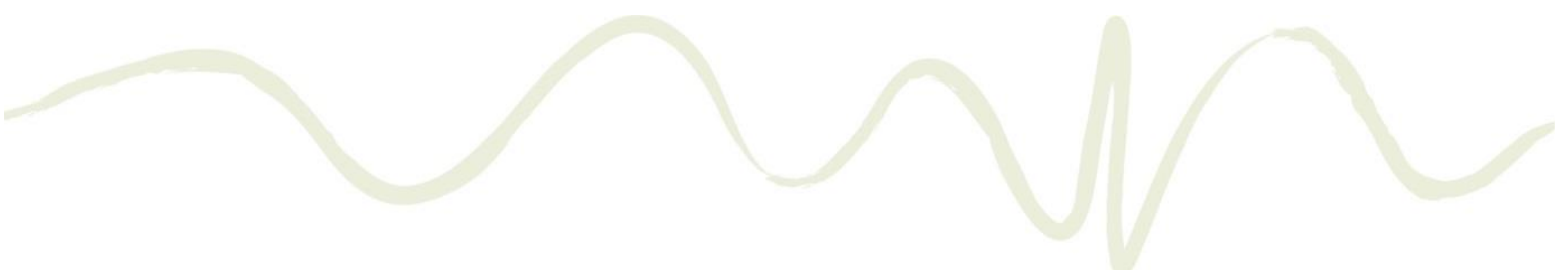
However, some revenue will be generated through room hire including the co-working spaces, lease of the café and sales through the Gallery Shop.

Low income of Coffs Harbour LGA - project cost in relation to the low local average income amounts to improper burden on the community.

The current Socio-Economic Indexes for Areas (SEIFA index) of socio-economic disadvantage places Coffs Harbour LGA around the middle of the scale, signifying pockets of disadvantage. As growth and population density increase, attention is needed to support the economic, social and cultural needs of coastal and hinterland towns and hamlets across the LGA.

Coffs Harbour City Council has well-researched strategies in place to support social inclusion and community development; economic growth; tourism; digital infrastructure and innovation; population density and housing hot spots; and environmental sustainability. Combined with broader state and regional initiatives, these strategic directions offer an optimistic future.

Council also has a critical role in stimulating and supporting cultural vitality across the Coffs Harbour region.



[Creative Coffs: Cultural Strategic Plan 2017-2022](#) (2017) links cultural vitality with social and economic benefits. It argues that ongoing investment in arts, culture and the creative industries will seed new opportunities for creatives, communities, businesses and tourists.

The timing of this project also supports a destination attractor for visitors to the town centre in the context of the Pacific Highway bypass development.

A range of community and cultural benefits will flow from the development including a vibrant cultural hub, improved literacy, educational and lifelong learning, improved social and wellbeing outcomes, increased exhibition spaces and programs, increased visitor numbers and a variety of cultural facilities and spaces that don't exist today.

Overall, this project is an investment in the Coffs Harbour local area and aims to increase the cultural, intellectual and economic capital of the community.

Assets will be sold below market value

An independent valuer was engaged to conduct the valuation for the four buildings (Castle Street, Rigby House, Rose Avenue and the museum) and placed the combined value of these buildings at \$20.54 million. There is a risk that the sites may not sell in a timely manner or for the estimated value, a risk which has been accepted and factored into design and development plans.

3.3.4 Concerns about Council not following due process

2013

In 2013, the Coffs Harbour City Centre Masterplan 2031 was endorsed by Council. It clearly outlined, among other initiatives, the importance of creating “a place where economic, social and cultural pursuits fuse to enrich and enliven all who live, work and visit the City Centre.” The CBD Masterplan was placed on exhibition. 195 submissions were received making over 960 comments. Overall the response was very positive.

2016

At the Council meeting on 23 June 2016 Council unanimously endorsed the Gordon Street site as the preferred location for the new library and gallery and resolved to undertake a detailed precinct analysis, consider the inclusion of the regional museum and to investigate “mixed use and civic (includes Council office accommodation)” for this site in order to maximise the location. From 14 December 2016 until 31 January 2017, public submissions were invited on the Creative Coffs – Cultural Strategic draft Plan and Policy.

2017

The Gordon Street precinct analysis was endorsed by Council at its Ordinary Meeting of 11 May 2017 with the scope of the Cultural and Civic Space project to include “customer service, Council Chambers and Council staff accommodation.” In 2017 Council also endorsed the Creative Coffs – Cultural Strategic Plan to progress through to the concept design phase.



2018

Between December 2017 and March 2018, a comprehensive stakeholder and community engagement consultation and information campaign asked stakeholders for feedback on three separate concept designs. The plans published clearly show the various elements of the building (including the Council offices component). On 14 June 2018, Council resolved to “Progress the Cultural and Civic Space project to its next design phase, Schematic Design”.

2019

In 2019, the preliminary schematic design of the building was open for feedback from 10-31 May. By mid-2019 Schematic Design was then completed and at the 11 July Council meeting, the Council was asked to consider progressing the Cultural and Civic Space from the Schematic Design Phase to the Detailed Design Phase. After a stalemate which included a rescission motion being raised and the meeting adjourned until 8 August 2019, Mayor Denise Knight used her casting vote to enable the project to continue on to the Detailed Design and Construction Phases.

According to Council’s Code of Meeting Practice *Section 11.2: The person presiding at a meeting of the council has, in the event of an equality of votes, a second or casting vote.* In addition, the Minister for Local Government, The Hon. Shelley Hancock MP, advised in writing that “the Office of Local Government has not identified any evidence that indicates Council has breached its statutory obligations in pursuing the Cultural and Civic Space Project.” Council has met its obligations as required through the Environmental Planning and Assessment Act by submitting its Development Application through Department of Planning Industry and Environment as a State Significant Development.

3.3.5 Future Proofing

Inadequate capacity for future growth

The Council administration space has been designed to allow for predicted staff growth over the next 20 years. The library, for example, is being designed with reference to the NSW State Library standards which allow for the current and future needs of the Coffs community. By co-locating the three key cultural facilities across the ground, first and second floors, the design allows for flexibility over time as demand for floor space in one of those cultural facilities may be offset by reductions in another. There is no intention for council administration space to push into cultural space.

Smaller floor area than current council offices

Although the total floor space of the council offices in the new Cultural and Civic Space is less than the combined space of the current two council buildings, the office space has been designed to suit a growing council workforce two decades and more into the future.

Council staff will need a smaller space than they currently have, partly because of space saving benefits from consolidating offices into one building, and partly because of a more efficient and modern design.



Cultural facilities too small

Within the schematic design the new Coffs Harbour Regional Gallery will have more than three times the space of the current gallery (619 m² compared with 198 m²), the new Coffs Harbour Regional Museum will have more than 2.5 times the space (340 m² compared with 131 m²). The new Harry Bailey Memorial Library will be 2578 m², plus a shared space of 592 m². The current library is 986 m², which is only 40 per cent of the size recommended by the State Library of NSW.

3.3.6 Insufficient Justification for the Project

The overarching vision for Coffs Harbour is articulated in both the [Coffs Harbour City Centre Masterplan 2031](#) and the [MyCoffs Community Strategic Plan](#), both of which were developed in close conjunction with the community. The Cultural and Civic Space project is representative of the vision of both of these documents.

Office space for council unnecessary

The cost of refurbishing existing properties is not competitive when compared with building a new, green-fields space that can incorporate multiple cultural and civic amenities and more useable space for the community.

Council Administration staff are currently spread across two sites – Rigby House and the Castle Street Administration Building, which is almost 40 years old and is approaching its end of life. Being located in the one building will benefit the community, who will have a single point of access to all Council services. It will also allow all council staff to work more efficiently within a modern and functional workplace.

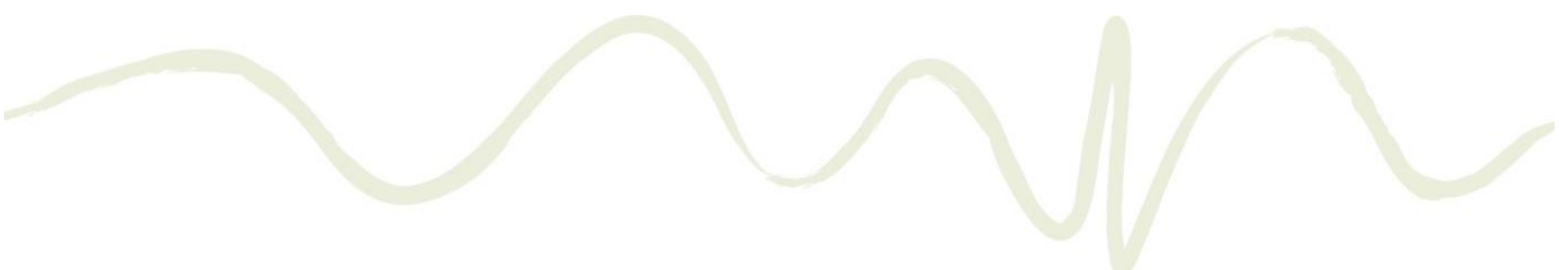
The inclusion of Council administration and services to the cultural space:

- Enhances productivity by bringing Council staff together.
- Allows the proposed sale of two existing buildings to help pay for the new facility.
- Gives a central and convenient access for residents to Council customer services.
- Allows a multi-purpose events space to be included in the project. It could be used by up to 200 people for events/seminars/talks/performances, as well as for Council meetings.
- As part of Council's continuous improvement programme, improved productivity and cost-effectiveness is being looked at across the organisation. Consolidating staff into one building has been identified as a cost saving and productivity benefit.

Coffs Harbour already has these facilities

The current Library, Regional Museum and Gallery are too small to be able to provide an acceptable level of service for Coffs Harbour's growing community. A modern Library should contain study rooms, meeting rooms, larger collections, space to deliver public programs without disrupting other users and an area for young people.

Coffs Harbour Regional Gallery is the smallest regional gallery in NSW, with 73.5 linear metres of hanging space. It can only host one exhibition at a time. The current Gallery is not able to show art-forms such as sculptures and interactive digital arts. A contemporary Gallery has workshop and other spaces for the community to create art, as well as view exhibitions. The Gallery also needs space to deliver public programmes that doesn't restrict use of exhibition spaces. At present, every time the gallery puts on a new exhibition, the entire gallery has to be closed down to enable the exhibition to be removed and a new exhibition installed.



Currently, the art gallery and library are co-located at Rigby House, but the museum is located outside of the CBD, housed in the old courthouse/police station, a heritage listed building owned by Council. The museum lacks visibility on Harbour Drive, has poor collection storage over two inadequate sites, and faces current size limitations, isolated location and space constraints.

In addition, there are considerable benefits of co-locating cultural and civic facilities. For example, modern libraries, museums and galleries have a number of features in common including:

- A digital design studio for audio and visual creations such as personal histories, music recording or games
- Workshop and makerspaces
- Meeting and study rooms
- Staff areas – especially useful as the same staff and volunteers often work across all cultural facilities
- Storage spaces
- Specialist library materials
- Toilets, parents' rooms and other public amenities.

In 2016, Coffs Harbour City Council integrated its three cultural services into one team: Library Museum Gallery (LMG). Co-locating the library, museum and gallery into one building is the natural next step in this integration of services, making it much more cost-effective than managing a number of separate buildings. Having all the cultural services co-located in one building will also be much more efficient in terms of time and labour for the staff and volunteers, who often work across the library, museum and gallery sites.

Only a small part of the community will benefit

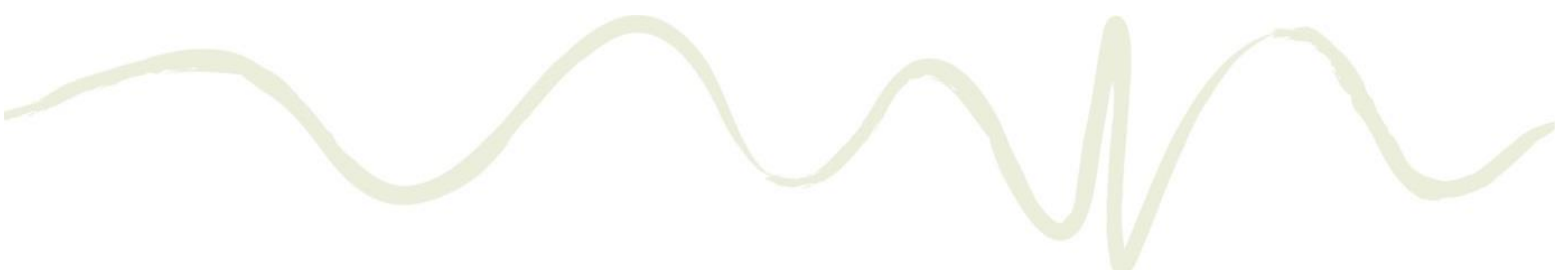
The Coffs Harbour library service currently has 35,121 registered members (2018/19), significant numbers when the Coffs Harbour LGA has a population of 73,000.

Combined visitation figures for the library, museum and art gallery for the 2018/19 period was 274,631. It is expected these visitation figures will increase substantially with new, larger and improved facilities, with 350,000 visitors forecast in the first year and around 412,000 by the fifth year. Co-location of cultural and civic spaces not only increases visitors but has significant efficiency and community servicing benefits as well.

A new Cultural and Civic Space in the heart of Coffs Harbour represents a once-in-a-lifetime opportunity to offer cultural amenities to every citizen. Combining a contemporary library, expanded art gallery, integrated museum, numerous gathering, meeting and creative spaces, as well as a full range of civic services, the CCS will invigorate the city centre and have a ripple effect across the entire Coffs Coast region.

Doesn't reflect community wishes

Council's aspiration to deliver a new cultural facility for the community has been carefully considered over many years. Some of the goals articulated in the MyCoffs Community Strategic Plan include enrichment of cultural life through art, learning and cultural endeavour as well as championing economic growth, environmental and socially responsible development and effective planning and provision of public services and infrastructure. Formulation of the MyCoffs strategy included community consultation. The community consultation for the Cultural and Civic Space Project generated more than 1800 pieces of information that were analysed and incorporated into decision making. The latest round of consultation, which was held between September 2018 and June 2019



found 74 per cent of the respondents were positive or neutral about the project. From 2015 until July 2019, Councillors and the public were broadly in favour of the project.

At the 11 July Council meeting, the Council was asked to consider progressing the Cultural and Civic Space from the Schematic Design Phase to the Detailed Design Phase. After a stalemate which included a rescission motion being raised and the meeting adjourned until 8 August 2019, Mayor Denise Knight used her casting vote to enable the project to continue on to the Detailed Design and Construction Phases.

3.3.7 Not supportive of the location

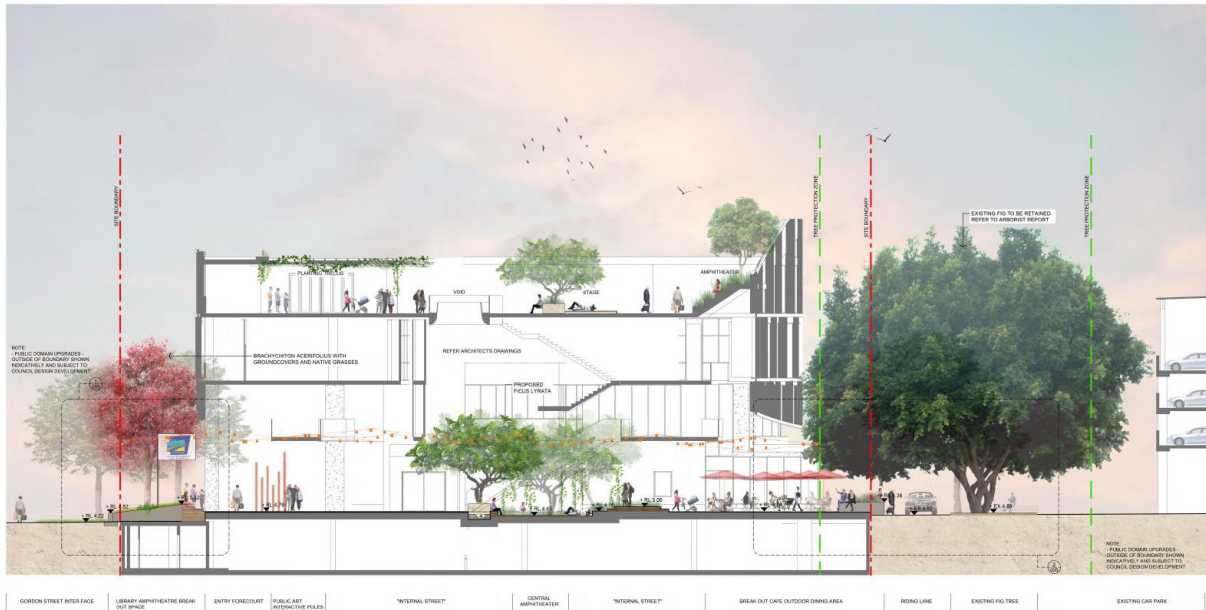
Should be located at City Hill (or other location):

Our city's cultural and administrative facilities need to be accessible to all residents and visitors, including those who don't own cars. Gordon Street is the most practical and logical location for the Cultural and Civic Space Project. Best practice in design states that prosperous, growing cities locate such facilities in their centre, and the CBD location is also supported by [The Coffs Harbour City Centre Masterplan 2031\(External link\)](#). In addition, the City has taken into account [The Government Architect NSW's Better Placed policy\(External link\)](#), which clearly outlines the importance of good design and placement.

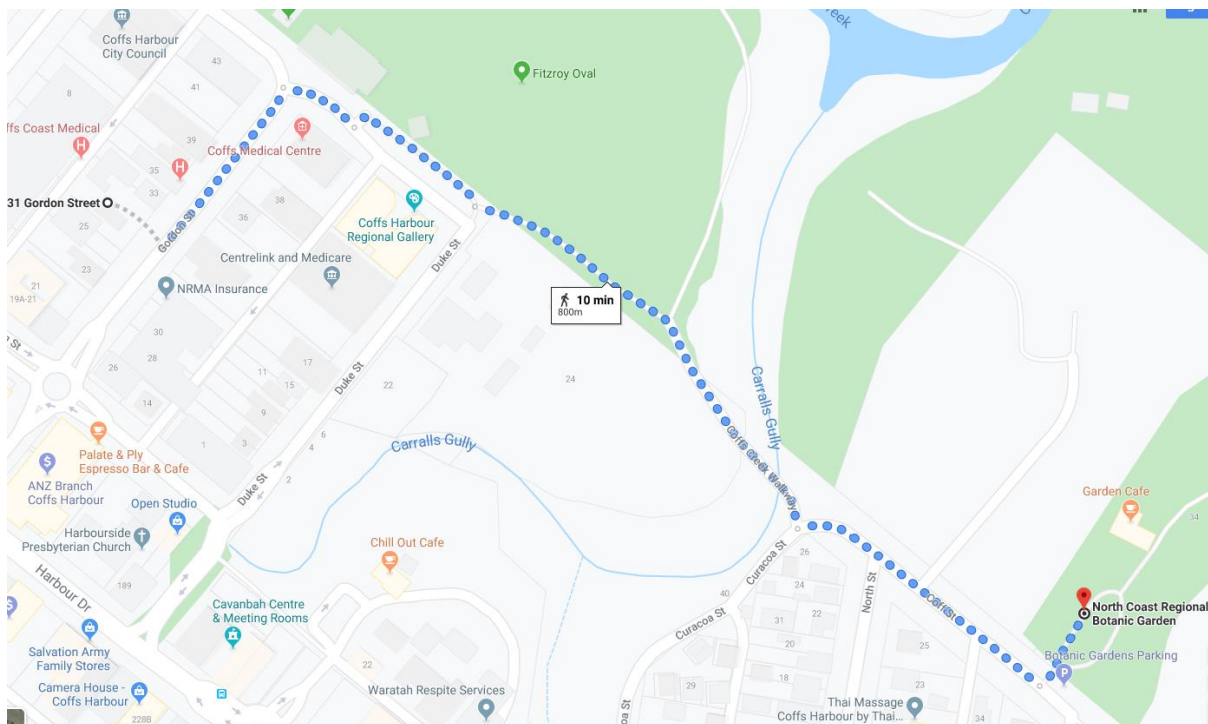
Site does not allow for landscaping or parkland

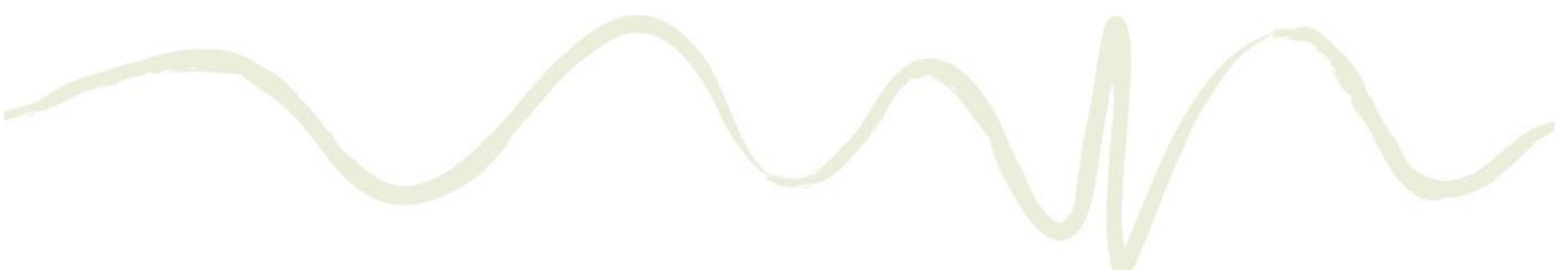
The landscaping proposed in the schematic design has several features:

- The main landscape feature is the existing mature and healthy Hill's Weeping Fig situated in Riding Lane on the western side of the development. The landscape and architectural design of the building has responded to and included the presence of this striking tree.
- There is a proposed sloped lawn at the front of the building facing Gordon street featuring a *Brachychiton acerifolus* (Illawarra Flame Tree), terraced amphitheatre seating and several other smaller trees.
- Indoor planting including a trellis on level 4 cascading to levels 3 below as well as landscaping within the internal forecourt.
- The development of Riding lane, which is a separate development occurring alongside the Cultural and Civic Space, provides substantial opportunities for landscaping and street beautification.



One of the opportunities presented by the new building in the context of the Coffs Harbour City Masterplan is the increased walkability and access to public parklands already available for the city and visitors. It is a two minute walk to the Rotary Park which borders the Coffs Creek, and an easy 10-minute walk along the creek from the site of the new building to the [North Coast Botanic Garden](#). Covering 20 hectares of Crown Land and bordered on three sides by Coffs Creek, these gardens were placed 2nd in the top ten regional botanic gardens in Australia in 2018, and features rare and endangered species, paths and boardwalks, a café, and is a truly beautiful public space.





3.3.8 Original plans included performing arts/entertainment centre and did not include council offices

Plans for the Cultural and Civic Space have included Council offices and Chambers since 2017 and never included a Performing Arts Space. There has been some confusion in the community due to the word 'civic', which in relation to this project means 'relating to a city or town, especially its administration; municipal'. However, in Coffs Harbour, the old town hall, which served as a performing arts centre (demolished in 1996) was called the Civic Centre, and the link between 'civic' and 'performance space' remains in the mind of some residents.

At the 23 June 2016 Council meeting, Council resolved to "investigate mixed use and civic (includes Council office accommodation) development in addition to a new central library and regional gallery on the 23-31 Gordon Street site in order to maximise urban renewal and activation outcomes consistent with the CBD Masterplan." See SC16/34 here: <https://www.coffsharbour.nsw.gov.au/Your-Council/About-Council/Documents/Council%20Meetings/Minutes%20and%20Agendas%202016/MINUTES%20-%20ORDINARY%20MEETING%2023%20JUNE%202016.pdf>

At the 26 November 2016 Council meeting it was decided that the Library and Gallery were to be considered separately from a Performing Arts Centre – see articles SC15/48 and SC15/49 here: <https://www.coffsharbour.nsw.gov.au/Your-Council/About-Council/Documents/Council%20Meetings/2012-2015%20Council%20Agendas%20and%20Minutes/2015.11.26%20Minutes%20Ordinary%20Meeting.pdf>

At the 11 May 2017 Council meeting, Council "Adopts the scope of the Cultural and Civic Space project to include a new central library, regional gallery, customer service area, Council Chambers and Council staff office accommodation." See SC17/21 here: https://infocouncil.coffsharbour.nsw.gov.au/Open/2017/05/CO_20170511_MIN_2147_WEB.htm

Following these resolutions, all three concept plans taken to the community for feedback in 2018 included Council Chambers and did not include a performing arts space. An Issues and Options Paper (interim findings) for Performing Arts Spaces (Indoor and Outdoor) was presented to Council for consideration in December 2019. This discussion paper outlines the definitions of different types of venues, the current and future needs in relation to the provision of adequate performance spaces and the options and steps Council would need to consider moving forward.

3.3.9 Public Hearing

Some members of the community have requested a town hall-type public hearing, attended by the Mayor, General Manager and Councillors, where community members can ask questions about the Cultural and Civic Space project in a public forum.

The Project Office has advised against having a public forum because:

- It is not the best or most productive space to ask or answer questions, and tends to favour the more extreme ends of the community, both for and against the project, as well as people who are comfortable with public confrontation
- If the issue is about the community wanting an opportunity to have their say, there have been numerous opportunities to participate in engagement and consultation about this project (see II(a)) and there continues to be several channels to answer questions and to get more information about the project, including phone, email, website, Facebook and face to face meetings.



3.3.10 Redevelop Existing Council Chambers

The cost of refurbishing existing properties is not competitive when compared with building a new, green-fields space that can incorporate multiple cultural and civic amenities and more useable space for the community.

Council Administration staff are currently spread across two sites – Rigby House and the Castle Street Administration Building, which is almost 40 years old and is approaching its end of life. Being located in the one building will benefit the community, who will have a single point of access to all Council services. It will also allow all council staff to deliver services more efficiently within a modern and functional workplace.

Refer to **Section 3.3.11** below regarding options considered for Council office space.

The inclusion of Council administration and services to the cultural space:

- Enhances productivity by bringing Council staff together
- Allows the proposed sale of two existing buildings to help pay for the new facility
- Gives a central and convenient access for residents to Council customer services
- Allows a multi-purpose events space to be included in the project. It could be used by up to 200 people for events/seminars/talks/performances, as well as for Council meetings
- As part of Council's continuous improvement programme, improved productivity and cost-effectiveness is being looked at across the organisation. Consolidating staff into one building has been identified as a cost saving and productivity benefit.

3.3.11 Remove Council Chambers from the proposal

In the Cultural and Civic Space Concept Business Case (Council meeting 14 June 2018, Resolution 2018/126), Options 2 and 3 excluded the Council administration offices from the Gordon Street development. Option 2 explored leaving Council's administration facilities as they are now, and Option 3 explored renovating the current two storey Castle Street office to accommodate all administration staff and selling Rigby House. These options demonstrated that the current plan for the Cultural and Civic Space (i.e. Option 1) provided the best outcomes for the LGA and represented the best value for money.

3.4 Responses in support of the proposal

3.4.1 General Support based on Community/Cultural/Socio-economic Benefits

Of the 849 public submissions, 19 submissions were in support of the proposal. The main reasons for this support were:

- The project will bring vibrancy and activity into the Coffs Harbour CBD
- The CBD is an ideal location for community and cultural spaces
- The proposal will be good for Coffs Tourism
- The project will benefit and supports local artists
- It is important for growth and development of Coffs
- There is a need for new council, library and gallery
- Centralisation of cultural and civic facilities is a positive
- The proposal will have community/cultural/socio-economic benefits.



4. Government Submissions

4.1 Response Government Agency Submissions

Submissions were received from government agencies as a result of referral of the SSD Application and associated documentation. These submissions were received from:

- Coffs Harbour City Council
- DPIE - Environment, Energy and Science Group - Biodiversity and Conservation Division (BCD)
- DPIE - Water NSW
- DPIE - Government Architect NSW
- Environment Protection Authority
- Roads and Maritime Services
- Transport for NSW.

Table 4.1 provides a summary of the government agency submissions. **Table 4.2** outlines the detailed issues and responds accordingly.

Department of Planning, Industry and Environment have also requested that Council respond to six key issues that required further information to enable the application to proceed. These issues are discussed in **Section 4.2**.

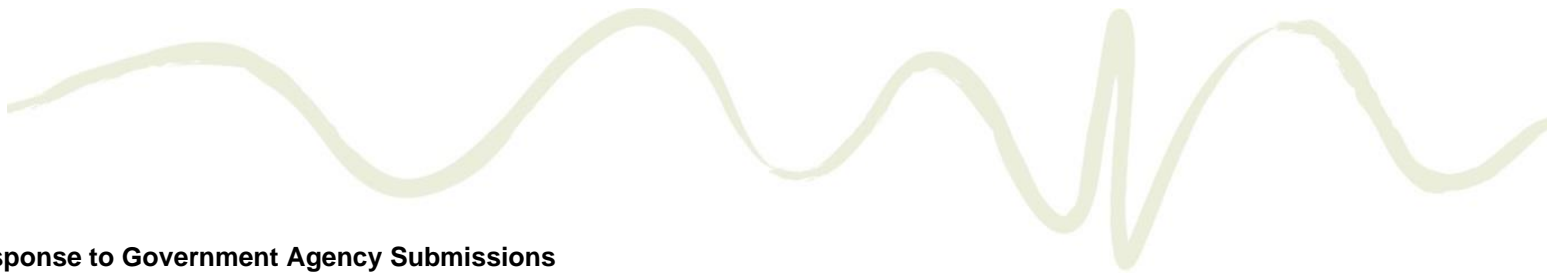
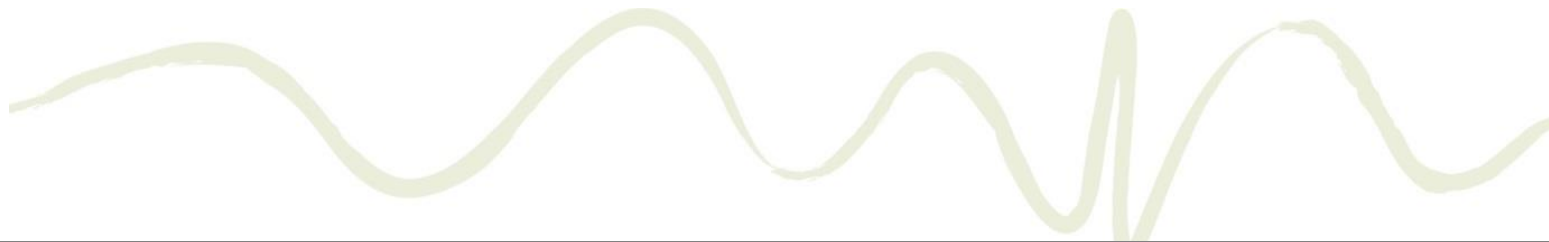


Table 4.1 Response to Government Agency Submissions

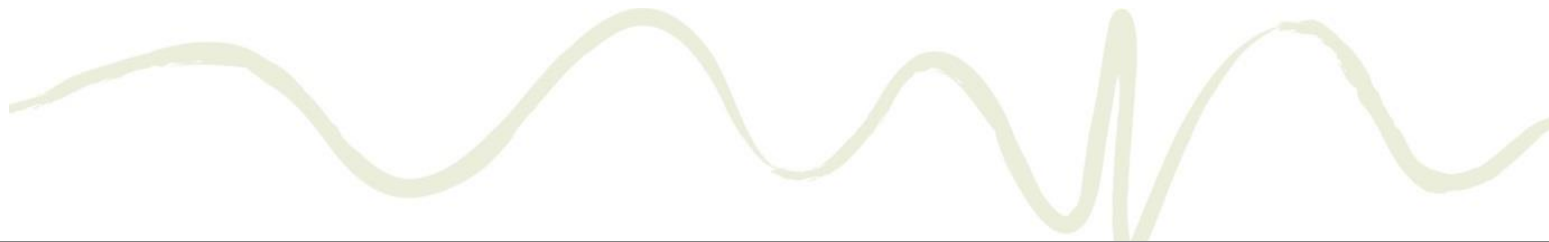
Agency	Issue	Response
Coffs Harbour City Council	Coffs Harbour City Council is the owner/applicant for this SSD Application and therefore Council's assessment staff are not in a position to provide comment in relation to this proposal, the assessment of the proposal or to provide recommended conditions.	Noted.
DPIE - BCD	A final Acid Sulfate Soil Management Plan be prepared and provided to the BCD for further review and advice. This should include all relevant data and include compliance with the relevant State and Commonwealth guidance material.	Regional Geotechnical Solutions have provided a final Acid Sulfate Soil Management Plan which is at Appendix D .
	All recommendations outlined in Table 17 (page 43) of the Aboriginal Cultural Heritage report be included as formal conditions in any approval for the proposed works	Noted
	Reference to the BCD Environline in Recommendation 2 and 3 of the Aboriginal Cultural Heritage Report be revised to refer relevant parties to the "Senior Team Leader Planning, North East Branch. Phone 66598200".	Noted and included in the updated mitigation measures contained in Section 5 .
DPIE - Water NSW	The proposal is not located near any WaterNSW land, assets or infrastructure; therefore, we have no particular comments or requirements regarding the proposal.	Noted
NSW EPA	The management procedures identified in Section 6.4 of the Acoustic SEARs Report Part 1 be developed into a construction Noise and Vibration Management Plan for the Proposal.	Noted. It is assumed that this requirement would form part of a condition of the SSD approval.
DPIE - Government	Preliminary Plans for this proposal were reviewed by GANSW on the 10.04.19 and 30.05.19. The proposal has addressed the issues raised	Noted.



Agency	Issue	Response
Architect of NSW	during the design review process. We have no further comments on the application.	
NSW Roads and Maritime	From a traffic related perspective, it appears that the major impact of the proposed development will be car parking for both the permanent day-to-day use of the building and the sequencing of events. This relates to both off-street and on-street parking. However, it is acknowledged that this is a matter for Council to be satisfied that no adverse impact will occur on the surrounding road network as a result of the development.	Ason Group has prepared a response to the loss of on-street parking which is attached as Appendix B . Ason Group undertook a detailed review of existing parking and future parking demand forecasts as part of the SSD application. This review indicates that there is enough capacity within the immediate area to absorb the loss without significant impacts. Further detail on this is provided in Section 4.2.2
	It is noted that a Traffic Management Plan (TMP) will be provided for major events. This is supported by Roads and Maritime and should be reflected in conditions of any approval.	Noted
	An on-street drop off/emergency vehicle parking area is proposed along the Gordon Street frontage. The emergency vehicle space does not appear to be long enough (10 m?) to safely accommodate these vehicles. The other five spaces will have to be shared by the public, couriers and buses. These parallel spaces are six metres in length and therefore accessible only to smaller vehicles. This is a matter that Council or the Department may wish to further consider.	<p>Ason Group has advised that the proposed on-street drop-off spaces in Gordon Street are designed in accordance with Australian Standards, and as such there is no reason why these spaces would not be able to accommodate standard vehicles.</p> <p>With regard to emergency vehicles, the Ason Group TIA states:</p> <p><i>It is proposed that the pick-up / drop-off and 'No Stopping' area (discussed in Section 9 Design) be utilised as a de-facto emergency vehicle zone. Logically, the location of the 'No Stopping' zone is desirable for fire trucks due to the close proximity to the fire hydrant location. It would be safe to assume that between the 'No Stopping' area and pick-up / drop-off facility, which is limited to 5-minute parking, that there would be space for emergency vehicles to stop. This would also be a superior outcome in terms of efficiency as there would be multiple uses for the pick-up / drop-off and 'No Stopping' areas.</i></p>



Agency	Issue	Response
		<p>These parallel spaces will not be marked individually, but rather provide for standard on-street drop-off and pick-up, and under no stopping restrictions would be attended at all times; as such, there is no reason why an emergency vehicle could not use available spaces (more than one if required based on vehicle length) or, if occupied, require those in the drop-off spaces to depart so as to have the immediate access required by the emergency vehicle.</p>
	<p>The only disabled parking spaces being provided are four spaces in the underground carpark for Council employees. No additional disabled parking appears to be provided for the public close to the Centre. This is also a matter that Council and/or the Department may wish to further consider.</p>	<p>Ason Group has prepared a response to the issue of accessible car parks which is attached as Appendix B. Ason Group have calculated that there is a total of 37 accessible parking spaces within 250 m of the proposed facility and concluded that there is excellent provision of accessible parking spaces in proximity to the All Welcome proposal.</p> <p>Further detail on this is provided in Section 4.2.</p>
	<p>The internal service dock off Gordon Street will accommodate a large rigid truck. It will have to reverse back into the dock. This will require a Traffic Control Plan (TCP) and associated traffic control for each occurrence. It is suggested that this requirement be addressed in conditions of any approval.</p>	<p>Noted. It is understood that this requirement would form part of a condition of the SSD approval.</p>
	<p>It is noted that garbage pickup will be undertaken in Riding Lane. However, no details were provided, and Council should be satisfied that the collection can safely and efficiently occur.</p>	<p>As stated in the Ason Group TIA Report:</p> <p><i>It is proposed to undertake waste collection services off Riding Lane, as is the existing operation. This would also align with the intended function of a service laneway.</i></p> <p>More broadly, there is no information to suggest that these movements (again as per existing movements) have any impact on general safety or traffic efficiency in Riding Lane. Notwithstanding, a Waste Management Transport Plan could be prepared further to a determination of the</p>



Agency	Issue	Response
		preferred waste contractor to detail collection time, duration of stay and any other measures required to ensure an appropriate level of safety and efficiency is maintained at all times.
	There will be a pedestrian desire to cross between the multi-storey car park and the All Welcome Centre and existing Palm Centre. There appears to be no existing footpaths or formal crossings to connect these developments; and in the essence of pedestrian safety, this should be a matter for further consideration.	CHCC has advised that concepts and options for the upgrade of Riding Lane are currently being considered by Council. A key design intent for Riding Lane is to improve pedestrian access through the lane and between Coffs Central shopping centre, the multi-deck carpark, Fitzroy Oval, Coffs Creek and the Cultural and Civic Space by making the lane a shared zone with a 10km/hour speed limit.
Transport for NSW	The Environmental Impact Statement (EIS) does not mention any significant impacts or changes to the road network which may impact bus services. If any impacts or changes to the road network do occur either during construction or operation phases of the development, the Proponent should advise the local operators (Busways and Forrest buses) of these impacts and/or changes.	Noted.



4.2 Department of Planning, Industry and Environment – Response to Issues

The DPIE wrote to Coffs Harbour City Council on 21 November 2019 requesting that Council provide a response to six key issues that required further information to enable the application to proceed. These issues are discussed below.

4.2.1 Contamination

Issue: The Phase 1 Contamination Assessment recommends further investigations to be conducted. A comprehensive Phase 2 Contamination Assessment and a Remedial Action Plan (if required) must be provided.

Response: The Phase 1 Contamination Assessment made the following conclusions and recommendations:

For all samples tested analysis found that heavy metals, TPH, BTEX, PAH, OC/OP pesticides, PCBs and the presence of asbestos were either at concentrations below the laboratory detection limits or at concentrations below the adopted health assessment criteria for commercial / industrial land use. Concentrations of heavy metals (notably zinc) in some soil samples may present a potential risk to some ecological receptors.

Based on the assessment undertaken the materials meet the requirements for a commercial/industrial site as detailed in the NEPM 2013 guidelines.

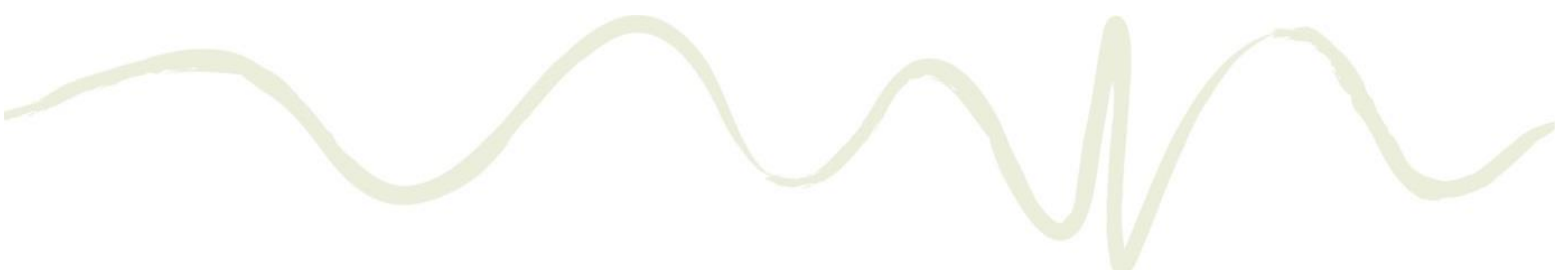
Based on the assessment as presented herein the site would be suitable for the proposed development.

The following recommendations are provided regarding the future development of the site:

- *Undertake a hazardous materials survey prior to demolition of the existing structures at the site. An asbestos clearance certificate should also be obtained by the demolition contractor to certify that all asbestos has been appropriately removed from the site;*
- *Undertake further site assessment following the demolition of the buildings, floor slabs and pavements to assess possible contamination in these areas;*
- *Further evaluate potential risks to ecological receptors in relation to heavy metal concentrations in soils; and*
- *Assess the need for further work based on the conditions encountered following demolition.*

Council has received advice from its Contamination Consultant that the site has existing constraints that limit Phase 2 investigation options including:

- The presence of several low-rise buildings covering a significant proportion of the site significantly restricting access for investigation plant and equipment
- The potential presence of hazardous material (e.g. asbestos and lead paint) within the fabric of the existing structures that could impact the site during demolition operations
- The presence of live underground and overhead services at the site.



The Contamination Consultant further advised that in view of these constraints and, as indicated in the recommendations of the Phase 1 Investigation Report, undertaking additional investigations prior to demolition would have limited value as it would almost certainly not negate the requirement to undertake post demolition investigations when the existing structures and services are removed.

It was therefore the Contamination Consultant's recommendation to undertake a program of grid-based soil sampling after the demolition of the above ground structures and disconnection of services at the site. This would facilitate safe and unrestricted access for equipment and personnel, although concrete coring would be required to obtain samples from beneath the remaining floor slabs.

This work was proposed to be undertaken after the demolition of the above ground structures. This demolition work is subject to a local development application that is currently being processed by Council and is due to be determined by Council at its meeting on 13 February 2020. Council is preparing to have the work undertaken as soon as possible after the determination. The Phase 2 Contamination Assessment Remedial Action Plan (if required) will be forwarded to DPIE as soon as it is ready.

4.2.2 Car Parking

Issue: The development proposes the retention of 37 parking spaces within the existing Council Offices at 2 Castle Street, Coffs Harbour. Please provide further details on how these spaces would be maintained in perpetuity to ensure sufficient car parking would be provided to service the development.

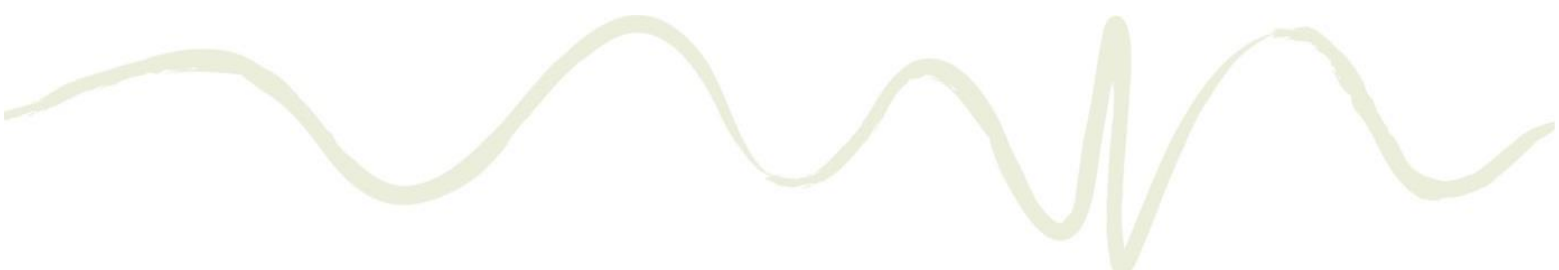
Response: It is considered that the most appropriate way to ensure that the abovementioned 37 parking spaces will be maintained in perpetuity would be to place a restriction as to user on the land pursuant to Section 88B of the *Conveyancing Act 1919*. The authority to vary this restriction would be the Minister of Planning. An additional mitigation measure has been included in the updated list of mitigation measures (refer **Section 5**).

4.2.3 Loss of On-street Parking

Issue: The development proposes to remove 14 on-street car parking spaces from Gordon Street. Further assessment/justification shall be provided regarding the potential impact of the proposal on the availability of on-street parking in the vicinity of the site, in particular, the availability of car parking spaces for mobility-impaired persons.

Response: Ason Group has prepared a response to the loss of on-street parking which is attached as **Appendix B**. The review looked at the total parking provided within 250 m of the Civic Space, the existing and additional demand generated by the proposal, and then total parking capacity and demand at year of opening of the facility and for a 5- and 10-year forecast after opening. The findings of the review indicated that even under worst case forecast conditions, parking will still be available in the immediate vicinity of the proposal 10 years after opening. In addition to the above and given the strong movement towards more sustainable transport strategies by Council, there is an expectation that parking demand will actually fall over the next 10-20 years.

With regard to provision of carparking for people with disabilities, there are 4 accessible parking spaces proposed in the basement plan for the Cultural and Civic Space (i.e. for Council staff and volunteers). In addition to this CHCC has advised that the proposed Riding Lane upgrade project (separate project) will provide at least 6 more accessible spaces for the public in the lane. Ason Group has also prepared a response to the issue of accessible car parks which is attached as **Appendix B**.



Ason Group have calculated that there is a total of 37 accessible parking spaces within 250 m of the proposed facility and concluded that there is excellent provision of accessible parking spaces in proximity to the All Welcome proposal.

4.2.4 Solar Access

Issue: An updated Arboricultural Impact Assessment shall be provided which considers the overshadowing impacts of the proposed development on the Hills Weeping Fig tree within Riding Lane tree.

Response: The project arborist, Mr Mark Hartley from the Arborist Network, has reviewed the request for additional information regarding the potential for the proposed building to have an impact on the large Hill's Weeping Fig adjacent to the project. Mr Hartley has advised that the proposed development will have no discernible impact on the health of the Fig Tree. The building has been designed to fit under the canopy of the tree. However, even if shade was cast onto the canopy this would not be problematic as this species would simply revert the portion of the canopy to shade leaves. In addition, this species is an emergent species in the rain forest. As a consequence, it is normal for the tree to have its root system and much of its trunk in the shade. A copy of the advice provided by the Arborist Network is attached as **Appendix C**.

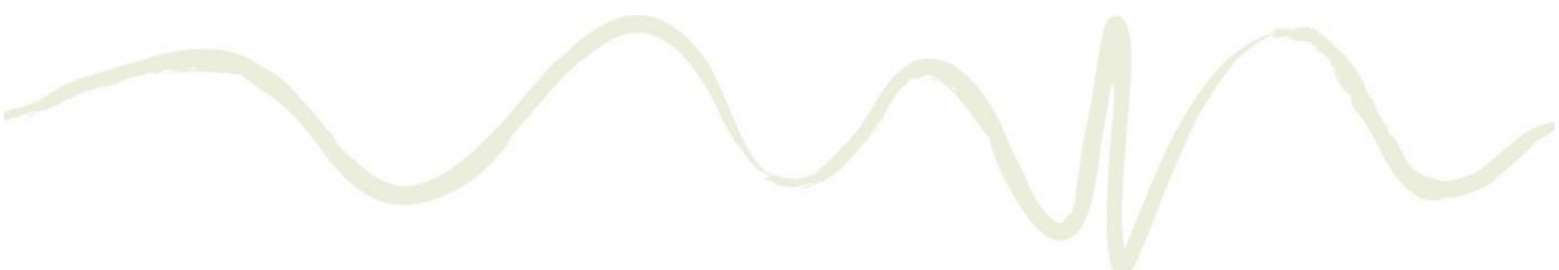
4.2.5 Public Access from the Castle Street Car Park

Issue: Please provide further details about the timing and delivery of the proposed works outlined in the masterplan for Riding Lane, which includes the pedestrian link from the Castle Street car park to the proposed development. Please outline how pedestrian and vehicle movements would be appropriately managed, should the works not be delivered or are delayed.

Response: As detailed in the EIS submitted with the SSDA, the streetscape surrounding the Proposal is subject to the Coffs Harbour City Centre Masterplan 2031. The City Centre Masterplan outlines a range of objectives and works for improvements to the city centre, including the streets surrounding the subject site. The Schematic Design Report at Appendix F of the EIS shows how the All Welcome building relates to the phased upgrades to the precinct surrounding the site over time.

Upgrades to the surrounding area in accordance with the City Centre Masterplan are proposed to occur in two phases, focusing firstly on Riding Lane and then Gordon Street. These are separate projects to the All Welcome proposal (SSD Application) and would be determined under a separate planning approval pathway. However, they are projected to run concurrent with and following the construction of All Welcome respectively.

- All Welcome - Coffs Harbour Cultural and Civic Space (this SSD Application):
 - This SSD Application is concerned with the Coffs Harbour Cultural and Civic Space (All Welcome) only. This includes works to Gordon Street necessary to complete the building – specifically changes to street parking and the addition of a bus drop-off zone, and the removal of a street tree which obstructs the proposed path of vehicles accessing the loading dock.
- Council's Riding Lane upgrade plans:
 - This phase considers upgrades to Riding Lane which enhance the urban environment for pedestrian occupation and enable walk-able linkages from Harbour Drive and Coffs Central, through the All Welcome site and beyond into the proposed Office/Living zone identified in the City Centre Masterplan. This project proposes the redirection of Riding Lane, modifications to



the Castle Street Carpark and upgrades to the intersection of Riding Lane and Coff Street. It is being undertaken by Council with input from the All Welcome design team where necessary.

■ Council's future precinct project:

- Broader precinct works contemplated by the City Centre Masterplan are proposed to upgrade Gordon Street to include dedicated cycle lanes, parallel parking and increased street vegetation. Pending future development on the other side of Gordon Street a pedestrian crossing would ideally be located at the internal street of All Welcome on Gordon Street. These works being managed by a separate body within Council and are predicted to begin within a 10 year 'horizon'.

4.2.6 Rooftop Plant and Cooling Towers

Issue: As shown in the visual impact assessment, the rooftop plant including the cooling towers are visible at street level. Further screening and/or design amendments are required to conceal the plant and cooling towers from the public's line of sight at street level.

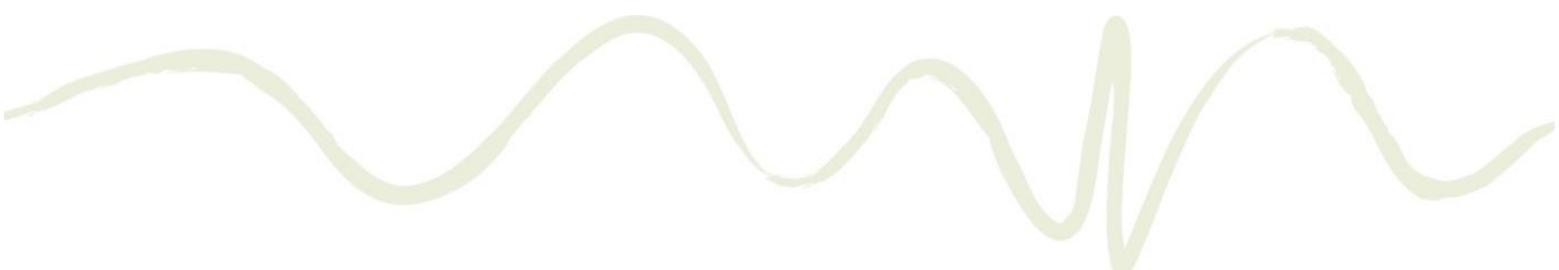
Response: The rooftop plant including the cooling towers will be screened from public view at street level. The type, materials and colours of the screening will be further developed as part of the detailed design phase and will be consistent with the colours and materials used for the main external façade design. It is considered that this can form part of the conditions of consent for the SSD approval. An additional mitigation measure has been included in the updated list of mitigation measures (refer **Section 5**)

5. Updated Mitigation Measures

The collective measures required to avoid, minimise or mitigate the impacts associated with the proposed works are detailed in **Table 5.1** below.

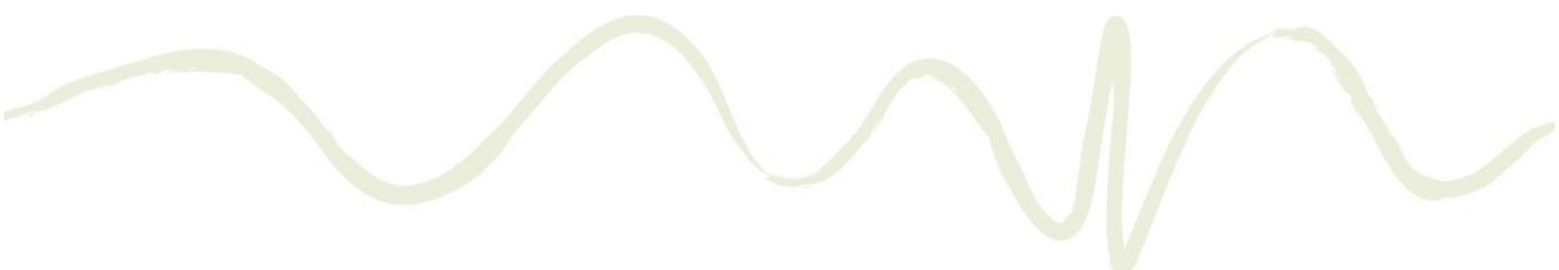
Table 5.1 Mitigation Measures and Safeguards

<i>Issue</i>	<i>Action/Measure</i>
Biodiversity	<ul style="list-style-type: none"> ■ Vegetation clearing would be limited to the amount required to undertake the works. ■ Disturbances beyond the limit of works would be avoided. ■ If non-mobile fauna or habitat features are identified (e.g. birds' nest) before or during construction, a suitably licensed and experienced ecologist is to be contacted immediately and appropriate measures would be discussed and implemented prior to commencement/re-commencement of works. If an animal is injured during construction WIRES is to be contacted to arrange for capture/removal of the animal from the works area.
Environmental Amenity	<ul style="list-style-type: none"> ■ Deliver a high-quality architectural design response and articulated form as presented in the plans prepared by BVN. ■ Materials and finishes associated with the development would be complimentary to surrounding natural colour palettes where possible and not result in adverse reflectivity (refer below for reflectivity). ■ Outdoor lighting design and operation should be compliant with <i>AS4282 – Control of obtrusive effects of outdoor lighting</i>. ■ Implement a detailed landscape plan/strategy generally in accordance with the landscape strategy prepared by Urbis. ■ Limitations on façade reflectivity are to be adopted as per the recommendations of the report prepared by Surface Design, including a 15 per cent limit on specular reflectivity to facades on the east and south elevations of the building. ■ The rooftop plant including the cooling towers will be screened from public view at street level. The type, materials and colours of the screening shall be further developed as part of the detailed design phase and will be consistent with the colours and materials used for the main external façade design.
Traffic, Access and Parking	<ul style="list-style-type: none"> ■ The recommendations of the transport assessment prepared by Ason Group in relation to parking, traffic and transport are to be implemented. ■ A comprehensive Construction Traffic Management Plan will be developed and implemented for the construction phase. ■ The development proposes the retention of 37 parking spaces within the existing Council Offices at 2 Castle Street, Coffs Harbour. These spaces must be maintained in perpetuity to ensure sufficient car parking would be provided to service the development. A restriction as to user on the land pursuant to Section 88B of the <i>Conveyancing Act 1919</i> must be placed on the subject land to require this. The authority to vary this restriction would be the Minister of Planning.
Ecologically Sustainable Development	<ul style="list-style-type: none"> ■ The detailed design and construction of the development will incorporate ESD principles, generally in accordance with the ESD report by LCI, including: <ul style="list-style-type: none"> – building envelope performance measures – energy and water reduction – mechanical ESD initiatives – materials selection



Issue	Action/Measure
	<ul style="list-style-type: none"> – emissions reduction – waste minimisation – community engagement and education.
Aboriginal Heritage	<ul style="list-style-type: none"> ■ All workers should be inducted into the Subject Area, so they are made aware of their obligations under the <i>National Parks and Wildlife Act 1974</i> prior and during and after construction activities. ■ The following 'Find Procedure' should be put in place as a minimum response in the unlikely event of the identification of artefacts within the Subject Area: <ul style="list-style-type: none"> – work in the surrounding area is to stop immediately – a temporary fence is to be erected around the site, with a buffer zone of at least 10 m around the known edge of the site – in consultation with the RAPS for the project, an appropriately qualified archaeological consultant is to be engaged to identify the material – If the material is an Aboriginal object, the Proponent will notify the: <ul style="list-style-type: none"> • Senior Team Leader Planning, North East Branch. Phone 66598200 • representatives of the RAPS – Facilitate, in co-operation with the appropriate authorities and the RAPS: <ul style="list-style-type: none"> • The recording and assessment of the finds • Compliance with any legal requirements and BCD directions • The development and implementation of appropriate management strategies based on an assessment of significance of the finds – Recommencement of ground disturbance works may only resume once legal requirements are fulfilled. ■ In the unlikely event that suspected human remains are encountered during construction, all work in the area that may cause further impact, must cease immediately and: <ul style="list-style-type: none"> – The location, including a 20 m curtilage, should be secured using barrier fencing to avoid further harm. – The NSW Police must be contacted immediately. – No further action is to be undertaken until the NSW Police provide written notification to the Department of Justice. – If the skeletal remains are identified as Aboriginal, The Department of Justice or their agent must contact: <ul style="list-style-type: none"> • Senior Team Leader Planning, North East Branch. Phone 66598200 • representatives of the RAPS. – No works are to continue until the BCD provides written notification to the proponent or their Agent.
Non-Aboriginal Heritage	<ul style="list-style-type: none"> ■ The recommendations of the Heritage Impact Assessment prepared by Niche Heritage Consultants would be adopted.
Noise and Vibration	<ul style="list-style-type: none"> ■ The recommendations of the Noise and Vibration Impact Assessment prepared by Pulse Acoustic Consultancy are to be implemented to ensure construction and operational noise and vibration impacts are adequately managed and mitigated.
Soils	<p>Geotechnical Conditions:</p> <ul style="list-style-type: none"> ■ The recommendations of the Regional Geotechnical Solutions investigation and assessment be implemented.

Issue	Action/Measure
	<p>Acid Sulfate Soils:</p> <ul style="list-style-type: none"> ■ Acid Sulfate Soils (ASS) or Potential Acid Sulfate Soils (PASS) will be managed in accordance with the Acid Sulfate Soil Management Plan prepared by Regional Geotechnical Solutions. ■ Dewatering and water treatment will be in accordance with the Acid Sulfate Soil Management Plan prepared by Regional Geotechnical Solutions. <p>Contamination:</p> <p>The recommendations of the Regional Geotechnical Solutions Contamination Assessment be implemented, including:</p> <ul style="list-style-type: none"> ■ Undertake a hazardous materials survey prior to demolition of the existing structures (slabs and footings) at the site. An asbestos clearance certificate should also be obtained by the demolition contractor to certify that all asbestos has been appropriately removed from the site. ■ Undertake further site assessment following the demolition of the floor slabs, footings and pavements to assess possible contamination in these areas. ■ Further evaluate potential risks to ecological receptors in relation to heavy metal concentrations in soils. ■ Assess the need for further work based on the conditions encountered following demolition.
Erosion, sediment and dust controls	<p>The following safeguards and mitigation measures would be implemented in order to control erosion, sediment and dust:</p> <ul style="list-style-type: none"> ■ An erosion and sediment control plan (prepared by TTW at Appendix S in the EIS) will be implemented in accordance with <i>The Blue Book</i> prior to and during construction. ■ Works will only commence once all erosion and sediment controls have been established. The controls will be maintained in place until the works are complete and all exposed erodible materials are stable. ■ Erosion and sedimentation controls will be checked and maintained (including clearing of sediment from behind barriers) on a regular basis (including after any precipitation events) and records kept and provided on request. ■ All sediment control measures will be checked and repaired or re-installed (if required) if heavy rainfall was forecast. ■ Excavation and construction work performed within the site is to comply with Work Health and Safety Regulation 2017 and a project specific safe work method statement that includes provisions for possible contamination and asbestos issues. ■ Stabilising all disturbed/exposed surfaces and stockpiles as soon as practicable. ■ NSW Environment Protection Authority best management practices are to be implemented for minimising off-site dust impacts from the project. ■ Loose materials transported in trucks travelling on public roads are to be covered with an enviro-tarp. ■ Tailgates of all vehicles transporting materials on public roads are to be securely fixed. ■ Construction work will be regularly monitored, and water carts or handheld water sprays are to be used to suppress dust as required. ■ Contractor is to stabilise all unsealed construction access routes through use of coarse aggregates. ■ Map and develop a work method procedure for all known areas of Hazardous Materials (Hazardous substance report).



<i>Issue</i>	<i>Action/Measure</i>
	<ul style="list-style-type: none"> ■ If asbestos is found in soil, removal is to be completed by a licensed asbestos removal officer, this is to be barricaded off by the main contractors' personnel and then removed by a licensed operator.
Utilities	<ul style="list-style-type: none"> ■ The development will comply with the requirements of the relevant public authorities regarding the connection to, relocation and/or adjustment of services affected by the construction of the proposed development and as outlined within the Infrastructure Management Plan prepared by LCI.
Contamination	<p>Implement recommendations of the Contamination Land Assessment prepared by Regional Geotechnical Solutions, including:</p> <ul style="list-style-type: none"> ■ Undertake a hazardous materials survey prior to demolition of the existing structures at the site. An asbestos clearance certificate should also be obtained by the demolition contractor to certify that all asbestos has been appropriately removed from the site. ■ Undertake further site assessment following the demolition of the floor slabs, footings and pavements to assess possible contamination in these areas. ■ Further evaluate potential risks to ecological receptors in relation to heavy metal concentrations in soils. ■ Assess the need for further work based on the conditions encountered following demolition.
Flooding	<p>The building will be designed and constructed to ensure appropriate flood protection as per the flood assessment by GHD, including:</p> <ul style="list-style-type: none"> ■ A flood action plan should be prepared for the proposed development. ■ A minimum Finished Floor Level (FFL) of 4.76 m AHD is recommended for the proposed development. ■ The recommended level for the entrance to the underground carpark is 4.52 m AHD.
Drainage and Stormwater	<ul style="list-style-type: none"> ■ The Proposal will be in accordance with the Civil Design report and associated stormwater and drainage assessments prepared by Taylor Thomson Whitting.
Waste	<ul style="list-style-type: none"> ■ A detailed Construction Waste Management Plan will be prepared by an appropriately qualified person prior to the commencement of works. The Waste Management Plan will be prepared in accordance with the EPA's "Waste Classification Guidelines (2008)" and the <i>Protection of the Environment Operations Act 1997</i>. ■ Clean sediment spoils would be reused on-site where required and appropriate. Excess spoil would be lawfully disposed of. ■ The following resource management hierarchy principles would be followed: <ul style="list-style-type: none"> – avoid unnecessary resource consumption as a priority – avoidance is followed by resource recovery (including reuse of materials, reprocessing, recycling and energy recovery) – disposal is undertaken as a last resort (in accordance with the <i>Waste Avoidance and Resource Recovery Act 2001</i>).
Construction Impacts	<ul style="list-style-type: none"> ■ A Construction Environmental Management Plan (CEMP) will be prepared by the appointed contractor prior to the commencement of works. The CEMP will establish site management principles generally in accordance with the Outline (preliminary) Construction Management Plan prepared by Turner Townsend Thinc.



Copyright and Usage

©GeoLINK, 2020

This document, including associated illustrations and drawings, was prepared for the exclusive use of Coffs Harbour City Council to submit to the Department of Planning, Industry and Environment as part of the assessment of SSD-10300. It is not to be used for any other purpose or by any other person, corporation or organisation without the prior consent of GeoLINK. GeoLINK accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this document for a purpose other than that described above.

This document, including associated illustrations and drawings, may not be reproduced, stored, or transmitted in any form without the prior consent of GeoLINK. This includes extracts of texts or parts of illustrations and drawings.

The information provided on illustrations is for illustrative and communication purposes only. Illustrations are typically a compilation of data supplied by others and created by GeoLINK. Illustrations have been prepared in good faith, but their accuracy and completeness are not guaranteed. There may be errors or omissions in the information presented. In particular, illustrations cannot be relied upon to determine the locations of infrastructure, property boundaries, zone boundaries, etc. To locate these items accurately, advice needs to be obtained from a surveyor or other suitably qualified professional.



Appendix A

Summary of Submissions

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Brett Cruickshank	Coffs Harbour LGA	Objects	Cost of project and increases in rates Council Chambers should be removed from the proposal Alternative Project Suggestion Redevelop Existing Council Chambers Cost of project and increases in rates Parking	Too expensive Remove Council Chambers from existing proposal Money should be spend on civil infrastructure Redevelop Current Council Chambers which was built with foundations to allow for future development Worried about future rate increases Insufficient parking
Nick Wright	Coffs Harbour LGA	Supports with changes	Suggested design changes Suggested design changes Suggested design changes	Basement carpark should have charging points for electric cars, scooters and bikes Fire sprinkler systems back up should be battery not diesel Solar Panels should be incorporated into the design and on neighbouring car park
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates Cost of project and increases in rates	High cost and an increase in cost probable Likely increases to our rates will make it harder for the younger generation to afford accommodation.
Withheld	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits	The vibrancy and future of CBD/Coffs Harbour is dependant on this project CBD should be an epicentre of our community with cultural spaces
Withheld	Coffs Coast Region	Objects	Cost of project and increases in rates Suggested design changes	Building is too costly due to its design Building should be more practical/utalitarian, cover less of Riding Lane, wants local artist murals on either side
Angela Dunstan	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits	Need for a bigger Regional Gallery The proposal will help centralise Coffs Harbour, and help bring the community together
Fran Stephenson	Coffs Harbour LGA	Objects	Not supportive of the location Traffic and access impacts Built form, urban design and visual impacts Parking Redevelop Existing Council Chambers Performing Arts/Entertainment Centre Cost of project and increases in rates Concerns about Council not following due process Cost of project and increases in rates	Should be located at City Hill Increased traffic congestion Contrasts to surrounding buildings that are "average to poor" in appearance Insufficient parking Redevelop Current Council Chambers which was built with foundations to allow for future development Performancing Arts Centre Too much money is being spent "to move existing facilities around the corner" Council Process with approval was flawed and not in the best interests of the community Existing assets will be sold for less than market value
Withheld	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits	Arts, educational and cultural experience is needed to revitalise community Centralisation of community facilities i.e. swimming pool, botanic gardens Tourism - Coffs deserves facilities as good as other cities
Jim Phipps	Coffs Harbour LGA	Objects	Cost of project and increases in rates Alternative Project Suggestion Alternative Project Suggestion Alternative Project Suggestion	Concerned that faciilities already exist and money is just for council offices Southern breakwater extension Develop Jordan Esplanade General expansion of sports facilities
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process Cost of project and increases in rates Suggested design changes Not supportive of the location Parking Built form, urban design and visual impacts	Council process was flawed, does not have support of local residents Worried about future rate increases Lacks a civic centre; would like one implemented Location is innapropriate Insufficient parking Unnatractive surroundings
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates Redevelop Existing Council Chambers Performing Arts/Entertainment Centre Not supportive of the location Concerns about Council not following due process	Concerned that amount of loan will exceed the amount advertised by millions Redevelop Current Council Chambers which was built with foundations to allow for future development Performing Arts Centre Should be located at City Hill Mayor used vote to go ahead with plans despite petition against the project
Roger Tindale	Coffs Harbour LGA	Objects	Not supportive of the location Performing Arts/Entertainment Centre Council Chambers should be removed from the proposal Cost of project and increases in rates Concerns about demolition DA Future Proofing	Proposed site is restricted and doesn't allow for growth Performing Arts Centre Remove Council Chambers from existing proposal Too expensive, relies on sale of council assets Wants to delay demolition of existing building on site (DA0199/20DA) Inadequate capacity for future growth
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process Not supportive of the location Performing Arts/Entertainment Centre Redevelop Existing Council Chambers Council Chambers should be removed from the proposal Alternative Project Suggestion Alternative Project Suggestion Cost of project and increases in rates Cost of project and increases in rates	States conflict of interest in decision making/processing of proposal Proposed location is "tacky" and "ugly" Entertainment Centre Redevelop Current Council Chambers which was built with foundations to allow for future development Removal of council chambers from proposal Museum to stay in current location Put art gallery at bunker cartoon gallery to have art more centralised Waste of ratepayers money Selling existing assets would be a step back in monetary terms

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Cost of project and increases in rates Cost of project and increases in rates Parking Traffic and access impacts Council Chambers should be removed from the proposal Built form, urban design and visual impacts Built form, urban design and visual impacts Future Proofing Planning Policy Inconsistencies Safety Commercial Impacts	Restricted access to open landscaping/parkland Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Proposed development cost outweigh benefits No income generating component Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Remove Council Chambers from existing proposal Proposed building design is not consistent with those around it Exceeds height limit of 28m Inadequate capacity for future growth Fails to meet objectives of B3 Commercial Core Zone Does not meet safer design standards with arcade between Gordon Street and Riding Lane impact of additional commercial space from vacated council facilities
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Cost of project and increases in rates Cost of project and increases in rates Parking Traffic and access impacts Council Chambers should be removed from the proposal Built form, urban design and visual impacts Built form, urban design and visual impacts Future Proofing Planning Policy Inconsistencies Safety Commercial Impacts	Restricted access to open landscaping/parkland Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Proposed development cost outweigh benefits No income generating component Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Remove Council Chambers from existing proposal Proposed building design is not consistent with those around it Exceeds height limit of 28m Inadequate capacity for future growth Fails to meet objectives of B3 Commercial Core Zone Does not meet safer design standards with arcade between Gordon Street and Riding Lane impact of additional commercial space from vacated council facilities
Withheld	Coffs Harbour LGA	Objects	Future Proofing Performing Arts/Entertainment Centre Redevelop Existing Council Chambers Cost of project and increases in rates	Only replaces what we have/duplication Entertainment Centre Redevelop Current Council Chambers which was built with foundations to allow for future development Worried about future rate increases
Withheld	Coffs Harbour LGA	Objects	Alternative Project Suggestion Redevelop Existing Council Chambers Council Chambers should be removed from the proposal Cost of project and increases in rates Cost of project and increases in rates	Museum in current location, extension if needed Redevelop Current Council Chambers which was built with foundations to allow for future development Proposed building to be solely cultural centre States cost of building is "outrageous" Worried about future rate increases
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process Not supportive of the location Parking Not supportive of the location Cost of project and increases in rates Cost of project and increases in rates	Changing of plans without consulatation of ratepayers Only moving short distance, states minimal impact on CBD Insufficient parking internally and externally Should be located at City Hill Council already spent too much unnecessarily No communication on how escalated costs will affect ratepayers
Mark Dodd	Coffs Harbour LGA	Objects	Future Proofing Parking Traffic and access impacts Cost of project and increases in rates Built form, urban design and visual impacts Built form, urban design and visual impacts Reflectivity	Inadequate capacity for future growth Insufficient parking internally and externally Minimized traffic affect on Gordon Street Incomplete Civil Investment Value Exceeds height limit Design is overbearing and out of character with rest of area Resulting heat and glare will be hazardous for drivers/pedestrians
Madeleine Wardman	Coffs Harbour LGA	Objects	Parking Traffic and access impacts Built form, urban design and visual impacts Not supportive of the location Cost of project and increases in rates Planning Policy Inconsistencies Safety	Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflicts with Gordon Street streetscape Location in CBD prevents access to landscaping and parklands 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Duplication of council offices conflicts with B3 Comerical Core Zone objective Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Peter Wardman	Coffs Harbour LGA	Objects	Not supportive of the location Not supportive of the location Cost of project and increases in rates Parking Traffic and access impacts Lack of Justification	Location in CBD prevents access to landscaping and parklands Prevents linkages to other parts of the LGA 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Not in public interest economically/unnecessary office space for council

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location Alternative Project Suggestion Community Consultation Concerns	Should be at Jetty Should be spent on Infrastructure More council engagement on costs
Withheld	Coffs Harbour LGA	Objects	Lack of Justification Lack of Justification Concerns about Council not following due process Alternative Project Suggestion	Proposed facilities already exist Only minor part of community will use facilities Council spending Infrastructure improvement
Jason McClung	Coffs Harbour LGA	Objects	Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Lack of Justification Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Not in public interest economically/unnecessary office space for council Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Maree McClung	Coffs Harbour LGA	Objects	Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Lack of Justification Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Not in public interest economically/unnecessary office space for council Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Withheld	Coffs Harbour LGA	Objects	Parking Not supportive of the location Performing Arts/Entertainment Centre	Insufficient Parking and drop-off/pickup points Should be located at City Hill Entertainment Centre
Cheryl Cooper	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits	CBD revitalisation
Sue Hancock	Coffs Harbour LGA	Objects	Redevelop Existing Council Chambers Not supportive of the location Built form, urban design and visual impacts	Redevelop Current Council Chambers which was built with foundations to allow for future development Should be located at City Hill Doesn't match surrounding buildings/car park backdrop
Peter Landini	Coffs Harbour LGA	Objects	Performing Arts/Entertainment Centre Concerns about Council not following due process Not supportive of the location Cost of project and increases in rates	Entertainment Centre Conflict of Interest Move council offices away from city Council will be in considerable debt
Keith Bensley	Coffs Harbour LGA	Objects	Community Consultation Concerns Planning Policy Inconsistencies Cost of project and increases in rates	Community Consultation not sufficient Fails to meet objectives of B3 Commercial Core Zone Council has to sell 4 buildings to help fund proposal
Garrie Cooper	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits	Applauding council decision
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns Concerns about Council not following due process Future Proofing Cost of project and increases in rates Traffic and access impacts Built form, urban design and visual impacts Reflectivity Cost of project and increases in rates Parking Not supportive of the location Concerns about Council not following due process	Insufficient community consultation Changing of plans in process Proposal has smaller floor area than previous facilities Council offices/chamber negates government grant funding Increased traffic congestion Size of building doesn't conform to surroundings Resulting heat and glare will be hazardous for drivers/pedestrians Glass façade will be costly to clean Insufficient parking internally and externally Should be located at City Hill Complaints about General Manager
Maxwell Brimsmead	Coffs Harbour LGA	Objects	Community Consultation Concerns Cost of project and increases in rates Performing Arts/Entertainment Centre Built form, urban design and visual impacts	Lack of community consultation Unknown and Escalating costs Space does not provide performing arts centre Concerns on building height and landscaping
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of Community consultation

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld			Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Future Proofing Not supportive of the location Future Proofing Parking Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Flooding	Conflict of interest Doesn't meet purposes of B3 Commercial Zone Building exceeds height restrictions Museum, Art Gallery and library to small Constricted location/poor access Inadequate capacity for future growth Insufficient parking Maintenance costs Project is not income producing Requires sale of 4 properties to reduce costs Concerned with rate hikes no consideration of future flooding
			Community Consultation Concerns Concerns about Council not following due process Planning Policy Inconsistencies Not supportive of the location Future Proofing Parking Future Proofing Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Flooding Traffic and access impacts	Lack of Community consultation Conflict of interest Building controvenes with LEP Constricted location/poor access Inadequate capacity for future growth Insufficient parking Limited community growth benefit Maintenance costs Project is not income producing Requires sale of 4 properties to reduce costs Concerned with rate hikes no consideration of future flooding Increased traffic congestion
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process Concerns about Council not following due process	Project is only council offices Performance Centre swap deals with CEX and Education Campus
Raf Stary	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies Community Consultation Concerns Future Proofing Cost of project and increases in rates Community Consultation Concerns Concerns about Council not following due process	Fails to meet objectives of B3 Commercial Core Zone Changed plans without consultation Inadequate capacity for future growth Government grants and escalation of costs Lack of community consultation Validity of Mr Adendorff's vote
Adam Milward	Coffs Harbour LGA	Objects	Alternative Project Suggestion Not supportive of the location Parking Parking Built form, urban design and visual impacts Cost of project and increases in rates	Facilities in separate buildings CBD is inadequate, wants better location Insufficient parking No consideration given to parking/access for elderly/disabled Not enough space around the project Worried about future rate increases
Marnie Cotton	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits	Rejuvenates the city Supports local art and community engagement
Kristene Maguire	Coffs Harbour LGA	Objects	Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Lack of Justification Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts Not supportive of the location	Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Not in public interest economically/unnecessary office space for council Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m Council has an alternative site obtained from NSW Government
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates Built form, urban design and visual impacts Redevelop Existing Council Chambers Cost of project and increases in rates	Inflation of costs before completion Surrounding buildings don't match modern design Redevelop Current Council Chambers which was built with foundations to allow for future development Ratepayers don't need more costs
Terence Maguire	Coffs Harbour LGA	Objects	Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Lack of Justification Planning Policy Inconsistencies	Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Not in public interest economically/unnecessary office space for council Fails to meet objectives of B3 Commercial Core Zone

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Not supportive of the location	Council has an alternative site obtained from NSW Government
Patricia	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits	Supports the Civic Centre being built in town
Dida Brenner	Coffs Harbour LGA	Objects	Performing Arts/Entertainment Centre	Lack of Civic Centre Hall
			Alternative Project Suggestion	Build CCS next to CEX
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
			Performing Arts/Entertainment Centre	Entertainment Centre
			Planning Policy Inconsistencies	Inconsistent with Coffs Harbour City Centre Masterplan 2031
			Planning Policy Inconsistencies	Objects to development type in DA 'Museums, Gardens and Zoos'
Withheld	Coffs Harbour LGA	Objects		Attachment Unavailable
Garry Dew	Coffs Harbour LGA	Objects		Attachment Unavailable
Brigit Mackenzie	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits	Revitalises the CBD
			General Support based on Community/Cultural/Socio-economic Benefits	Important for growth and development of Coffs
			General Support based on Community/Cultural/Socio-economic Benefits	Convenient location of art/cultural needs
Maurice Rissman	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits	Encourages future investment in Coffs
			General Support based on Community/Cultural/Socio-economic Benefits	Helps transition Coffs from being a town to a city
Jami Winnacott	Coffs Harbour LGA	Objects	Public Hearing	Demands public hearing
			Cost of project and increases in rates	Fears cost will double without community consultation
Wendy Tanner	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits	Revitalise CBD
			General Support based on Community/Cultural/Socio-economic Benefits	More facilities for residents/council workers
			General Support based on Community/Cultural/Socio-economic Benefits	Community needs access to central facilities provided
Lesley	Coffs Harbour LGA	Objects	Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
			Alternative Project Suggestion	Expansion of existing library and museum
			Cost of project and increases in rates	Concerns about funding
			Not supportive of the location	Move to near train station at Jetty
			Not supportive of the location	Move out West (Orara, Nana Glen)
			Built form, urban design and visual impacts	Proposed design is boring/drab
Alice Jamison	Coffs Harbour LGA	Objects	Performing Arts/Entertainment Centre	More support for performing artists (Performing Arts Centre)
Mark Bryant	Coffs Harbour LGA	Objects	Community Consultation Concerns	Consultation process flawed
			Concerns about Council not following due process	Plans changed during process
			Concerns about Council not following due process	Denise Knight controversy
			Cost of project and increases in rates	Concerns about council having to sell assets to fund project
			Cost of project and increases in rates	Concerns about increasing rates
Francesca Montanaro	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Traffic and access impacts	Increased traffic congestion
			Parking	Insufficient parking internally and externally
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
			Cost of project and increases in rates	Council assets should not be sold off to fund project
Keith Jervis	Coffs Harbour LGA	Objects	Not supportive of the location	Should be located at City Hill
			Built form, urban design and visual impacts	Surrounding area doesn't match building design
			Flooding	Concerns with danger from future flooding
			Traffic and access impacts	Increased traffic congestion
			Concerns about Council not following due process	Concerned with misleading information from council
			Cost of project and increases in rates	Concerns with rate increases
			Cost of project and increases in rates	Lack of income source
			Cost of project and increases in rates	Council won't be able to budget their own finances
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Voting process within council flawed
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	More suitable sites
			Parking	Insufficient parking internally and externally
			Cost of project and increases in rates	Concerns about expenditure and Loans
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Special Interest groups rather than ratepayers

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Community Consultation Concerns Redevelop Existing Council Chambers Parking Traffic and access impacts Parking Planning Policy Inconsistencies	Changing of plans i.e. community wasn't informed of council buildings Council could just build on existing offices Insufficient studies on parking needs Lack of alternate forms of transport in near future i.e. buses Insufficient on-site parking for construction This submission has to do with inconsistencies with the EIS
Rod McKelvey	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits	Supports plans for Cultural and Civic Space
Susan Simmons	Coffs Harbour LGA	Objects	Community Consultation Concerns Cost of project and increases in rates Council Chambers should be removed from the proposal Performing Arts/Entertainment Centre Built form, urban design and visual impacts Traffic and access impacts	Insufficient community consultation Infrastructure spending will take a hit Remove Council Chambers from existing proposal Entertainment Centre Building to big for Gordon Street Traffic congestion and restricted pedestrian access
Withheld	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits	Need for new council, library and gallery Element of urban consolidation and renewal Beneficial effect on social, educational and artistic sectors
Withheld	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits Built form, urban design and visual impacts	Centralisation of council facilities Library/art gallery meeting current standards Revitalisation of CBD Building something interesting on a site that was previously unused
Jan Strom	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits Cost of project and increases in rates General Support based on Community/Cultural/Socio-economic Benefits	Cultural and Community facilities that live up to other similar quality facilities Benefit inner city housing and CBD services Cost of project is sound Project will help Coffs Harbour in future growth
Lyndal Weatherby	Coffs Harbour LGA	Objects	Community Consultation Concerns Concerns about Council not following due process Concerns about Council not following due process Parking Community Consultation Concerns Council Chambers should be removed from the proposal Cost of project and increases in rates	Council ignorant of community petition Conflict of interest in council process Preferential treatment of proposal Insufficient parking internally and externally Changing of plans i.e. community wasn't informed of council buildings Inclusion of Council Chambers is unjustified Council overstating price of expansion of existing offices
R Paul	Coffs Harbour LGA	Objects	Traffic and access impacts Parking Lack of Justification	Increased traffic congestion Insufficient parking internally and externally Not in public interest economically/unnecessary office space for council
Tony Quietzsich	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts	Changing of plans i.e. community wasn't informed of council buildings Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Dayna Rauser	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits General Support based on Community/Cultural/Socio-economic Benefits	Central culture centre accessible to all Selling off current buildings and building new offices is the right choice
Gai Anderson	Coffs Harbour LGA	Objects	Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates Parking	Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building Site is subject to Probable Maximum Flood Proposal non-compliant with council development controls Council financial standing less than secure Concerns about affecting future projects economically No consideration given to parking/access for elderly/disabled
Kim Wardman	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Lack of Justification	Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Not in public interest economically/unnecessary office space for council
Mick Carah	Coffs Harbour LGA	Objects	Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Performing Arts/Entertainment Centre	Performing Arts Centre
Karen Hickey	Coffs Harbour LGA	Objects	Community Consultation Concerns Traffic and access impacts Cost of project and increases in rates	No proper consultation with ratepayers Increased traffic congestion No profit on investments
Neil Ferguson	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Spiralling costs/community burden
Sue Hancock	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Concerns about Council not following due process Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Council overstating cost of expanding on existing offices Council ignorant of community petition Conflict of interest in council process Preferential treatment of proposal Insufficient parking internally and externally
Carmel Daly	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Alternative Project Suggestion	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Heritage listed court house/police station on harbour drive should not be sold
Gale Hays	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone
Marie Murray-Prior	Coffs Harbour LGA	Objects	Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrain access
Tom Murray-Prior	Coffs Harbour LGA	Objects	Lack of Justification Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts	Not in public interest economically/unnecessary office space for council Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
Susan Baker	Coffs Harbour LGA	Objects	Lack of Justification Community Consultation Concerns	Not in public interest economically/unnecessary office space for council Lack of community engangment in regards to council chambers
Julia Winnacott	Coffs Harbour LGA	Objects	Lack of Justification Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Redevelop Existing Council Chambers	Not in public interest economically/unnecessary office space for council Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Redevelop Current Council Chambers which was built with foundations to allow for future development
Ben Byrne	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
Betty-Anne Towns	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Future Proofing Community Consultation Concerns Cost of project and increases in rates	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Inadequate capacity for future growth Council ignorant of community petition Financial burden on future generations

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Concerns about Council not following due process Parking	Preferential treatment of proposal Insufficient parking internally and externally
Keith Bosley	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Paul Nunn	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone
Cheryl Nunn	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Not supportive of the location	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone Should be located at City Hill
Ted Mitchell	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Concerns about Council not following due process	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs Project costs in relation to low level income Restricted access to open landscaping/parkland Better options for site Poorly handled by council
Rhonda Scrimshaw	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Cost of project and increases in rates Flooding	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Cost will be a burden on future generations No consideration of future flood predictions
Charles Scrimshaw	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Elizabeth Leet	Coffs Harbour LGA	Objects	Lack of Justification Traffic and access impacts Parking Not supportive of the location Not supportive of the location Built form, urban design and visual impacts	Not in public interest economically/unnecessary office space for council Traffic congestion and restricted pedestrain access Insufficient parking internally and externally Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
John Christie	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Cost of project and increases in rates	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone Expenditure too high/no justification
Sylvaine Christie	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Ann Stanton-Rees	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Council Chambers should be removed from the proposal	Current proposal with council offices/chambers
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Phyllis Taylor	Coffs Harbour LGA	Objects	Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
			Not supportive of the location	Should be located at City Hill
			Performing Arts/Entertainment Centre	Entertainment Centre
Margaret & Ray Watson	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Not supportive of the location	Should be located at City Hill
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
			Concerns about Council not following due process	Council not open about dealings with CEX
Michael Stanton-Rees	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Parking	Insufficient parking internally and externally
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Parking	Insufficient parking internally and externally
			Performing Arts/Entertainment Centre	Entertainment Area
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
			Concerns about Council not following due process	Council failed in revitalising CBD despite rate increases
			Cost of project and increases in rates	Council putting burden on future residents
			Parking	Insufficient parking internally and externally
			Not supportive of the location	Should be located at City Hill
Doreen Queitzsch	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Future Proofing	Insufficient storage space for facilities
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Not supportive of the location	Site restricts possibilities
			Flooding	Concerns of future flood events
			Planning Policy Inconsistencies	Non-compliant with council development controls
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	No income generating component
Stephen Short	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Parking	Insufficient parking internally and externally
			Concerns about Council not following due process	Conflict of interest in council process

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Carole Ann Gordon	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Spiralling Prices/Burden on community
Donald John Clinch	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Darcy Burger	Coffs Harbour LGA	Objects	Parking Traffic and access impacts Concerns about Council not following due process	Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process
Lee Bramley	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Cost of project and increases in rates Commercial Impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Burden of payments of future generations Additional commercial space in a struggling CBD
Ron Adams	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Gloria Voghsinbea	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process	Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process
Leah Dillon	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Cost of project and increases in rates	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Project will burden future generations
Peter Strickland	Coffs Harbour LGA	Objects	Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Lack of community engangment in regards to council chambers Site location limits possibilities Concerns about future flooding Inconsitent with council development controls High cost of project in relation to 3 successive annual rate increases since 2015 No income generating component
Betty-Anne Towns	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Concerns with loan repayments

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Cost of project and increases in rates Council Chambers should be removed from the proposal	Costs and repayments of proposal Remove Council Chambers from existing proposal
Lynne Mak	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Ian Ellem	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition
Gayl Ellem	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Tom Strickland	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Insufficient parking internally and externally
Wittheld	Coffs Harbour LGA	Objects	Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrain access
Carolyn McDonald	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Concerns about Council not following due process	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Better financial transparency for the public
Douglas McDonald	Coffs Harbour LGA	Objects	Community Consultation Concerns Built form, urban design and visual impacts Built form, urban design and visual impacts Traffic and access impacts Community Consultation Concerns Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Insufficient space for facilities Traffic congestion and restricted pedestrain access Lack of community engangment in regards to council chambers Concerns about future flooding Inconsitent with council development controls High cost of project in relation to 3 successive annual rate increases since 2015 No income generating component
Debra Johnson	Coffs Harbour LGA	Objects	Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Built form, urban design and visual impacts	Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Trish Welsh	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
Shirley Limett	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Concerns about Council not following due process Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Conflict of interest in council process Preferential treatment of proposal Insufficient parking internally and externally
John Sidlander	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Commercial Impacts Future Proofing	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Proposed development cost outweigh benefits Additional commercial space in a struggling CBD Inadequate capacity for future growth
Peter Hill	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Commercial Impacts Future Proofing	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Proposed development cost outweigh benefits Additional commercial space in a struggling CBD Inadequate capacity for future growth
E.A Donovan	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Public Hearing Future Proofing	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Request for Public Hearing Inadequate capacity for future growth
Paul Crane	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Concerns about Council not following due process Parking Public Hearing	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Conflict of interest in council process Preferential treatment of proposal Insufficient parking internally and externally Request for Public Hearing
John Davis	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
F Gordon	Coffs Harbour LGA	Objects	Community Consultation Concerns Built form, urban design and visual impacts Built form, urban design and visual impacts Traffic and access impacts Community Consultation Concerns Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Insufficient space for facilities Traffic congestion and restricted pedestrain access Lack of community engangment in regards to council chambers Concerns about future flooding Inconsitent with council development controls High cost of project in relation to 3 successive annual rate increases since 2015 No income generating component
Toby & Christine Tyson	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking internally and externally

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Michael Hauville	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking internally and externally
Chris Freeman	Coffs Harbour LGA	Objects	Concerns about Council not following due process Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts	Conflict of interest in council process Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Proposed development should be on a major linking road There are better alternative sites available 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
Greg Winnacott	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA No income generating component
Debra Johnson	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA No consideration given to parking/access for elderly/disabled
Tony Hattam	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Geoffrey Manning	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Concerns about Council not following due process Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Conflict of interest in council process Preferential treatment of proposal Insufficient parking internally and externally
John Wait	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process	Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process
Joan McIntyre	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Concerns about Council not following due process Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Conflict of interest in council process Preferential treatment of proposal Insifficient parking internally and externally
Bob Watson	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Deborah Sullivan	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
Vicki Young	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Lachlan Bell	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Elaine Neal	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Kerrie MacCormick	Coffs Harbour LGA	Objects	Parking	Doesn't offer adequate protection from storms/summer sun
			Traffic and access impacts	Building exceeds height limit of 28m
Ray Johnson	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Performance Centre
			Performing Arts/Entertainment Centre	Request for Public Hearing
Kathleen Marie Mandile	Coffs Harbour LGA	Objects	Public Hearing	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Betty Shalvey	Coffs Harbour LGA	Objects	Community Consultation Concerns	Conflict of interest in council process
			Concerns about Council not following due process	Council ignorant of community petition
			Community Consultation Concerns	Insufficient parking internally and externally
			Future Proofing	Fears of rate increase
			Parking	Maintenance Costs
			Traffic and access impacts	Voting too close on go ahead of proposal
			Built form, urban design and visual impacts	Should be located at City Hill
			Performing Arts/Entertainment Centre	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Future Proofing	Lack of community engangment in regards to council chambers
			Parking	Conflict of interest in council process
			Traffic and access impacts	Council ignorant of community petition
			Built form, urban design and visual impacts	Inadequate capacity for future growth
			Performing Arts/Entertainment Centre	Insufficient parking internally and externally
			Community Consultation Concerns	Traffic congestion and restricted pedestrain access
			Future Proofing	Different building design to Gordon Street as well as Coffs LGA
			Parking	Original plans included Performing Arts Centre and not Council offices
			Traffic and access impacts	Lack of community engangment in regards to council chambers
			Built form, urban design and visual impacts	Conflict of interest in council process
			Performing Arts/Entertainment Centre	Council ignorant of community petition
			Community Consultation Concerns	Inadequate capacity for future growth
			Future Proofing	Insufficient parking internally and externally
			Parking	Traffic congestion and restricted pedestrain access
			Traffic and access impacts	Different building design to Gordon Street as well as Coffs LGA
			Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices
			Performing Arts/Entertainment Centre	Lack of community engangment in regards to council chambers
			Community Consultation Concerns	Conflict of interest in council process
			Future Proofing	Council ignorant of community petition
			Parking	Inadequate capacity for future growth
			Traffic and access impacts	Insufficient parking internally and externally
			Built form, urban design and visual impacts	Traffic congestion and restricted pedestrain access
			Performing Arts/Entertainment Centre	Different building design to Gordon Street as well as Coffs LGA
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Future Proofing	Lack of community engangment in regards to council chambers
			Parking	Conflict of interest in council process
			Traffic and access impacts	Council ignorant of community petition
			Built form, urban design and visual impacts	Preferential treatment of proposal
			Performing Arts/Entertainment Centre	Insufficient parking internally and externally
			Community Consultation Concerns	Request for Public Hearing
			Future Proofing	Original plans included Performing Arts Centre and not Council offices
			Parking	Lack of community engangment in regards to council chambers
			Traffic and access impacts	Conflict of interest in council process
			Built form, urban design and visual impacts	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Inadequate capacity for future growth
			Community Consultation Concerns	Additional commercial space in a struggling CBD
			Future Proofing	Selling of old buildings to finance proposal
			Parking	Request for Public Hearing
			Traffic and access impacts	Original plans included Performing Arts Centre and not Council offices
			Built form, urban design and visual impacts	Lack of community engangment in regards to council chambers
			Performing Arts/Entertainment Centre	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Request for Public Hearing
			Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices
			Performing Arts/Entertainment Centre	Lack of community engangment in regards to council chambers
			Community Consultation Concerns	Conflict of interest in council process
			Future Proofing	Council ignorant of community petition
			Parking	High cost of project in relation to 3 successive annual rate increases since 2015
			Traffic and access impacts	Scale of building increased complexity and costs

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Daryl Redford	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
Christine Gray	Coffs Harbour LGA	Objects	Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
Phillip Gray	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
V Kinghorne	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
C.F Sebastian	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
Grenville Duce	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Selling of old buildings to finance proposal
			Public Hearing	Request for Public Hearing
Julie Black	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Inadequate capacity for future growth
			Safety	Insufficient parking internally and externally
			Built form, urban design and visual impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Inadequate capacity for future growth
			Safety	Insufficient parking internally and externally
			Built form, urban design and visual impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Inadequate capacity for future growth
			Safety	Insufficient parking internally and externally
			Built form, urban design and visual impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Inadequate capacity for future growth
			Safety	Insufficient parking internally and externally
			Built form, urban design and visual impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Stephen Black	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Stephen Black	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Public Hearing	Request for Public Hearing
Jenny Cooper	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Jenny Cooper	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Jenny Cooper	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
Jenny Cooper	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Jenny Cooper	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Jenny Cooper	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Jenny Cooper	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
Jenny Cooper	Coffs Harbour LGA	Objects	Not supportive of the location	Wrong site for proposal
			Parking	Insufficient parking internally and externally
Jenny Cooper	Coffs Harbour LGA	Objects	Performing Arts/Entertainment Centre	Performing Arts Centre
Paul Cooper	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Paul Cooper	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Paul Cooper	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Paul Cooper	Coffs Harbour LGA	Objects	Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
Paul Cooper	Coffs Harbour LGA	Objects	Parking	No consideration given to parking/access for elderly/disabled
Colleen Hull	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Colleen Hull	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Colleen Hull	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Colleen Hull	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Colleen Hull	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Betty-Anne Towns	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally
Betty-Anne Towns	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Not supportive of the location	Restricted access to open landscaping/parkland
Betty-Anne Towns	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
Ann Hobson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Ann Hobson	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Ann Hobson	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Ann Hobson	Coffs Harbour LGA	Objects	Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
Ann Hobson	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Performing Arts/Entertainment Centre	Entertainment Centre
Tiemei Xue	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
Tiemei Xue	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
Tiemei Xue	Coffs Harbour LGA	Objects	Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
Tiemei Xue	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	Site is subject to Probable Maximum Flood
Tiemei Xue	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
Tiemei Xue	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Project is not income producing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Anthony Boulton	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Restricted access to open landscaping/parkland Proposed development should be on a major linking road
Anthony Boulton	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Howard Morrison	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone
Michael Smith	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal
Ashley Phillips	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building Site is subject to Probable Maximum Flood Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Mary-Ellen Worth	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building Site is subject to Probable Maximum Flood Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Val Dingle	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Council Chambers should be removed from the proposal Redevelop Existing Council Chambers Performing Arts/Entertainment Centre Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Remove Council Chambers from existing proposal Redevelop Current Council Chambers which was built with foundations to allow for future development Entertainment venue Should be located at City Hill
Paul Dingle	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Omnik Berberyan	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
			Parking	Insufficient parking internally and externally
			Not supportive of the location	Site not big enough for facilities
John Torgler	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
Henry West	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	Site is subject to Probable Maximum Flood
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Ann Hobson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Annmarie Martin	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
A K Heltir	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
R Heltir	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	Site is subject to Probable Maximum Flood
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Parking	Insufficient parking internally and externally
Graeme Court	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Peter Lubans	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Robert Gordon	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Fay Beckett	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Not supportive of the location	Wrong Location
Lorraine Moody	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	Site is subject to Probable Maximum Flood
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Parking	Insufficient parking internally and externally
Peter Wilms	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
John Pinkerton	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Brian Carter	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
H Horvath	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Jacqui Williams	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Lack of Justification Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insifficient parking internally and externally Not in public interest economically/unnecessary office space for council Performing Arts Space Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Robert Yandel	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Traffic and access impacts Planning Policy Inconsistencies Not supportive of the location Built form, urban design and visual impacts Flooding Concerns about Council not following due process	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insifficient parking internally and externally Traffic congestion and restricted pedestrain access Fails to meet objectives of B3 Commercial Core Zone Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Site is subject to Probable Maximum Flood Complaints about Mayor, Cr. Adendorff, architects
Steve and Lesley Tucker	Coffs Harbour LGA	Objects	Cost of project and increases in rates Traffic and access impacts Not supportive of the location Built form, urban design and visual impacts Parking Redevelop Existing Council Chambers	Concerns with rate rises compared to last 3 years Traffic congestion and restricted pedestrain access Building not linked to other parts of the city Building in conflict with surroundings Insifficient parking internally and externally Redevelop Current Council Chambers which was built with foundations to allow for future development
Janne Lindrum	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Cost of project and increases in rates Built form, urban design and visual impacts Traffic and access impacts Parking Planning Policy Inconsistencies Future Proofing Built form, urban design and visual impacts Flooding Concerns about Council not following due process Cost of project and increases in rates Cost of project and increases in rates Concerns about Council not following due process	Inadequate community consultation Original plans included Performing Arts Centre and not Council offices Project is not income producing Different building design to Gordon Street as well as Coffs LGA Traffic congestion and restricted pedestrain access Insifficient parking internally and externally Fails to meet objectives of B3 Commercial Core Zone Inadequate capacity for future growth 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. No consideration given to future flood events Tender process Escalating project costs (maintenance and lack of income) Concerns with financing Ethical and Moral concerns
William Jones	Coffs Harbour LGA	Supports with changes	Council Chambers should be removed from the proposal Council Chambers should be removed from the proposal Cost of project and increases in rates	Remove Council Chambers from existing proposal Coffs Harbour needs new facilities bar council space Burden on community financially
Vicki Jones	Coffs Harbour LGA	Supports with changes	Council Chambers should be removed from the proposal Council Chambers should be removed from the proposal Cost of project and increases in rates	Remove Council Chambers from existing proposal Coffs Harbour needs new facilities bar council space Burden on community financially
Steve Gooley	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Built form, urban design and visual impacts Traffic and access impacts Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insifficient parking internally and externally Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m Traffic congestion and restricted pedestrain access Traffic reports incorrect in DA
Heather Tweedie	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Terry Tweedie	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	Burden on community financially
Ruth Palmer	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
Kay Smith	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Concerns about Council not following due process	Conflict of interest in council process
			Lack of Justification	Submission has no content
Kate Mereer	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Concerns about Council not following due process	Conflict of interest in council process
unknown Hutchinson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Concerns about Council not following due process	Conflict of interest in council process
Jan Marshall	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Bryan Short	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Fran Short	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Not supportive of the location	There are better alternative sites available
Andreew Fraser	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insifficient parking internally and externally
Ian Greaves	Coffs Harbour LGA	Objects	Cost of project and increases in rates Parking Community Consultation Concerns Concerns about Council not following due process Public Hearing	No firm costings on proposal Insufficient parking internally and externally Inadequate public consultation States 'abuse of process' Request for Public Hearing
Christopher Bliss	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Lack of Justification	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insifficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA No need for new building
Collen Debson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insifficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Council money should be spent elsewhere
Wittheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Future Proofing	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insifficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Technology making libraries obsolete
Wittheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insifficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Stewart White	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insifficient parking internally and externally
Anida White	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process Parking	Preferential treatment of proposal Insufficient parking internally and externally
			Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
			Community Consultation Concerns Parking Community Consultation Concerns Alternative Project Suggestion	Lack of community inclusion Insufficient parking Council ignorant of community petition Community Centre
Kevin Tighe	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Too tall, will be an eye-sore
			Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone Should be located at City Hill Proposed site is restricted and doesn't allow for growth
Brayden Thorncroft	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking
			Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking
Leon Nelson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking
			Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Lack of Justification Cost of project and increases in rates Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking internally and externally Building will have less space than previous council space Maintenance costs Council have better sites to build on
Evelyn Dew	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Lack of Justification Cost of project and increases in rates Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking internally and externally Building will have less space than previous council space Maintenance costs Council have better sites to build on
			Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Lack of Justification Cost of project and increases in rates Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking internally and externally Building will have less space than previous council space Maintenance costs Council have better sites to build on

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Rhonda Partridge	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Council overstating price on renovating existing offices
Robert Partridge	Coffs Harbour LGA	Objects	Public Hearing Cost of project and increases in rates Parking Performing Arts/Entertainment Centre	Request for Public Hearing Cost of proposal Insufficient parking Entertainment Centre
Karl McSweeney	Coffs Harbour LGA	Objects	Parking Flooding Traffic and access impacts	Insufficient parking internally and externally Underground car park subject to flooding Increased traffic congestion
Matt Pollack	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Concerns about Council not following due process Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Conflict of interest in council process Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Proposed development should be on a major linking road There are better alternative sites available 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
Geoff Pollack	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Concerns about Council not following due process Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Conflict of interest in council process Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Proposed development should be on a major linking road There are better alternative sites available 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
Linda Swain	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal
John Pinkerton	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Concerns about Council not following due process Cost of project and increases in rates	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Estimates for proposal have not been carried out appropriately
John Pinkerton	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Riding Lane upgrade not factored in
Peter Wilms	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone Price quoted is not realistic
Jenny Calder	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Parking	Insufficient parking internally and externally
Diane Fisher	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Peter Wilms	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
William Fisher	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Study on cost not detailed enough
Brian Morrison	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Entertainment component
Sueanne Morrison	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Entertainment Centre/Auditorium
Brett Morrison	Unknown	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally More suitable building outside of the CBD
Margaret Gough	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m

From	Location of Submitter	Type of Submission	Issue	Issue Summary
S Gough	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone Worried about future rate increases
Patricia Field	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Built form, urban design and visual impacts Not supportive of the location Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Building exceeds height limit of 28m Should be located at City Hill Increased traffic congestion
Michael Field	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA huge debt for 30 years
Mikayla Davidson-Hill	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition
Jake Bowen	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally
Robert Robertson	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Proposed development should be on a major linking road There are better alternative sites available 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone Does not meet safer design standards with arcade between Gordon Street and Riding Lane
John Blackman	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally No consideration given to parking/access for elderly/disabled
Meika B Robertson	Coffs Harbour LGA	Objects	Public Hearing Concerns about Council not following due process Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts	Request for Public Hearing Conflict of interest in council process Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Proposed development should be on a major linking road There are better alternative sites available 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
Catherine Blackman	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Interest will increase, repayments will be higher
David Ash	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally No consideration given to parking/access for elderly/disabled
Withheld	Coffs Harbour LGA	Supports	Performing Arts/Entertainment Centre Concerns about Council not following due process Community Consultation Concerns Council Chambers should be removed from the proposal Future Proofing Planning Policy Inconsistencies Planning Policy Inconsistencies Parking Traffic and access impacts Not supportive of the location Community Consultation Concerns Planning Policy Inconsistencies	Entertainment Venue Conflict of interest in proposal Lack of community engagement Council offices not justified Inadequate capacity for future growth General criticism of DA Fails to meet objectives of B3 Commercial Core Zone Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Change to Brelsford Park Council ignorant of community petition Creative Coffs, Cultural Strategic Plan 2017-2022 not pursued
Alex Spaing	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Concerns with spending taxpayer money on the proposal
unknown unknown	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Concerns with spending taxpayer money on the proposal
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Council Chambers should be removed from the proposal Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Remove Council Chambers from existing proposal Performing Arts Centre
Chris Heinioke	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Alternative Project Suggestion	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Spend Money on community services
Kevin Schofield	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Sue Roberts	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Cost of project and increases in rates	Worried about future rate increases
Jack Turner	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
Dawne McIntyre	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
David McIntyre	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Helen Michener	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Tammy Mills-Thom	Coffs Harbour LGA	Objects	Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA

From	Location of Submitter	Type of Submission	Issue	Issue Summary
unknown Secomb	Coffs Harbour LGA	Objects	Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Grant Raim	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Susan Raim	Coffs Harbour LGA	Objects	High cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
R.K. Hundal	Coffs Harbour LGA	Objects	High cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Cost of project and increases in rates	Waste of money
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Annette Rerry	Coffs Harbour LGA	Objects	Scale of building increased complexity and costs	High cost of project in relation to low local average income
			Cost of project and increases in rates	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Not supportive of the location	Request for Public Hearing
			Public Hearing	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Community Consultation Concerns	Conflict of interest in council process
			Concerns about Council not following due process	Council ignorant of community petition
			Community Consultation Concerns	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Naomi Geurts	Coffs Harbour LGA	Objects	High cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Theo Guerts	Coffs Harbour LGA	Objects	High cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Vicki Sim	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Vicki Sim	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Barbara Mortenson	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Lyndall Kane	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Jenny Tooth	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Robert Riddel	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Roslyn Couper	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
Grahame Fry	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Project is not income producing
			Planning Policy Inconsistencies	Development Application does not fulfill stated intention
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
			Traffic and access impacts	Increased traffic congestion
			Parking	Insufficient parking
Geoff Parker	Coffs Harbour LGA	Objects	Traffic and access impacts	Increased traffic congestion
			Parking	Insufficient parking
			Flooding	flood studies inadequate
			Not supportive of the location	CBD location inadequate
			Commercial Impacts	Proposal will not invigorate CBD, vacancy will still be high
			Public Hearing	Request for Public Hearing
			Concerns about Council not following due process	Complaints about mayor casting cote
			Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
Marilyn Stapleton	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
Matthew Amato	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Jennifer Amato	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Mark Triplett	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Neville Triplett	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Janice Triplett	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Carol Whitelegge	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Peter Connolly	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Rosalind Connolly	Coffs Harbour LGA	Objects	Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Jim Whitelegge	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Michael Waterhouse	Coffs Harbour LGA	Objects	Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
Dianne Greaves	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
Sam Kelsey	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Community Consultation Concerns	Poor community communication
			Concerns about Council not following due process	conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Not supportive of the location	Should be located at City Hill
Darryl Leet	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Cost of new council space as opposed to expanding existing facilities
			Future Proofing	Insufficient storage space for facilities
			Parking	Insufficient parking internally and externally
			Cost of project and increases in rates	No firm costings on proposal
			Cost of project and increases in rates	Increased rates from 2015-2017
			Flooding	Concerns about future flooding
			Built form, urban design and visual impacts	Exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
Darryl Leet	Coffs Harbour LGA	Objects	Traffic and access impacts	Lack of alternate forms of transport in near future i.e. buses
			Cost of project and increases in rates	Price escalations
			Cost of project and increases in rates	Forecasted visitor numbers are too high; less revenue
			Cost of project and increases in rates	Costs outweigh benefits
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
			Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Traffic and access impacts	Lack of alternate forms of transport in near future i.e. buses
			Cost of project and increases in rates	Price escalations

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Garth McGilvray	Coffs Harbour LGA	Objects	Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
Susan McGilvray	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Concerns about Council not following due process	Conflict of interest in council process
			Lack of Justification	Does not serve needs of community
Richard Walter	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Cost of project and increases in rates	Not economically unstable
			Concerns about Council not following due process	Does not provide best use of land/only for council space
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
Ross Paul	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Parking	Insufficient parking internally and externally
			Not supportive of the location	Site is inappropriate
Kate Annabel	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Lyndall Weatherby	Coffs Harbour LGA		Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Betty-Anne Towns	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Lyn Sjolandel	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Ros Dyball	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Oswald Hall	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Matthew Swanborough	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Lindsay Townsend	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Peter John Doyle	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts Built form, urban design and visual impacts	Traffic congestion and restricted pedestrain access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m
Michael Field	Coffs Harbour LGA	Objects	Concerns about Council not following due process Cost of project and increases in rates Redevelop Existing Council Chambers Parking Cost of project and increases in rates Not supportive of the location	More time needs to be spent weighing up options Community can't afford/doesn't want Redevelop Current Council Chambers which was built with foundations to allow for future development Insufficient parking internally and externally Asset figures and visitation rates overestimated Should be located at City Hill
Patricia Field	Coffs Harbour LGA	Objects	Parking Not supportive of the location Council Chambers should be removed from the proposal Cost of project and increases in rates Built form, urban design and visual impacts Built form, urban design and visual impacts Performing Arts/Entertainment Centre	Insufficient parking internally and externally Should be located at City Hill Remove Council Chambers from existing proposal Grants won't be available thus increasing community costs 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Building exceeds height limit of 28m Performing Arts Space
William Richard Jones	Coffs Harbour LGA	Supports with changes	General Support based on Community/Cultural/Socio-economic Benefits Performing Arts/Entertainment Centre Council Chambers should be removed from the proposal Future Proofing Future Proofing Cost of project and increases in rates Council Chambers should be removed from the proposal Parking	Need for Gallery, Museum and library Performing Arts Centre Remove Council Chambers from existing proposal Insufficient sotrage space for facilities Inadequate capacity for future growth Rates increase with addition of council offices No positive influence by moving council offices Insufficient parking internally and externally
Graeme Dyball	Coffs Harbour LGA	Objects	Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Not supportive of the location	Variation in original plans to include council offices Performing Arts Centre Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m Prefers location outside of CBD
Vicki Jones	Coffs Harbour LGA	Supports with changes	General Support based on Community/Cultural/Socio-economic Benefits Performing Arts/Entertainment Centre Council Chambers should be removed from the proposal Future Proofing Future Proofing Cost of project and increases in rates Council Chambers should be removed from the proposal Parking	Need for Gallery, Museum and library Performing Arts Centre Remove Council Chambers from existing proposal Insufficient sotrage space for facilities Inadequate capacity for future growth Rates increase with addition of council offices No positive influence by moving council offices Insufficient parking internally and externally
Terry Kelsey	Coffs Harbour LGA	Objects	Parking Traffic and access impacts Traffic and access impacts Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates	Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Lack of alternate forms of transport in near future i.e. buses Concerns about price escalations Forecasted visitor numbers overestimated Costs outweigh benefits
Erica Beesley	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Heather Collyer	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Mark West	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Paul Strudl	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
Michelle Tames	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
G Clarke	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Concerns about Council not following due process	Conflict of interest in council process
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
M Purrey	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Kevin Campbell	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Parking	Insufficient parking internally and externally
			Concerns about Council not following due process	Conflict of interest in council process
M Freeman	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
Lisa Harvey	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Ken Rae	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Elain Rae	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Cost of project and increases in rates	Maintenance costs
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Future Proofing	Inadequate space for museum
Noeline Plummer	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
John Plummer	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Not supportive of the location	Should be located at City Hill
Glenn Rae	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
John Mandile	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
			Suggested design changes	No plans for solar panels on roof
Heather Well	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	Putting future generations in debt

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Samantha Wardmen	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process
Merrn Van Dartel	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Sue Morgan	Coffs Harbour LGA	Objects	Public Hearing Parking Redevelop Existing Council Chambers Community Consultation Concerns Future Proofing	Request for Public Hearing Insufficient parking internally and externally Redevelop Current Council Chambers which was built with foundations to allow for future development Lack of consultation in community No civic centre in plans
Peter Unknown	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Margaret Beckett	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal
Pounelius Van Dr	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone Does not meet safer design standards with arcade between Gordon Street and Riding Lane
E West	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrian access
Carol Biersteker	Coffs Harbour LGA	Objects	Public Hearing Traffic and access impacts Parking Concerns about Council not following due process	Request for Public Hearing Traffic congestion and restricted pedestrian access Insufficient parking internally and externally Conflict of interest in council process
Joe Biersteker	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrian access
N Cowling	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Parking	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Ian Bauford	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
Brian Rutter	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Concerns about Council not following due process	Conflict of interest in council process
Paul Bamford	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Sue Selby	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
Eric Selby	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
D Moseley	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
L Cowling	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
Kay Adams	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
Mary Pollack	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Sue Morgan	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
L Horvath	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Lisa Brehaut	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
Lisa Brehaut	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
John Mandile	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Charles Davis	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Barbara Davis	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Parking	Insufficient parking internally and externally
			Cost of project and increases in rates	Concerns of increasing costs
			Cost of project and increases in rates	Concerns of added financial burden
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Parking	Insufficient parking internally and externally
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Parking	Insufficient parking internally and externally
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Parking	Insufficient parking internally and externally

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrain access
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Commercial Impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Too many facilities in one place will deaden CBD
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking internally and externally Concerns with maintenance and vandalism costs
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Markups and maintenance
			Community Consultation Concerns	Inadequate community consultation
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
Withheld	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
Withheld	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
Withheld	Coffs Harbour LGA	Objects	Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Performing Arts/Entertainment Centre	Performing Arts Centre
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Selling of old buildings to finance proposal
			Performing Arts/Entertainment Centre	Performing Arts Centre
Withheld	Coffs Harbour LGA	Objects	Lack of Justification	Limited community benefit
			Community Consultation Concerns	Ignoring of community concerns
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Space
Withheld	Coffs Harbour LGA	Objects	Lack of Justification	Library not needed
			Alternative Project Suggestion	Library funds better distributed around the community
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone due to council offices Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Parking Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Insufficient parking internally and externally Entertainment aspect
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking internally and externally Traffic congestion and restricted pedestrain access
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Built form, urban design and visual impacts	Request for Public Hearing 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking No place for buses to pick-up Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Withheld	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Flooding Not supportive of the location Not supportive of the location Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Insufficient parking No place for buses to pick-up Concerns for future flooding Inaccessible to most of Coffs population Restricted access to open landscaping/parkland Proposal won't invigorate CBD Doesn't want to finance council offices
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally
Withheld	Coffs Harbour LGA	Objects	Public Hearing Traffic and access impacts Parking Concerns about Council not following due process	Request for Public Hearing Traffic congestion and restricted pedestrain access Insufficient parking internally and externally Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Public Hearing Traffic and access impacts Parking Concerns about Council not following due process	Request for Public Hearing Traffic congestion and restricted pedestrain access Insufficient parking internally and externally Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Public Hearing Traffic and access impacts Parking Concerns about Council not following due process	Request for Public Hearing Traffic congestion and restricted pedestrain access Insufficient parking internally and externally Conflict of interest in council process
Twane Noglsing	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone due to council offices Does not meet safer design standards with arcade between Gordon Street and Riding Lane
M.D. West	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Road congestion and restricted pedestrian access
M Hayer	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices
B Webber	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Road congestion and restricted pedestrian access
Adam Landrigan	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts Built form, urban design and visual impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m
Sandra Ellicott	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts Built form, urban design and visual impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m
David and Annemarie Jeffrey	Coffs Harbour LGA	Objects	Concerns about Council not following due process Planning Policy Inconsistencies Parking Traffic and access impacts Lack of Justification Cost of project and increases in rates	Misscommunication about intended purpose of proposal Poor town planning and planning process Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Council offices smaller than existing offices Concerns about financial planning of proposal
Sam Tooth	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Traffic and access impacts Parking Concerns about Council not following due process	Request for Public Hearing Traffic congestion and restricted pedestrian access Insufficient parking internally and externally Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Cost of project and increases in rates	Concerns about sale of current buildings to fund proposal
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Leigh Harvey	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Les Gregg	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Alternative Project Suggestion	Replace proposed council offices with entertainment centre
			Not supportive of the location	Should be located at City Hill
John Poolsden	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Council Chambers should be removed from the proposal	Already have suitable council chambers
Barry P	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
Jacqueline Carniato	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Vivien Annabel	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Lack of consultation about addition of council offices

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Jamie Hammond	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts Built form, urban design and visual impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m
Same Fitzpatrick	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts Built form, urban design and visual impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m
Glen Legge	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA
Serena Brehaut	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Original plans included Performing Arts Centre and not Council offices
Conlan Brehaut	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Parking Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone due to council offices Insufficient parking internally and externally Traffic congestion and restricted pedestrian access
Stephen Brehaut	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Lack of Justification Planning Policy Inconsistencies	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Duplicating existing council spaces Fails to meet objectives of B3 Commercial Core Zone due to council offices
Paddy McGuire	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Vicki Woods	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Parking	Insufficient parking internally and externally
			Built form, urban design and visual impacts	Lack of green space
			Drainage/Stormwater	Project will add significantly to storm event water disposal
Lindsay Woods	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Barry Woods	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Andrew Wellington	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Parking	Insufficient parking internally and externally
Melissa Jupp			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
Diana Paul	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Parking	Insufficient parking internally and externally
Peter Kinnear	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Brock Munro	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally
David Lee	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Nerida Lee	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Nola Woods	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Debra Hall	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m Proposal lacks income component
Kevin Hall	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Eliza Hall	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Tania Woods	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
David Woods	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Jan Brown	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Alternative Project Suggestion	Build highway bypass before this project
Tyler Redshaw	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Cost of project and increases in rates	Waste of money
Callum Hunt	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Cost of project and increases in rates	Other priorities to spend on
Susan Wood	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
Glenn Wood	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Council Chambers should be removed from the proposal	Unnecessary office space for council
Maureen Kinnear	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrain access
Barry Wood	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking internally and externally Concerns of cost blowing up
Toby W Tyson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking internally and externally
Helmut Horvath	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Worried about future rate increases
Annette Brian	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Worried about future rate increases
Deidre Few	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking internally and externally
Deborah McWha	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Robin Clark	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Cost of project and increases in rates	Too expensive
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Margaret McAnally	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Parking	Insufficient parking internally and externally
Helen Johnston	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Parking	Insufficient parking internally and externally
			Built form, urban design and visual impacts	Building too high
Dianne Richards	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Parking	Insufficient parking internally and externally
			Alternative Project Suggestion	Secure funds for future problems from climate change
Unknown Meclalieu	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
RK Mellalieu	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Frank Budny	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally
Val Budny	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone due to council offices Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Peter Wallace	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition
Damien White	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient parking internally and externally
Linda Wallace	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking
Heather Tobler	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Located in restrictive area with no room for future expansion
Brian Carter	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Lack of Justification Cost of project and increases in rates Cost of project and increases in rates Built form, urban design and visual impacts Parking Planning Policy Inconsistencies Built form, urban design and visual impacts Community Consultation Concerns	Request for Public Hearing There are better alternative sites available No need for building as services are already available within the city Inclusion of Council offices disqualifies building from government funding Worried about future rate increases Building exceeds height limits within CBD Insufficient parking Falls short of objective of B3 Commercial Core zone Scale, design and setbacks conflicts with streetscape in Gordon Street Misleading information being circulated
Elizabeth Turner	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Parking Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Too expensive, relies on sale of council assets Insufficient parking Not the right location

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Simone Thompson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Cost of project and increases in rates Parking Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Too expensive, relies on sale of council assets Worried about future rate increases Insufficient parking There are better alternative sites available
Derek Kavanagh	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Parking Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Too expensive, relies on sale of council assets Insufficient parking Worried about future rate increases
Kristy Martin	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Too expensive, relies on sale of council assets Insufficient parking
Sandra Martin	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Parking Cost of project and increases in rates Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Insufficient parking Worried about future rate increases There are better alternative sites available
Cathy Hives	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Parking Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Insufficient parking Worried about future rate increases
Gail Randall	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Cost of project and increases in rates Parking Cost of project and increases in rates Not supportive of the location Council Chambers should be removed from the proposal	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone due to council offices Too expensive Insufficient parking Worried about future rate increases There are better alternative sites available Remove Council Chambers from existing proposal
Doug Simpson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Gary Fagan	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Redevelop Existing Council Chambers	Current Council Chambers was built with foundation to allow for future development
			Cost of project and increases in rates	Worried about future rate increases
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Cost of project and increases in rates	Too expensive
			Not supportive of the location	There are better alternative sites available
			Parking	Insufficient parking
Margaret Iles	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Cost of project and increases in rates	Too expensive
			Not supportive of the location	There are better alternative sites available
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
Deidre Tophan	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Not supportive of the location	There are better alternative sites available
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
			Parking	Insufficient parking
David Ellis	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Lack of Justification	Costly duplication of already existing facilities
Michael Fernandez	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Sonia Kennedy	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities

From	Location of Submitter	Type of Submission	Issue	Issue Summary
David Iles	Coffs Harbour LGA	Objects	Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Pat Jackson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
			Cost of project and increases in rates	Cost of building and future increases
Rhys Jackson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Lack of Justification	\$70m+ not worth facilities
			Future Proofing	Inadequate capacity for future growth
Lyn Legge	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Parking	Insufficient parking
			Performing Arts/Entertainment Centre	Entertainment Centre
Christopher Mears	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Harvey Lee	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Parking	Insufficient parking internally and externally
			Concerns about Council not following due process	Conflict of interest in council process
Trevor Smith	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Dave Catling	Coffs Harbour LGA	Objects	Public Hearing Parking Redevelop Existing Council Chambers	Request for Public Hearing Insufficient parking in already congested CBD Redevelop Current Council Chambers which was built with foundations to allow for future development
Robyn Klaus	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone due to council offices Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Jeff & Noelene Clancy	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Parking Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Insufficient Parking Too expensive Worried about future rate increases
Chris Bruce	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Sam Hardes	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking Increased traffic congestion
Tracey Williamson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking Increased traffic congestion
Karen Bryan	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Robert Trezie	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Community Consultation Concerns Concerns about Council not following due process	Request for Public Hearing Innapropriate use of site Insufficient public consultation Use of building not whats being presented
Lynette Horvath	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Entertainment Centre
Dennis Bruce Flick	Coffs Harbour LGA	Objects	Public Hearing Council Chambers should be removed from the proposal Parking Not supportive of the location	Request for Public Hearing Remove Council Chambers from existing proposal Insufficient parking Should be located at City Hill
Barbara Flick	Coffs Harbour LGA	Objects	Public Hearing Parking Council Chambers should be removed from the proposal Not supportive of the location	Request for Public Hearing No consideration of elderly in parking Remove Council Chambers from existing proposal Should be located at City Hill
Barry Heffernan	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Ongoing costs i.e. maintenance
Dianne Skinner	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking
Melissa Hockings	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Heather Sawarsin	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Too expensive, relies on sale of council assets
Slavic Sawarsin	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Too expensive, relies on sale of council assets
Murray Smith	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Too expensive, relies on sale of council assets
			Parking	Insufficient parking
			Performing Arts/Entertainment Centre	Entertainment Centre
			Lack of Justification	Doesn't reflect community wishes
Judy Smith	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Too expensive, relies on sale of council assets
			Performing Arts/Entertainment Centre	Entertainment Centre
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
Tracy Gray	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Community Consultation Concerns	Council ignorant of community petition
Damian Gray	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Traffic and access impacts	Increased traffic congestion
			Cost of project and increases in rates	Worried about future rate increases
Judy Mison	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Traffic and access impacts	Increased traffic congestion
			Cost of project and increases in rates	Money could be put to better use
Donald Nancarrow	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Parking	Insufficient parking
			Community Consultation Concerns	general consultation
Averil Nancarrow	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Performing Arts/Entertainment Centre	Lack of cultural centre
			Concerns about Council not following due process	Lack of transparency in process
Carol Blanshard	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Cost of project and increases in rates	Too expensive
Anna Broomfield	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Design and scale innapropriate for site
			Parking	Insufficient parking
			Cost of project and increases in rates	Too expensive
Fran Unwin	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Cost of project and increases in rates	Increases in cost by end of construction
Bronwyn Mackenzie	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Performing Arts/Entertainment Centre	Entertainment Centre
			Parking	Insufficient parking
			Not supportive of the location	Should be located on City Hill
			Cost of project and increases in rates	High cost and an increase in cost probable
Peter Walduck	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Lack of consultation
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
			Not supportive of the location	Should be located at City Hill
Ian Hickey	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
Gloria Hickey	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original design did not include council offices
			Parking	Insufficient parking

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Joan Griffin	Coffs Harbour LGA	Objects	Public Hearing Performing Arts/Entertainment Centre Traffic and access impacts Concerns about Council not following due process	Request for Public Hearing Performing Arts Space increased traffic Mayor should not have casting vote
Lorraine Morrisey	Coffs Harbour LGA	Objects	Public Hearing Council Chambers should be removed from the proposal Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council offices just increase costs Extra money used elsewhere Council financial standing less than secure
Anne Grundy	Coffs Harbour LGA	Objects	Public Hearing Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Voting was unfair Community had no say
Judith Cole	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Concerns about Council not following due process Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts not Council space Mayors casting vote Worried about future rate increases
Mary Mason	Coffs Harbour LGA	Objects	Public Hearing Performing Arts/Entertainment Centre	Request for Public Hearing Performing Arts Space
Judy Amos	Coffs Harbour LGA	Objects	Public Hearing Performing Arts/Entertainment Centre	Request for Public Hearing Performing Arts Space
Xue Ying Li	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Gunda Briggs	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
R Pitzing	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Karl Knight	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Adna Brown	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Performing Arts/Entertainment Centre	Performing Arts Centre
Rick Oakley	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Cost of project and increases in rates	High cost and an increase in cost probable
			Cost of project and increases in rates	Worried about future rate increases
Anne Smith	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Parking	Insufficient parking
			Not supportive of the location	Bad position
			Cost of project and increases in rates	Worried about future rate increases
Beverley Clancy	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Annie Hall	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Coleen Cheers	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Neville Hillenberg	Coffs Harbour LGA	Objects	Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
Daniel Moore	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
J Ashe	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
C Kliousis	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
Alexandra Briggissen	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Concerns about Council not following due process	Not in public interests
			Cost of project and increases in rates	Not economically sustainable
Elizabeth Howarth	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Parking	Insufficient parking
Louise Brown	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Performing Arts/Entertainment Centre	Entertainment Centre

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Jason Brown	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Council Chambers should be removed from the proposal Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Remove Council Chambers from existing proposal Not elligible for grant
Brendan Triplett	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Entertainment Centre
Sandra Triplett	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Performing Arts/Entertainment Centre Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Entertainment Centre Waste of money
Averil Nancarrow	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA Concerns over cost blowout
Judith Cole	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Anne Gruely	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Lorraine Morrissey	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Joan Griffin	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
Joan Griffin	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
Joan Griffin	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
Joan Griffin	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Joan Griffin	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
Joan Griffin	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Wilma Sullivan	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Wilma Sullivan	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Wilma Sullivan	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Wilma Sullivan	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
Wilma Sullivan	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	No consideration given to parking/access for elderly/disabled
Greg Sullivan	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Greg Sullivan	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Greg Sullivan	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Greg Sullivan	Coffs Harbour LGA	Objects	Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
Greg Sullivan	Coffs Harbour LGA	Objects	Future Proofing	Insufficient space for museum
			Public Hearing	Request for Public Hearing
Julie Galvin	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
Julie Galvin	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Julie Galvin	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
Julie Galvin	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Mikaela Hannaford	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Mikaela Hannaford	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Mikaela Hannaford	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
Mikaela Hannaford	Coffs Harbour LGA	Objects	Parking	Insufficient Parking
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
Mikaela Hannaford	Coffs Harbour LGA	Objects	Not supportive of the location	Location has poor access
			Public Hearing	Request for Public Hearing
Ruth Allen	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
Ruth Allen	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Ruth Allen	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
Ruth Allen	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Ruth Allen	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Not enough money, concerns of debt
			Public Hearing	Request for Public Hearing
Patricia Winter	Coffs Harbour LGA	Objects	Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
Patricia Winter	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
Patricia Winter	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrian access

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Concerns about Council not following due process Built form, urban design and visual impacts	Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA
Jasmine Song	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts Community Consultation Concerns	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Council ignorant of community petition
Dan Gibson	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process
B Yiellerth	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA
Peter Brenton	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA
Ben Witjes	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA
Myrna Maureen Ewer	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Sharon Tomlinson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Parking Alternative Project Suggestion	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Site is too small Parking areas too small Development of rugby house as cultural and civic centre
Deanne Smith	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Rebecca Smith	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Chris Herford	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Lyris Hedford	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
M.A. Dusseldorp	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Jenny Mercer	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Mark Mercer	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Brooke Luck	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
Gavin Nichols	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Concerns about Council not following due process	Conflict of interest in council process
Raymond Hone	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process
Janet Courtney	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA
Brad Mitchell	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Entertainment Centre
Julie Brown	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA Entertainment Centre
A Reko	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Ellen Unknown	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Annette Latimer	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Insufficient parking

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Paula Hook	Coffs Harbour LGA	Objects	Performing Arts/Entertainment Centre	Entertainment Centre
			Cost of project and increases in rates	Worried about future rate increases
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Catherine Turner	Coffs Harbour LGA	Objects	Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Sandra Fellows	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Cost of project and increases in rates	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Not supportive of the location	
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Sarah Anderson	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
Steve Nathan	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
Sean Casey	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Bruno Sam Villella	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Vikki Kenny	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Daniel Sills	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Janny Faynes	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Diane Engel	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Evelyn Sheehan	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Bree-Anna Adams	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Kath Armstrong	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Alex Manning	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Troy Saville	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Bernadette Howson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Bryan Bartwyn	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Elizabeth Gordon	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Barry Gordon	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Traffic and access impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Restricted pedestrain access Lack of income generation component
Barry Bentley	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone due to council offices
Gaye McLaughlin	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Norman Lockwood	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Norman Lockwood	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Trevor McLaughlin	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Concerns about Council not following due process	Lease on old fishing club
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Trevor McLaughlin	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Debbie Saville	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Shannon Murphy	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Marie Sanford	Coffs Harbour LGA	Objects	Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
Rev Graham Whelan Oam	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Rev Graham Whelan Oam	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Worried about future rate increases
			Cost of project and increases in rates	Worried about future rate increases

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Rodney Abbot	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Traffic and access impacts Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Traffic congestion and restricted pedestrain access Insufficient Parking
Sonia Abbot	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Traffic and access impacts Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Traffic congestion and restricted pedestrain access Insufficient Parking
Riches Kolby	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Traffic congestion and restricted pedestrain access
Angus R Innes	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal
John Hoskins	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Helen Bamford	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
L.A. Wright	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth

From	Location of Submitter	Type of Submission	Issue	Issue Summary
L O'Donnell	Coffs Harbour LGA	Objects	Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
Terry McLean	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Selling of old buildings to finance proposal
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
Evelyn Jowell	Coffs Harbour LGA	Objects	Future Proofing	Insufficient floor space
			Cost of project and increases in rates	Repayments will be of a greater cost
			Not supportive of the location	Should be located at City Hill
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
Mary McNamara	Coffs Harbour LGA	Objects	Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			General Support based on Community/Cultural/Socio-economic Benefits	Right place for a museum
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Jeanette Bamford	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Reg Ward	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Cost of project and increases in rates	Cost to future generations
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Diane Ward	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Parking	Insufficient parking
			Performing Arts/Entertainment Centre	Entertainment Centre
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Cost of project and increases in rates	Worried about future rate increases

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Parking	Insufficient parking
R McMaster	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Douglas Cory	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
John Davis	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Barbara Davis	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates Parking	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing Insufficient parking
Peter Simmons	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Built form, urban design and visual impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA
Lino Sartor	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Built form, urban design and visual impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA
Mark Tonkin	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Samara Tonkin	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Built form, urban design and visual impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA
Anthony Davis	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Built form, urban design and visual impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA
Kathy Davis	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Built form, urban design and visual impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA
Charles Davis	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Jan Radford	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally
Phillip McCormack	Coffs Coast Region	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
E Unknown	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA Insufficient parking
Peter Tarrant	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
M Hope	Coffs Harbour LGA	Objects	Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Mary Bentley	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Jean Nentwig	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Praratda Phillips	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Carol Fuller	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
R Fellows	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Not supportive of the location	Museum in perfect spot - no parking problems
George MacFarlane	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income

From	Location of Submitter	Type of Submission	Issue	Issue Summary
John Higgins	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Cost of project and increases in rates	Concerned about level of feasibility study and costing to date
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Judy MacFarlane	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Cost of project and increases in rates	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Not supportive of the location	Heritage listed museum should not be sold
			Heritage Impacts	
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Gerald Harding	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Susan Simmons	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
Bill Buckless	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
Philip Woss	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Paul Clark	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Harbans Gill	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Built form, urban design and visual impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA
B Schofield	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Built form, urban design and visual impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA
Margaret Smith	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Funds spent on advertising but only Denise Knight's point of view
Jo Sully	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Leanne Collins	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Debbie Custer	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Athene Brentnall	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Unknown O'Meara	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Lyn Smith	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Patricia Plunkett	Coffs Harbour LGA	Objects	High cost of project in relation to low local average income	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Robyn Hardy	Coffs Harbour LGA	Objects	High cost of project in relation to low local average income	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
John Clayton	Coffs Harbour LGA	Objects	High cost of project in relation to low local average income	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Barry Woods	Coffs Harbour LGA	Objects	High cost of project in relation to low local average income	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Peter Kinnear	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts Built form, urban design and visual impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m
Maureen Kinnear	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts Built form, urban design and visual impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m
Stefan Unknown	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices
Margaret Unknown	Coffs Harbour LGA	Objects	Public Hearing Cost of project and increases in rates Not supportive of the location Parking Safety Heritage Impacts Traffic and access impacts	Request for Public Hearing Not economically sustainable providing unnecessary office space for Council staff Does not provide for the best use of public land Insufficient parking internally and externally Does not meet safer design standards with arcade between Gordon Street and Riding Lane Will have adverse impact on heritage significance of Uniting Church Traffic congestion and restricted pedestrian access
Don Clinch	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts Built form, urban design and visual impacts Parking Future Proofing Not supportive of the location Cost of project and increases in rates Traffic and access impacts Cost of project and increases in rates Not supportive of the location	Insufficient land to build performance space which was included on original plans Insufficient land for future needs Insufficient parking internally and externally Insufficient allocation of space as performance space to include secure lock up area for equipment Should be located at City Hill Details seem to be a close secret Traffic congestion and restricted pedestrian access Glass façade will be costly to clean Sufficient advantages in a change of direction which will meet the aspirations of the people of Coffs
Sheryl Carle	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts Built form, urban design and visual impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design Building exceeds height limit of 28m
Chris MacFarlane	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process
Ian Griffin	Coffs Harbour LGA	Objects	Public Hearing Traffic and access impacts Parking Concerns about Council not following due process Redevelop Existing Council Chambers	Request for Public Hearing Traffic congestion and restricted pedestrian access Insufficient parking internally and externally Conflict of interest in council process Refurbish existing administration offices

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Not supportive of the location Alternative Project Suggestion Performing Arts/Entertainment Centre	Should be located at City Hill Extend library into old art gallery Entertainment Centre
Ruth Allen	Coffs Harbour LGA	Objects	Public Hearing Performing Arts/Entertainment Centre Future Proofing Parking Lack of Justification	Request for Public Hearing Does not include performance arts centre as promised Proposed Council space will not accommodate all staff Insufficient parking Does not provide suitable land use that serves the community
Graham Armstrong	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrian access
Sandra Malone	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition
Lorraine Armstrong	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Spiralling cost of project Should be located at City Hill
B Herford	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Lack of Justification	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Offices are shrinking due to productivity improvements and technology changes. Why is CHCC different to peers
Sarah Luck	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Lack of Justification	Request for Public Hearing Council ignorant of community petition Building will be redundant before it's commenced Reject library and art galley and consume their zones
Brooke Luck	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Community Consultation Concerns	Request for Public Hearing Council ignorant of community petition Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers
Barry Collins	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Not supportive of the location Concerns about Council not following due process	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Location on a street other than a major road the links CBD with other significant parts of LGA Legitimacy of Cr Adendorff's conflict of interest
Eric West	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Why waste money when other infrastructure i.e. footpaths are still needed

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Redevelop Existing Council Chambers	Redevelop Current Council Chambers which was built with foundations to allow for future development
Anacleta West	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Redevelop Existing Council Chambers	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Redevelop Current Council Chambers which was built with foundations to allow for future development
Mark West	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Performing Arts/Entertainment Centre Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Want a performing arts space Waste of money
Robyn Enagg		Objects	Public Hearing Parking Council Chambers should be removed from the proposal Community Consultation Concerns Not supportive of the location	Request for Public Hearing Insufficient parking Remove Council Chambers from existing proposal Lack of community engangment Should be located at City Hill
Kathryn Hicks	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Redevelop Existing Council Chambers Community Consultation Concerns Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Redevelop Current Council Chambers which was built with foundations to allow for future development Council ignorant of community petition Insufficient parking
Anne Eriksson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Cost of project and increases in rates Lack of Justification	Request for Public Hearing Council ignorant of community petition Financial burden on future generations Evidence is needed for Council to sell public buildings
Lisa Thompson	Coffs Harbour LGA	Objects	Public Hearing Council Chambers should be removed from the proposal Lack of Justification Parking Built form, urban design and visual impacts Traffic and access impacts	Request for Public Hearing Inclusion of Council Chambers is unjustified Evidence is needed for Council to sell public buildings Insufficient parking internally and externally Scale of building inconsistent with other surrounding buildings Pedestrian crossings and access inadequate
Carolyn Stevenson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Who is payment
Dean Evers	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Karen McPhee	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Katrina McLeod	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Paula Strong	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Does not fit in with surrounding development/existing structures
John Edge	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Ken Annabel	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
			Cost of project and increases in rates	Selling of old buildings to finance proposal
			Parking	Will there be adequate disable parking in the area
Brian Towill	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
Anne Henson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Willian Hutchinson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Michelle Geddes	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA
Nancy Strickland	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Parking Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Insufficient parking Does not include much needed Performing Arts Centre
K Palmer	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Lack of Justification Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Out of character with surrounding buildings Existing Council offices are more than adequate Mayor's casting vote was ill advised Negotiations with Cex regarding Performing Arts Centre was planned without community awareness
Jennifer Palmer	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process
Annette Ryan	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Gloria Mayne	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
RJ Carle	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Heritage Impacts	Request for Public Hearing Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Conflict of interest in council process Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Impact on heritage significance of Uniting Church due to proposals design

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Marie Murray-Prior	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone due to council offices
Betty-Anne Towns	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Worried about future rate increases Ratepayers will have no choice but to increase rents in an area already facing a housing crisis Restricted access to open landscaping/parkland Proposed development should be on a major linking road Traffic congestion and restricted pedestrian access
Ann Crone	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrian access
Debra Johnson	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Parking Traffic and access impacts Concerns about Council not following due process Built form, urban design and visual impacts Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Parking	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Conflict of interest in council process Different building design to Gordon Street as well as Coffs LGA Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth No room for tourist/school buses to drop off/pick up No on-site parking for elderly
Ann Hobson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Performing Arts/Entertainment Centre Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m Entertainment centre Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrian access
Anthony Boulton	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Peter Wilms	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Cost of project and increases in rates	Cost is a quantity surveyor estimate only, not a realistic cost for completion
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
John Pinkerton	Coffs Harbour LGA	Objects	Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Cost of project and increases in rates	Estimates for building has not been carried out by appropriately qualified organisation
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	There are better alternative sites available
			Cost of project and increases in rates	Upgrade of Rigby Lane has not been included in estimates. Believed to be in excess of \$2 million
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Concerns about Council not following due process	Conflict of interest in council process
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Future Proofing	Insufficient space for current displays owned by museum
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Cost of project and increases in rates	
			Cost of project and increases in rates	
			Cost of project and increases in rates	

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Cost of project and increases in rates	Worried about future rate increases
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Parking	Insufficient parking
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Not supportive of the location	Should be located at City Hill
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Not supportive of the location	Worried about future rate increases
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Performing Arts/Entertainment Centre	No Performing Arts Centre
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking Increased traffic congestion
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Increased traffic congestion
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Community Consultation Concerns Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Not the proposal submitted to the public for consultation. Requires public consultation to be re-done Building exceeds height limit of 28m
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Parking	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Insufficient parking
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Not supportive of the location Lack of Justification Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Should be located at City Hill Council Chamber sufficient and was built to be extended Insufficient parking
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Cost of project and increases in rates Parking Built form, urban design and visual impacts Commercial Impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone due to council offices What will the real cost be and where will the money be coming from Insufficient parking internally and externally Does not fit in with existing landscape Additional commercial space in a struggling CBD
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Concerns about Council not following due process	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Question Cr Adendorff's eligibility to vote
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Traffic and access impacts Parking Performing Arts/Entertainment Centre	Request for Public Hearing Lack of community engangment in regards to council chambers Increased traffic congestion Insufficient parking No Performing Arts Centre
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates Cost of project and increases in rates Traffic and access impacts Parking Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal Worried about future rate increases Increased traffic congestion Insufficient parking Should be located at City Hill
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Public Hearing	Request for Public Hearing
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
Withheld	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Opposed to \$76 million cost
			Cost of project and increases in rates	
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
Withheld	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Project is not income producing
			Cost of project and increases in rates	
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
Withheld	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Parking	
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
Withheld	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Parking	
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Built form, urban design and visual impacts	
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Public Hearing	

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Public Hearing	Request for Public Hearing
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Parking	Insufficient parking internally and externally
			Concerns about Council not following due process	Conflict of interest in council process
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Lack of Justification	Unnecessary office space for Council staff and does not provide best use of public land
			Public Hearing	Request for Public Hearing
			Not supportive of the location	Restricted access to open landscaping/parkland
			Not supportive of the location	Proposed development should be on a major linking road
Withheld	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Concerns about Council not following due process	Even part of the allocated money could build an excellent entertainment centre - electoral promises by Mayor
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Lack of Justification	Development of this type and scale should have clear majority support of community not marginal support of Council
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Parking	Insufficient parking internally and externally

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Traffic congestion and restricted pedestrain access Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone due to council offices Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Withheld	Coffs Harbour LGA	Objects	Public Hearing Not supportive of the location Not supportive of the location Parking Traffic and access impacts	Request for Public Hearing Restricted access to open landscaping/parkland Proposed development should be on a major linking road Insufficient parking internally and externally Traffic congestion and restricted pedestrain access
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Built form, urban design and visual impacts Safety Built form, urban design and visual impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Different building design to Gordon Street as well as Coffs LGA Does not meet safer design standards with arcade between Gordon Street and Riding Lane Doesn't offer adequate protection from storms/summer sun Building exceeds height limit of 28m

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Doesn't offer adequate protection from storms/summer sun
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Commercial Impacts	Additional commercial space in a struggling CBD
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Selling of old buildings to finance proposal
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Cost of project and increases in rates	Glass façade will be costly to clean
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Council Chambers should be removed from the proposal	Remove Council Chambers from existing proposal
			Performing Arts/Entertainment Centre	Entertainment Centre
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Parking	Insufficient parking
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Flooding	No consideration given to future flood events
			Not supportive of the location	Consequence of locating gallery and library in a constrained location is unsatisfactory
			Not supportive of the location	No justification for proposed development to be in CBD
			Cost of project and increases in rates	Ratepayers will have to choice but to increase rents in an area already facing a housing crisis
			Cost of project and increases in rates	CBD has received Special Rates from land owners since 2000 in order to revitalise the location
			Lack of Justification	Is not a true representation and does not relate to economic benefit when visitors are from the low socio-economic band
Withheld	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
Withheld	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Money needs to be spent on public infrastructure
			Public Hearing	Request for Public Hearing
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	There are better alternative sites available
			Performing Arts/Entertainment Centre	Entertainment Centre
Withheld	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Money needs to be spent on public infrastructure
			Public Hearing	Request for Public Hearing
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
Withheld	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Lack of Justification	Old building is just as adequate
			Cost of project and increases in rates	Waste of money
Susan Ann Mifsud	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Susan Ann Mifsud	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Susan Ann Mifsud	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Susan Ann Mifsud	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Susan Ann Mifsud	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Susan Ann Mifsud	Coffs Harbour LGA	Objects	Alternative Project Suggestion	Roads are a disgrace, as are footpaths. Drainage is poorly attended.
			Concerns about Council not following due process	Mayor wants the facility and does not care what the ratepayers think
Cherie Rees	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Cherie Rees	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Cherie Rees	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Cherie Rees	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Cherie Rees	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Cherie Rees	Coffs Harbour LGA	Objects	Cost of project and increases in rates	All for growth in the community but the \$\$ is just unwarranted
			Public Hearing	Request for Public Hearing
Jake Bowen	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Jake Bowen	Coffs Harbour LGA	Objects	Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Jake Bowen	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Public Hearing	Request for Public Hearing
Christine Bowen	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Parking	Insufficient parking internally and externally
Christine Bowen	Coffs Harbour LGA	Objects	Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Not supportive of the location	Proposed development should be on a major linking road

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Chris Bowen	Coffs Harbour LGA	Objects	Not supportive of the location	Restricted access to open landscaping/parkland
			Built form, urban design and visual impacts	3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc.
Dean Anderson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Parking	Insufficient parking internally and externally
			Concerns about Council not following due process	Conflict of interest in council process
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Lack of Justification	Current Council Chambers is more than adequate to carry out duty of looking after ratepayer interests
			Cost of project and increases in rates	Allocate ratepayer funds to more suitable projects with ratepayers in mind
Ian Watson	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Redevelop Existing Council Chambers	Council Chambers was built to take another 2 floors
			Performing Arts/Entertainment Centre	What happened to the cultural centre idea
Robyna Grimmones	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Cost of project and increases in rates	Total waste of money
Brad Geddes	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrian access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Cost of project and increases in rates	Coffs Harbour and surrounds have much broader issues to spend \$79 million on
Jason Cloff	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engagement in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Cost of project and increases in rates	Money could be spent more wisely and more helpful to the public
Charles May	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Troy Bell	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Performing Arts/Entertainment Centre	Entertainment Centre
Jessie Bell	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
Valerie Price	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
			Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
Dorne Bell	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Performing Arts/Entertainment Centre	Entertainment Centre
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Built form, urban design and visual impacts	Insufficient space for facilities
			Community Consultation Concerns	Changing of plans i.e. community wasn't informed of council buildings
Brian Huggett	Coffs Harbour LGA	Objects	Traffic and access impacts	Increased traffic congestion
			Built form, urban design and visual impacts	Site limits opportunity for iconic building
			Flooding	No consideration given to future flood events
			Planning Policy Inconsistencies	Proposal non-compliant with council development controls
			Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Cost of project and increases in rates	Economic future is by all reports very volatile and shows previous signs of downturn
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Council ignorant of community petition

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Graham Bell	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls Council financial standing less than secure Project is not income producing
Rebecca Cuthbert	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts Not supportive of the location Not supportive of the location Built form, urban design and visual impacts Planning Policy Inconsistencies Safety	Request for Public Hearing Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Proposed development should be on a major linking road Restricted access to open landscaping/parkland 3 storey element creates unneeded expenditure i.e. lifts, external maintenance etc. Fails to meet objectives of B3 Commercial Core Zone due to council offices Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Concerns about Council not following due process Future Proofing Traffic and access impacts Parking Not supportive of the location Planning Policy Inconsistencies Safety Built form, urban design and visual impacts Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Lack of community engagement in regards to council chambers Conflict of interest in council process Space planned for staff is already inadequate which existing properties could be better utilised Traffic congestion and restricted pedestrian access Insufficient parking internally and externally Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Does not meet safer design standards with arcade between Gordon Street and Riding Lane Conflicts with streetscape in Gordon Street Building exceeds height limit of 28m Is not economically sustainable - figures have been inaccurately represented with non-disclosed details
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Concerns about Council not following due process Future Proofing Traffic and access impacts Parking	Request for Public Hearing Lack of community engagement in regards to council chambers Conflict of interest in council process Space planned for staff is already inadequate which existing properties could be better utilised Traffic congestion and restricted pedestrian access Insufficient parking internally and externally
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Concerns about Council not following due process Future Proofing Traffic and access impacts Parking	Request for Public Hearing Lack of community engagement in regards to council chambers Conflict of interest in council process Space planned for staff is already inadequate which existing properties could be better utilised Traffic congestion and restricted pedestrian access Insufficient parking internally and externally
Jennifer West	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates Not supportive of the location Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engagement in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrian access Different building design to Gordon Street as well as Coffs LGA Overspend of money Should be located at City Hill Entertainment Centre

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Warren West	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Parking Traffic and access impacts Built form, urban design and visual impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Insufficient parking internally and externally Traffic congestion and restricted pedestrain access Different building design to Gordon Street as well as Coffs LGA The cost is outrageous when less expenive alternatives will provide the same outcome
Helen Kellam	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Not supportive of the location	Request for Public Hearing Lack of community engagement in regards to council chambers There are better alternative sites available
Matt Thomas	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Traffic and access impacts	Request for Public Hearing Lack of community engagement in regards to council chambers Increased traffic congestion
Wayne Stone	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Parking Built form, urban design and visual impacts	Request for Public Hearing Lack of community engagement in regards to council chambers Insufficient parking internally and externally Different building design to Gordon Street as well as Coffs LGA
Carole Stone	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Traffic and access impacts	Request for Public Hearing Council ignorant of community petition Increased traffic congestion
Garreth Nicholls	Coffs Harbour LGA	Objects	Public Hearing Concerns about Council not following due process Traffic and access impacts	Request for Public Hearing Conflict of interest in council process Increased traffic congestion
Steven Coatsworth	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Traffic and access impacts	Request for Public Hearing Council ignorant of community petition Increased traffic congestion
Joy Richardson	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Cost of project and increases in rates Concerns about Council not following due process	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Costing has not been disclosed adequately Conflict of interest in council process
Sheryl Tamini	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns	Request for Public Hearing Lack of community engagement in regards to council chambers Council ignorant of community petition
Leonie Aafjes	Coffs Harbour LGA	Objects	Public Hearing Cost of project and increases in rates Cost of project and increases in rates	Request for Public Hearing Worried about future rate increases Will be blowouts in estimations
Carole Peutail	Coffs Harbour LGA	Objects	Public Hearing Parking Traffic and access impacts	Request for Public Hearing Insufficient parking Increased traffic congestion
Anthony Peter Massey	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns	Request for Public Hearing Lack of community engagement in regards to council chambers
Sonya Massey	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns	Request for Public Hearing Lack of community engagement with special interest groups
Raf Stary	Coffs Harbour LGA	Objects	Public Hearing Planning Policy Inconsistencies Built form, urban design and visual impacts Safety Community Consultation Concerns Parking Future Proofing Cost of project and increases in rates Cost of project and increases in rates Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process	Request for Public Hearing Fails to meet objectives of B3 Commercial Core Zone due to council offices Building exceeds height limit of 28m Does not meet safer design standards with arcade between Gordon Street and Riding Lane Original plans included Performing Arts Centre and not Council offices Insufficient parking Inadequate capacity for future growth Has not be rigorously costed Worried about future rate increases Lack of community engagement in regards to council chambers Council ignorant of community petition A full investigation over the validity of Cr Adendorff's vote is called for

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Lynette Reid	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Cost is extraordinarily high for one building that does not benefit ratepayers
Carol Bartholemew	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Money would be best spent on threatre and cultural space and not new premises for Council
Donna Blackwekk	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Worried about future rate increases
Colleen Wise	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Insufficient parking
Ellany Whelan	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location Traffic and access impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available Increased traffic congestion
Peter Saunders	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Cost of project and increases in rates Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally Inclusion of Council office space excludes the project from Government funding Insufficient space for facilities
Kítrina John	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices

From	Location of Submitter	Type of Submission	Issue	Issue Summary
N Kellan	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Peter Ryan	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
Mike Daniel	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Nola Nolte	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Amy Vidler	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Jacob Vidler	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Daniel Edwards	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Sarah Vidler	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Jamie Vidler	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Corey Mackay	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Sharon Vidler	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies Built form, urban design and visual impacts Heritage Impacts Safety Built form, urban design and visual impacts	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices Different building design to Gordon Street as well as Coffs LGA Impact on heritage significance of Uniting Church due to proposals design Does not meet safer design standards with arcade between Gordon Street and Riding Lane Building exceeds height limit of 28m
Rochelle Judais	Coffs Harbour LGA	Objects	Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Performing Arts/Entertainment Centre Not supportive of the location Planning Policy Inconsistencies	Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Performing Arts Centre Restricted access to open landscaping/parkland Fails to meet objectives of B3 Commercial Core Zone due to council offices

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Guy Vidler	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
Guy Vidler	Coffs Harbour LGA	Objects	Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Guy Vidler	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Guy Vidler	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Guy Vidler	Coffs Harbour LGA	Objects	Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
Guy Vidler	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Guy Vidler	Coffs Harbour LGA	Objects	Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Guy Vidler	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
Audrey Vidler	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
Audrey Vidler	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Audrey Vidler	Coffs Harbour LGA	Objects	Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
Audrey Vidler	Coffs Harbour LGA	Objects	Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
Audrey Vidler	Coffs Harbour LGA	Objects	Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
Audrey Vidler	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Building exceeds height limit of 28m
Joan Appleton	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Joan Appleton	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Joan Appleton	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Joan Appleton	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Joan Appleton	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Anne Casey	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Anne Casey	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Anne Casey	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Anne Casey	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Anne Casey	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
TA Haymen-Cosk	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
TA Haymen-Cosk	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
TA Haymen-Cosk	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
TA Haymen-Cosk	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
TA Haymen-Cosk	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Linda Becker	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Linda Becker	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
Linda Becker	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
Linda Becker	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Linda Becker	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Geoffrey Hardaker	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
M Warburton	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Jenny Lees	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Anthony Khalil	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking Concerns about Council not following due process	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally General Manager to be sacked
William Griffith-Jones	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Future Proofing Commercial Impacts Cost of project and increases in rates	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Inadequate capacity for future growth Additional commercial space in a struggling CBD Selling of old buildings to finance proposal
Penny Beaven	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Planning Policy Inconsistencies Performing Arts/Entertainment Centre	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Fails to meet objectives of B3 Commercial Core Zone due to council offices Entertainment Centre
Colleen Joy Hull	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Concerns about Council not following due process Parking	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Preferential treatment of proposal Insufficient parking internally and externally
J Good	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process

From	Location of Submitter	Type of Submission	Issue	Issue Summary
J Stokes	Coffs Harbour LGA	Objects	Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
Catherine Stokes	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Performing Arts/Entertainment Centre	Performing Arts Centre
			Not supportive of the location	Restricted access to open landscaping/parkland
			Planning Policy Inconsistencies	Fails to meet objectives of B3 Commercial Core Zone due to council offices
			Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Heritage Impacts	Impact on heritage significance of Uniting Church due to proposals design
			Safety	Does not meet safer design standards with arcade between Gordon Street and Riding Lane
			Built form, urban design and visual impacts	Building exceeds height limit of 28m
John Wake	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Parking	Insufficient parking
Victoria White	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Alan White	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
			Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
Ashley Davis	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Delwyn Davis	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
G Hardaker	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Leighton Wouress	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Leigh Connor	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Joanne Caba	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Janice Riddel	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Alan Kneale	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Joseph Goldman	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Russell Ashdown	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
John Harry	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Warren Millar	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Andrew Wheeler	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Linda Harris	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Not supportive of the location	There are better alternative sites available
Chris Harris	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Ray Hundal	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
George Slaviero	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Nirvana Slaviero	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
David Riddel	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Margaret A Caba	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition
Narelle Hayes	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Future Proofing Built form, urban design and visual impacts Community Consultation Concerns Traffic and access impacts Built form, urban design and visual impacts Flooding Planning Policy Inconsistencies	Request for Public Hearing Council ignorant of community petition Inadequate capacity for future growth Insufficient space for facilities Changing of plans i.e. community wasn't informed of council buildings Increased traffic congestion Site limits opportunity for iconic building No consideration given to future flood events Proposal non-compliant with council development controls

From	Location of Submitter	Type of Submission	Issue	Issue Summary
Murray Booth	Coffs Harbour LGA	Objects	Cost of project and increases in rates	Council financial standing less than secure
			Cost of project and increases in rates	Project is not income producing
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Tracy Maher	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Cost of project and increases in rates	High cost of project in relation to 3 successive annual rate increases since 2015
			Cost of project and increases in rates	Scale of building increased complexity and costs
			Cost of project and increases in rates	High cost of project in relation to low local average income
Withheld	Coffs Harbour LGA	Objects	Not supportive of the location	Proposed development should be on a major linking road
			Not supportive of the location	There are better alternative sites available
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Conflict of interest in council process
			Future Proofing	Inadequate capacity for future growth
			Parking	Insufficient parking internally and externally
			Traffic and access impacts	Traffic congestion and restricted pedestrain access
Withheld	Coffs Harbour LGA	Objects	Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Coffs Harbour LGA	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
Withheld	Coffs Harbour LGA	Objects	Concerns about Council not following due process	Preferential treatment of proposal
			Parking	Insufficient parking internally and externally
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
			Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Concerns about Council not following due process	Conflict of interest in council process
			Community Consultation Concerns	Council ignorant of community petition
			Parking	Insufficient parking
			Public Hearing	Request for Public Hearing
			Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
Withheld	Outside of NSW	Objects	Community Consultation Concerns	Lack of community engangment in regards to council chambers
			Community Consultation Concerns	
			Community Consultation Concerns	

From	Location of Submitter	Type of Submission	Issue	Issue Summary
			Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Concerns about Council not following due process Parking	Conflict of interest in council process Council ignorant of community petition Glass façade will be costly to clean Preferential treatment of proposal Insufficient parking
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Parking Reflectivity	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition Glass façade will be costly to clean Insufficient parking Resulting heat and glare will be hazardous for drivers/pedestrians
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available
Withheld	Coffs Harbour LGA	Objects	Public Hearing Community Consultation Concerns Community Consultation Concerns Concerns about Council not following due process Community Consultation Concerns Cost of project and increases in rates Cost of project and increases in rates Cost of project and increases in rates Not supportive of the location Not supportive of the location	Request for Public Hearing Original plans included Performing Arts Centre and not Council offices Lack of community engangment in regards to council chambers Conflict of interest in council process Council ignorant of community petition High cost of project in relation to 3 successive annual rate increases since 2015 Scale of building increased complexity and costs High cost of project in relation to low local average income Proposed development should be on a major linking road There are better alternative sites available

ID#	From	Location of Submitter	Type of Submission	Issue	Issue Summary
ORG001	Coffs Harbour Writers' Group	Coffs Harbour LGA	Supports	General Support based on Community/Cultural/Socio-economic Benefits	Will be a major benefit
ORG001					
ORG002	Gowing Bros Ltd	Coffs Harbour LGA	Comments	General Support based on Community/Cultural/Socio-economic Benefits	Fully support concept
ORG002				Remove Council Chambers from the proposal	Remove Council Chambers from existing proposal
ORG002				Commercial impacts	Additional commercial space in a struggling CBD
ORG002				Redevelop Existing Council Chambers	Introduce flexible work practices
ORG002				Alternative Project Suggestion	Include a residential component
ORG002				Parking	Insufficient parking internally and externally
ORG002					
ORG003	AHQ Investments Pty Ltd	Coffs Harbour LGA	Objects		Will provide details of his objection at a later date
ORG003					
ORG004	Arts Mid North Coast	State of NSW	Supports	General Support based on Community/Cultural/Socio-economic Benefits	Support primarily to need and benefits rather than design
ORG004					
ORG005	Citizens' Voice Coffs Harbour	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
ORG005				Community Consultation Concerns	Lack of community engagement in regards to council chambers
ORG005				Concerns about Council not following due process	Conflict of interest in council process
ORG005				Community Consultation Concerns	Council ignorant of community petition
ORG005				Planning Policy Inconsistencies	Preferential treatment of proposal
ORG005				Cost of project and increases in rates	Too expensive
ORG005				Concerns about Council not following due process	Mayor was elected on a promise of a Performing Arts Centre
ORG005				Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
ORG005				Traffic and access impacts	Traffic congestion and restricted pedestrian access
ORG005				Parking	Insufficient parking internally and externally
ORG005				Built form, urban design and visual impacts	Building exceeds height limit of 28m
ORG005				Public Hearing	Request for Public Hearing
ORG005				Not supportive of the location	There are better alternative sites available
ORG005					
ORG006	Coffs Harbour Arts Council	Coffs Harbour LGA	Objects	Community Consultation Concerns	Original plans included Performing Arts Centre and not Council offices
ORG006				Cost of project and increases in rates	Inclusion of Council offices disqualifies building from government funding
ORG006				Community Consultation Concerns	Lack of community engagement in regards to council chambers
ORG006				Remove Council Chambers from the proposal	Remove Council Chambers from existing proposal
ORG006				Future Proofing	No scope to expand proposed building
ORG006				Traffic and access impacts	Traffic congestion and restricted pedestrian access
ORG006				Parking	Insufficient parking internally and externally
ORG006				Community Consultation Concerns	Council ignorant of community petition
ORG006				Traffic and access impacts	No consideration given to parking/access for elderly/disabled
ORG006				Lack of Justification	Is not a true representation and does not relate to economic benefit
ORG006				Not supportive of the location	There are better alternative sites available
ORG006				Commercial impacts	Additional commercial space in a struggling CBD
ORG006					
ORG007	Wardman Investments	Coffs Harbour LGA	Objects	Public Hearing	Request for Public Hearing
ORG007				Traffic and access impacts	Traffic congestion and restricted pedestrian access
ORG007				Parking	Insufficient parking internally and externally
ORG007				Flooding	No consideration given to future flood events
ORG007				Not supportive of the location	There are better alternative sites available
ORG007				Built form, urban design and visual impacts	Different building design to Gordon Street as well as Coffs LGA
ORG007				Cost of project and increases in rates	Scale of building increased complexity and costs
ORG007				Lack of Justification	Is not a true representation and does not relate to economic benefit



Appendix B

Additional Justification on Car Parking

TECHNICAL NOTE

6 February 2020

info@asongroup.com.au

+61 2 9083 6601

Suite 1202, Level 12, 220 George Street

Sydney NSW 2000

www.asongroup.com.au

Coffs Harbour City Council
2 Castle Street
Coffs Harbour NSW 2450

Attention: Ken Welham

Coffs Harbour Civil & Cultural Space Response to Submissions Review

Dear Ken,

Further to our recent discussions, Ason Group has had the opportunity to review the recent Response to Submissions (the RTS) received from the Department of Planning, Industry and Environment (DPIE) in regard to the Coffs Harbour Cultural and Civic Space State Significant Development application (SSD-10300). More specifically, as requested we have examined Issue 3 of the RTS, which states:

3. Loss of On-street Parking

The development proposes to remove 14 on-street car parking spaces from Gordon Street. Further assessment/justification shall be provided regarding the potential impact of the proposal on the availability of on-street parking in the vicinity of the site, in particular, the availability of car parking spaces for mobility-impaired persons.

Further to our review of this issue, Ason Group provides the following response.

Gordon Street Parking Reduction

The reduction in parking spaces in Gordon Street is provided for in the SSD further to the identification of streetscape improvements identified in the Gordon Street Library & Gallery Precinct Analysis (the Precinct Analysis) as well as in the broader Coffs City Centre Masterplan. With specific regard to Gordon Street, the SSD and these strategies provide for the redesign of parking spaces (from the current 60° angled spaces to parallel spaces) and the provision of dedicated set down facilities adjacent to the Civic Space for up to 6 cars or 2 buses.

The net result of these proposals will be a reduction in total parking provision in Gordon Street (between Coff Street and Vernon Street) from the 62 spaces currently available to 48 spaces, or a reduction of 14 spaces.

A single parallel accessible space is provided is currently provided in this section of Gordon Street, on the eastern side of the road south of Coff Street (noting a total of 4 parallel spaces in this location, the only parallel spaces in this section of Gordon Street). Effectively therefore, if the SSD and broader strategies were to retain this accessible space in its existing location, there would be no reduction in accessible parking provision in the vicinity of the Civic Space.

Notwithstanding, it is important to briefly review the provision of accessible spaces in the vicinity of the Civic Space.

Broader Accessible Parking Provisions

With reference to the parking data provided in the City Centre Parking Study of 2017 (the Parking Study), there are a total of 37 accessible parking spaces in the immediate vicinity of the Civic Space (within 250m), the location of which are summarised in the table below.

Location	Design	Accessible Spaces
Castle Street	60°	2
Coffs Street	90°	1
Duke Laneway	Parallel	2
Gordan Street	90°	1
Gordan Street	Parallel	2
Harbour Drive	60°	5
Harbour Street	Parallel	2
Park Avenue	60°	1
Castle Street Car Park	90°	21
Total		37

As a means of comparison, the total number of parking spaces within the same area (i.e. within approximately 250m of the Civic Space) is approximately 1,400 spaces; the 37 accessible spaces therefore represent the provision of just under 1 accessible space per 40 parking spaces.

This quantum of accessible parking is higher than recommended in the Disability (Access to Premises - Buildings) Standards 2010 (Accessibility Standards), upon which the Coffs Harbour DCP accessible parking requirements are based; the Accessibility Standards requirements are shown in the table below.

Building Class	Accessible Spaces
Class 5: Commercial	1 per 100 spaces
Class 6: Retail	1 per 50 spaces up to 1,000 spaces, then 1 space per 100 spaces

As such, it is clear that there is an excellent provision of accessible parking spaces in close proximity to the Civic Space.

Notwithstanding, the potential exists to provide additional accessible parking spaces in the future adjacent to the Civic Space in Gordan Street to further complement the drop off zone, with the need for such spaces monitored by Council over time with visitor surveys or the like. If the demand exists, such a conversion of spaces would not constitute a loss of spaces, but merely a repurposing appropriate to demand.

General Impact of Reduced Parking

With regard to the general loss of parking (14 spaces), a detailed review of the Parking Study and the SSD future parking demand forecasts indicates that there is certainly capacity within the immediate area to absorb the loss without significant impacts.

The tables below report the total parking provided within 250m of the Civic Space, the existing and additional demand generated by the Civic Space, and then total parking capacity and demand at year of opening and for a 5 and 10 year forecast after opening.

Weekday Year of Opening

On-Street Parking	Spaces	Occupied Spaces Hour Starting											
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm	5:00pm	6:00pm	7:00pm
Gordon Street	48	23	53	57	50	36	56	62	36	30	19	6	6
Coff Street	99	55	74	74	76	72	71	77	90	72	59	41	18
Castle Street	60	12	43	52	44	33	41	32	36	32	43	38	16
Duke Street	72	37	65	68	66	62	61	60	55	44	12	2	2
Vernon Street	103	36	88	96	85	86	79	67	71	74	59	52	56
Harbour Street	121	70	101	102	110	99	82	83	87	82	76	62	58
Total Occupied	503	233	424	449	431	388	390	381	375	334	268	201	156
Available	503	270	79	54	72	115	113	122	128	169	235	302	347

Castle Street Car Park	Spaces	Occupied Spaces Hour Starting											
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm	5:00pm	6:00pm	7:00pm
Short Term	313	31	141	250	244	257	254	157	131	116	63	22	6
Long Term	583	233	449	507	501	554	536	501	466	379	262	70	29
Total Occupied	896	264	590	757	745	811	790	658	597	495	325	92	35
Available	896	632	306	139	151	85	106	238	299	401	571	804	861

All Adjacent Parking Year of Opening	Spaces	Occupied Spaces Hour Starting											
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm	5:00pm	6:00pm	7:00pm
Total Occupied	1,399	497	1,014	1,206	1,176	1,199	1,180	1,039	972	829	593	293	191
Civic Space Demand	1,399	4	50	117	129	115	106	95	90	63	32	16	6
Total Occupied	1,399	501	1,064	1,323	1,305	1,314	1,286	1,134	1,062	892	625	309	197
Available	1,399	898	335	76	94	85	113	265	337	507	774	1,090	1,202

Weekday 5 Years +

On-Street Parking	Spaces	Occupied Spaces Hour Starting											
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm	5:00pm	6:00pm	7:00pm
Gordon Street	48	23	53	57	50	36	56	62	36	30	19	6	6
Coff Street	99	55	74	74	76	72	71	77	90	72	59	41	18
Castle Street	60	12	43	52	44	33	41	32	36	32	43	38	16
Duke Street	72	37	65	68	66	62	61	60	55	44	12	2	2
Vernon Street	103	36	88	96	85	86	79	67	71	74	59	52	56
Harbour Street	121	70	101	102	110	99	82	83	87	82	76	62	58
Total Occupied	503	233	424	449	431	388	390	381	375	334	268	201	156
Available	503	270	79	54	72	115	113	122	128	169	235	302	347

Castle Street Car Park	Spaces	Occupied Spaces Hour Starting											
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm	5:00pm	6:00pm	7:00pm
Short Term	313	31	141	250	244	257	254	157	131	116	63	22	6
Long Term	583	233	449	507	501	554	536	501	466	379	262	70	29
Total Occupied	896	264	590	757	745	811	790	658	597	495	325	92	35
Available	896	632	306	139	151	85	106	238	299	401	571	804	861

All Adjacent Parking 5 Year	Spaces	Occupied Spaces Hour Starting											
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm	5:00pm	6:00pm	7:00pm
Total Occupied	1,399	497	1,014	1,206	1,176	1,199	1,180	1,039	972	829	593	293	191
Development Parking Demand	1,399	4	75	176	193	171	155	137	130	99	55	30	11
Total Occupied	1,399	501	1,089	1,382	1,369	1,370	1,335	1,176	1,102	928	648	323	202
Available	1,399	898	310	17	30	29	64	223	297	471	751	1,076	1,197

Weekday 10 Years +

On-Street Parking	Spaces	Occupied Spaces Hour Starting											
		8:00a m	9:00a m	10:00a m	11:00a m	12:00p m	1:00p m	2:00p m	3:00p m	4:00p m	5:00p m	6:00p m	7:00p m
Gordon Street	48	23	53	57	50	36	56	62	36	30	19	6	6
Coff Street	99	55	74	74	76	72	71	77	90	72	59	41	18
Castle Street	60	12	43	52	44	33	41	32	36	32	43	38	16
Duke Street	72	37	65	68	66	62	61	60	55	44	12	2	2
Vernon Street	103	36	88	96	85	86	79	67	71	74	59	52	56
Harbour Street	121	70	101	102	110	99	82	83	87	82	76	62	58
Total Occupied	503	233	424	449	431	388	390	381	375	334	268	201	156
Available	503	270	79	54	72	115	113	122	128	169	235	302	347

Castle Street Car Park	Capacity	Occupied Spaces Hour Starting											
		8:00a m	9:00a m	10:00a m	11:00a m	12:00p m	1:00p m	2:00p m	3:00p m	4:00p m	5:00p m	6:00p m	7:00p m
Short Term	313	31	141	250	244	257	254	157	131	116	63	22	6
Long Term	583	233	449	507	501	554	536	501	466	379	262	70	29
Total Occupied	896	264	590	757	745	811	790	658	597	495	325	92	35
Available	896	632	306	139	151	85	106	238	299	401	571	804	861

All Adjacent Parking 10 Year	Capacity	Occupied Spaces Hour Starting											
		8:00a m	9:00a m	10:00a m	11:00a m	12:00p m	1:00p m	2:00p m	3:00p m	4:00p m	5:00p m	6:00p m	7:00p m
Total Occupied	1,399	497	1,014	1,206	1,176	1,199	1,180	1,039	972	829	593	293	191
Development Parking Demand	1,399	4	72	175	190	169	152	134	128	101	57	32	12
Total Occupied	1,399	501	1,086	1,381	1,366	1,368	1,332	1,173	1,100	930	650	325	203
Available	1,399	898	313	18	33	31	67	226	299	469	749	1,074	1,196

Weekend Year of Opening

On-Street Parking	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Gordon Street	48	28	43	62	70	68	74	70	35	22
Coff Street	99	75	88	94	93	95	95	91	88	80
Castle Street	60	3	24	41	48	45	41	48	19	20
Duke Street	72	28	32	47	50	52	60	44	33	31
Vernon Street	103	30	59	69	75	64	68	79	67	34
Harbour Street	121	40	56	83	81	91	90	106	76	28
Total Occupied	503	204	302	396	417	415	428	438	318	215
Available	503	313	215	121	100	102	89	79	199	302

Castle Street Car Park	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Total Occupied	896	105	228	341	382	348	334	252	199	97
Available	896	791	668	555	514	548	562	644	697	799

All Adjacent Parking Year of Opening	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Total Occupied	1399	309	530	737	799	763	762	690	517	312
Civic Space Demand	1399	4	40	101	111	102	68	41	44	27
Total Occupied	1399	313	570	838	910	865	830	731	561	339
Available	1399	889	697	495	437	484	529	633	736	857

Weekend 5 Years +

On-Street Parking	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Gordon Street	48	28	43	62	70	68	74	70	35	22
Coff Street	99	75	88	94	93	95	95	91	88	80
Castle Street	60	3	24	41	48	45	41	48	19	20
Duke Street	72	28	32	47	50	52	60	44	33	31
Vernon Street	103	30	59	69	75	64	68	79	67	34
Harbour Street	121	40	56	83	81	91	90	106	76	28
Total Occupied	503	204	302	396	417	415	428	438	318	215
Available	503	313	215	121	100	102	89	79	199	302

Castle Street Car Park	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Total Occupied	896	105	228	341	382	348	334	252	199	97
Available	896	791	668	555	514	548	562	644	697	799

All Adjacent Parking Year of Opening	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Total Occupied	1399	309	530	737	799	763	762	690	517	312
Civic Space Demand	1399	4	40	101	111	102	68	41	44	27
Total Occupied	1399	313	570	838	910	865	830	731	561	339
Available	1399	889	697	495	437	484	529	633	736	857

Weekend 10 Years +

On-Street Parking	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Gordon Street	48	28	43	62	70	68	74	70	35	22
Coff Street	99	75	88	94	93	95	95	91	88	80
Castle Street	60	3	24	41	48	45	41	48	19	20
Duke Street	72	28	32	47	50	52	60	44	33	31
Vernon Street	103	30	59	69	75	64	68	79	67	34
Harbour Street	121	40	56	83	81	91	90	106	76	28
Total Occupied	503	204	302	396	417	415	428	438	318	215
Available	503	313	215	121	100	102	89	79	199	302

Castle Street Car Park	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Total Occupied	896	105	228	341	382	348	334	252	199	97
Available	896	791	668	555	514	548	562	644	697	799

All Adjacent Parking Year of Opening	Spaces	Occupied Spaces Hour Starting								
		8:00am	9:00am	10:00am	11:00am	12:00pm	1:00pm	2:00pm	3:00pm	4:00pm
Total Occupied	1399	309	530	737	799	763	762	690	517	312
Civic Space Demand	1399	4	40	101	111	102	68	41	44	27
Total Occupied	1399	313	570	838	910	865	830	731	561	339
Available	1399	889	697	495	437	484	529	633	736	857

As demonstrated in these tables, even under worst case forecast conditions parking will still be available in the immediate vicinity of the Civic Space 10 years after opening. Indeed, given the strong movement towards more sustainable transport strategies by Council – particularly in regard to new public and active transport initiatives, as well as the infill (residential) proposed for the City Centre, there is every expectation that parking demand will fall significantly over the next 10 – 20 years.

We trust the above is of assistance to you and DPIE; please do not hesitate to contact the undersigned if you wish to discuss our findings further, or indeed if you have any further questions in regard to the traffic and transport characteristics of the SSD.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Anton Reisch'.

Anton Reisch

Principal Transport Consultant | Ason Group

anton.reisch@asongroup.com.au



Appendix C

Arborist Advice

From: Arborist Network [mailto:support@arboristnetwork.com.au]

Sent: Monday, 16 December 2019 2:46 PM

To: Ken Welham

Subject: RE: Coffs Harbour Cultural and Civic Space(SSD-10300) - Request for Response to Submissions

Ken,

Shadowing from the proposed development will have no discernible impact on the health of the Fig. The building has been designed to fit under the canopy of the tree. However, even if shade was cast onto the canopy this would not be problematic as this species would simply revert the portion of the canopy to shade leaves. In addition, this species is an emergent species in the rain forest. As a consequence, it is normal for the tree to have its root system and much of its trunk in the shade.

While I can add the above information to the report it seems unnecessary if this is acceptable at no charge.

Mark



Appendix D

Final Acid Sulfate Soil Management Plan

RGS31785.1-AD Rev. 2

4 February 2020

Coffs Harbour City Council
2 Castle Street
COFFS HARBOUR NSW 2450

Attention: Ken Welham

Dear Ken,

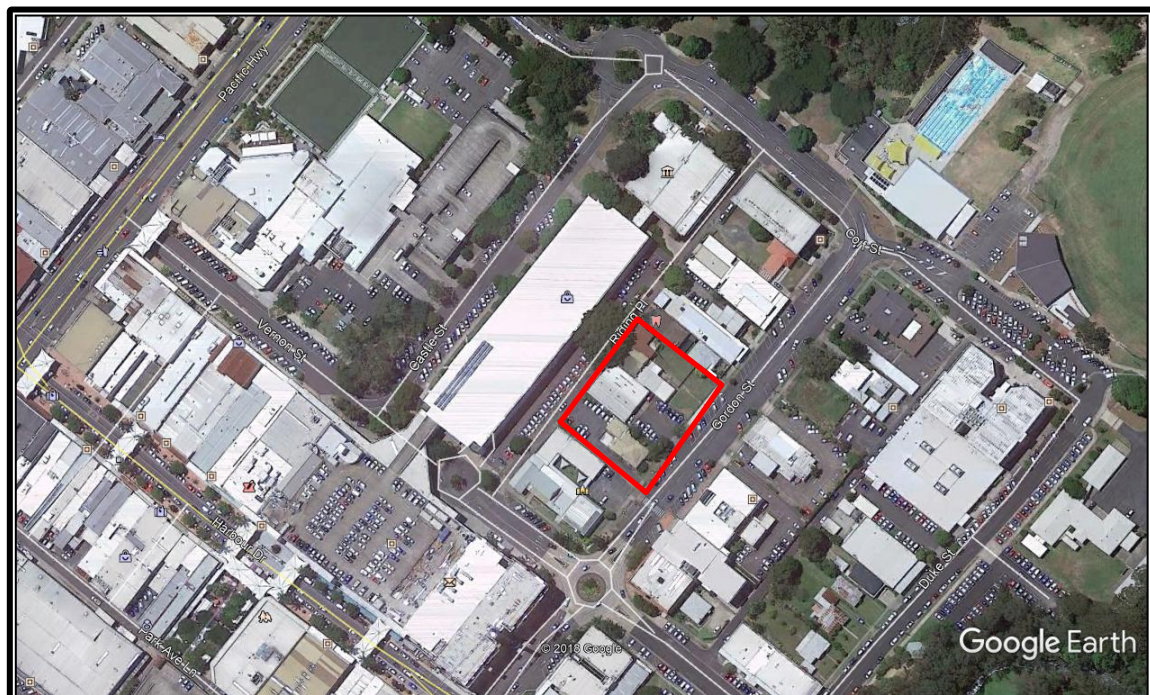
RE: Proposed Cultural and Civic Space Project – 23 to 31 Gordon Street Coffs Harbour
Acid Sulfate Soil Management Plan

1 INTRODUCTION

This Acid Sulfate Soil Management Plan (ASSMP) has been prepared for the proposed Coffs Harbour Cultural and Civic Space Project to be constructed at 23 to 31 Gordon Street, Coffs Harbour (Lot 20 DP758258, Lot B DP346105 and Lot 123 DP749233).

The site is situated within the Coffs Harbour CBD within flat low-lying alluvial topography as illustrated in Diagram 1. The site encompasses an area of approximately 4,000m² and is currently occupied by single storey residential and commercial buildings with associated on grade car parking areas.

Diagram 1: Site Location and Setting





The project is still in the planning stages and review of this ASSMP will be required once final details of the proposed development are known.

2 PROPOSED DEVELOPMENT

The proposed building is expected to be multi-level (up to seven above ground floors) with a single level basement car parking area. Surface levels are approximately 4.7m AHD.

The basement excavation will cover most of the site – approximately 65m by 50m and will be up to about 4m in depth. Therefore approximately 13,000m³ of material will require removal from site.

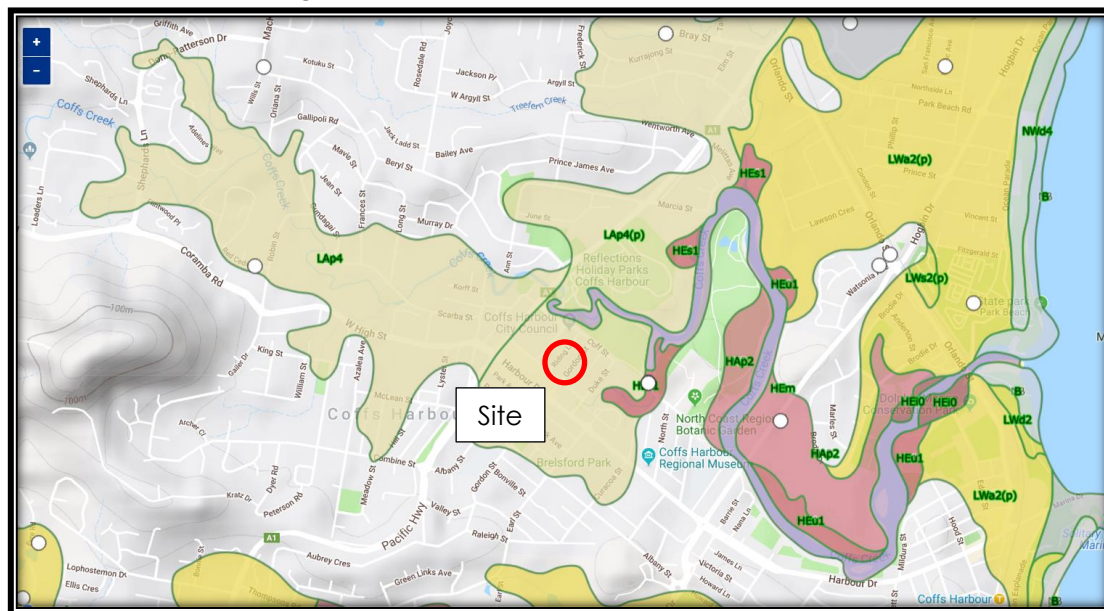
3 ACID SULFATE SOIL ASSESSMENT

An acid sulfate soil (ASS) assessment was undertaken as part of the geotechnical assessment completed for the project by RGS (Ref: RGS31785.1 – AC Rev. 1 dated 18 June 2019). The results of the assessment are summarised below.

The investigations encountered a subsurface profile comprising minor fill and topsoil overlying over-consolidated alluvial clays and silts to depths ranging from 9m to 12m, which overly residual clay soils that grade into weathered rock.

An extract of the acid sulfate soils risk map for Coffs Harbour is presented below, the map indicates the site is situated on a Pleistocene alluvial plain of greater than 4m elevation within an area of low probability of acid sulfate soils that are located below 3m from the ground surface.

Diagram 2: Acid Sulfate Soil Risk Map for Site



Sourced from the NSW Government Environment and Heritage eSPADE website.

Based on the published Coffs Harbour ASS Risk Map which indicated a low probability of ASS below 3m at the site, only limited ASS analysis undertaken in the upper soil profile.

The results of the analysis (attached) were compared against the action criteria as presented in Table 5.4 of the Water Quality Australia National Acid Sulfate Soils Guidance National acid sulfate soils sampling and identification methods manual June 2018.



The laboratory test results indicated:

- Net acidity concentrations exceeded the action criteria (18 moles H⁺/ tonne) for all samples tested;
- The bulk of the acidity present is natural acidity rather than ASS, potentially derived from organic acids or strong leaching of the profile. However, the soils also include traces of potential acidity (pyrite), retained acidity (e.g. jarosite) and sulfate derived actual acidity which in total exceed the action criteria;
- The potential sulfidic acidity (pyrite) concentrations were below the assessment criteria in all but one sample (BH4, 1.5 to 1.95m) which marginally exceeded the Potential ASS action criteria; and
- The actual acidity concentrations exceeded the action criteria for all samples tested and the soils are therefore considered Actual ASS.

Based on the assessment any alluvial clays and silts (Unit 2) that are disturbed by excavation works should be considered as Actual ASS and treated in accordance with this ASS Management Plan (ASSMP).

As noted above there was limited assessment of the upper profile undertaken based on the available information. Further assessment with close spaced sampling intervals to delineate the vertical extent of the ASS is therefore recommended following review of the proposed development details.

4 RESPONSIBILITIES

The project superintendent is responsible for implementing the ASS management protocols detailed within this ASSMP. Only a suitably experienced ASS consultant may vary the procedures detailed herein.

The superintendent shall:

- Record a daily log showing the volume of material that has been excavated, and treated; and
- Ensure that validation testing is undertaken by an independent monitoring consultant on a regular basis.

The requirements of the ASSMP are in addition to, but do not override any other standard procedures such as safety considerations. Where conflict results, or may result from, the implementation of the ASS management as against other performance criteria, the project superintendent shall obtain directives from the project manager or the ASS consultant as appropriate.

5 NEUTRALISING MATERIALS

Fine Agricultural Lime (ag-lime) must be used for liming of excavated materials. Hydrated lime, Dolomatic ag-lime, or magnesium blend ag-lime, should not be used. The ag-lime grind shall have:

- At least 85% by weight passing 1mm, and 100% passing 2.5mm. In general, a finer grind is better; and



- Ag-lime shall have a Neutralising Value (NV) of 90% or better (i.e. $NV > 90$).
- Given the estimated 13,000m³ of material requiring treatment, a preliminary estimate indicates that a total of 234,000kg of lime will be required to treat the inferred ASS materials.

6 MANAGEMENT AND TREATMENT

6.1 Options

The management and treatment of the Actual ASS will be dependent on where the material is treated. The proposed basement excavation will have limited work area available on site and treatment on site is therefore likely to require double handling of small quantities of materials for treatment with associated time restrictions and costs. Alternatively, removal of the untreated material to a suitable treatment site may allow more efficient treatment of the excavated materials.

NSW EPA requirements (Waste Classification Part 5 – ASS) note Actual ASS is to be treated on site prior to removal off site to a licenced waste disposal facility. Transport of ASS off site for treatment and then potential reuse of the material as a general fill will require a Site Specific Exemption application to NSW EPA for disposal at a nominated site that has a Development Approval for filling works. This process requires the material to be described in detail and an assessment on potential environmental risks the material poses. Based on previous experience with such applications, a minimum turn-around time of three months is anticipated.

6.2 Treatment Area

The treatment area shall be fully enclosed by a bund wall to prevent runoff to other areas of the site. The bund must have a height of at least 0.5m that comprises of soils that are not ASS or are treated ASS. The size of the treatment area should be of sufficient size to treat the excavated materials at the proposed excavation rate and to store material for the period required to undertake the verification testing (approximately two (2) weeks). The treatment area should be lined with several layers of heavy duty plastic (HDPE). The lining should be replaced periodically as required, where it is damaged during the treatment process. Treatment may also be undertaken in an area underlain by low permeability material such as concrete or clay. Alternatively, the material may be placed in a large metal skip bin for treatment. It is noted that this may not be efficient for treatment of large volumes of material.

The treatment area should always be covered with heavy duty plastic to prevent runoff, particularly when inclement weather is forecast.

The stockpile pad should grade to a low point where potential leachate can be captured within the bunded area for further treatment if required.

6.3 Treatment

The ASS shall be placed in the treatment area and spread in a layer of not more than 200mm thickness with approved ag-lime being applied across the treatment area at a rate of 10kg / tonne or 18kg / m³. In calculating the quantity of lime required, the theoretical requirement has been multiplied by a factor of safety of 1.5 to account for the rate of lime reactivity and the possibility of non-homogenous mixing.



The following liming procedures (or equivalent) should be undertaken:

- Spreading of soil in thin (<200mm) layers at the prepared treatment pad;
- Addition of lime by a spreader or pug;
- Cultivate the lime thoroughly into the soil using a disc plough or cultivator before placement of next layer;
- Placement of second layer onto stockpile and addition of lime, repeating the process until the maximum height of the stockpile is achieved; and
- Removal of the material and disposal (Refer Section 6.6).

The soil undergoing treatment should always be kept moist but not wet.

6.4 Validation Testing

Validation testing shall be undertaken by an independent ASS consultant at the initial rate of one sample per 250m³ or part thereof. The samples shall be submitted to a NATA accredited laboratory for validation testing using the Chromium Reducible Sulfur suite.

All records applicable to acid sulfate testing and treatment shall be collated to substantiate treatment.

It is noted that validation testing takes about 7 to 10 days, therefore this should be allowed in the earthworks management plan to reduce the potential for delays during construction.

Should leachate accumulate in the bunded area, the pH should be monitored daily. Neutralisation may be required should the leachate pH fall below background levels.

6.5 Monitoring

The following monitoring regime is recommended:

- Prior to commencement of works a round of water quality monitoring from adjacent surface waters and drains is recommended to confirm background parameters;
- Treated ASS should be assessed using validation techniques to ensure net acidity is less than Action Criteria (18 moles H⁺/ tonne):
 - *Action – Where net acidity > 18 moles H⁺/ tonne further lime treatment will be required.*
- Water quality monitoring should be undertaken on any leachate captured within the bunded areas. Representative background values are to be confirmed:
 - *Action – Where leachate water has a pH < background value it will require neutralisation which can be undertaken using a neutralising agent such as calcined magnesia or hydrated lime. Further pH monitoring of the treated water will be required to ensure neutralisation has occurred. Treated water should be discharged overland, away from surface water bodies, to allow infiltration into the soil;*
- Record details of all monitoring results.



6.6 Post Treatment

Once the ASS materials have been treated in accordance with this ASSMP, the materials may be reused onsite or disposed of in accordance with the relevant regulatory requirements. To comply with the NSW EPA Waste Classification Guidelines (2014) any material to be disposed of off-site requires waste classification. As the material will be treated acid sulfate soil it cannot be classified as virgin excavated natural material (VENM) or excavated natural material (ENM). Therefore, the material will need to be disposed of at a licenced landfill.

This will have significant implications on the proposed development from a material disposal perspective. A site-specific exemption for the material could be sort from the EPA to enable the material to be used elsewhere, rather than having to be disposed of to landfill.

7 MANAGEMENT OF ONSITE DEWATERING

Full perimeter pre-support of the basement excavation is anticipated, therefore significant lowering of the groundwater profile outside the property boundary is not expected to occur.

However, the lowering of the groundwater table within the excavation will expose actual ASS materials.

The contractor must install and / or employ an appropriate groundwater monitoring and control system such that the surrounding groundwater table will be maintained at existing levels.

If lowering of the groundwater table outside the site occurs, the groundwater control system should be improved. Re-injection of groundwater may be necessary to stabilise groundwater levels outside the site.

7.1 Treatment of Water

Groundwater and surface water collected from within the site during excavation should be assessed prior to disposal. The following procedures will be required depending on the contamination status of the water.

- The water should be assessed for pH. If pH is below 6.5, the water will require treatment prior to discharge or disposal;
- pH change can take some time to occur, therefore, a suitable holding tank and a water pump should be installed to store collected water. The tank may fulfil a dual purpose and provide suspended solids removal prior to discharge; and
- Hydrated lime in a pre-mixed slurry should be added and the water thoroughly agitated. The pH of the water should be measured for one day to confirm stabilisation of water conditions, until pH is within the optimum level of 6.5 to 8.5 pH Units. The application of hydrated lime should continue until the water quality objectives are met.

Alternatively, the acidic waters can be disposed of to a licensed treatment facility in accordance with the NSW EPA Waste Classification Guidelines.



8 LIMITATIONS

If site conditions encountered during construction vary from those discussed, Regional Geotechnical Solutions Pty Ltd should be contacted for further advice.

This report alone should not be used by contractors as the basis for preparation of tender documents or project estimates. Contractors using this report as a basis for preparation of tender documents should avail themselves of all relevant background information regarding the site before deciding on selection of construction materials and equipment.

If you have any questions regarding this acid sulfate soil management plan, or require any additional consultations, please contact the undersigned.

For and on behalf of

Regional Geotechnical Solutions Pty Ltd

Adam Holzhauser

Associate Geotechnical Engineer

Attachments

Acid Sulfate Soil Test Results

RESULTS OF ACID SULFATE SOIL ANALYSIS

12 samples supplied by Regional Geotechnical Solutions Pty Ltd on 2nd April, 2019. Lab Job No.10266

Analysis requested by Adam Holzhauser. Your Job: RGS 31785.1

1/21 Cook Drive COFFS HARBOUR NSW 2450

Sample Identification	EAL Lab Code	Texture	Moisture Content		pH _f and pH _{fox}			
			(% moisture of total wet weight)	(g moisture / g of oven dry soil)	pH _f	pH _{fox}	pH change	Reaction
Method Info.		**	**	(in-house method S21)				
BH1 1.5-1.95	I0266/1	Fine	19.7	0.25	4.13	3.36	-0.77	Low
BH1 2.8-3.25	I0266/2	Fine	14.5	0.17	3.99	3.47	-0.52	Low
BH1 5.8-6.25	I0266/3	Fine	15.9	0.19	4.07	3.94	-0.13	Low
BH2 1-1.45	I0266/4	Fine	16.7	0.20	4.18	3.56	-0.62	Low
BH2 2.5-2.95	I0266/5	Fine	15.1	0.18	4.23	3.82	-0.41	Low
BH2 5.5-5.95	I0266/6	Fine	13.5	0.16	4.09	3.97	-0.12	Low
BH3 3-3.45	I0266/7	Fine	15.0	0.18	4.05	3.79	-0.26	Low
BH3 4.5-5	I0266/8	Fine	15.8	0.19	4.45	4.19	-0.26	Low
BH3 9-9.45	I0266/9	Fine	27.0	0.37	4.25	3.56	-0.69	Low
BH4 1.5-1.95	I0266/10	Fine	18.6	0.23	4.05	3.40	-0.65	Low
BH4 3-3.45	I0266/11	Fine	14.6	0.17	4.32	3.62	-0.70	Low
BH4 4.5-4.95	I0266/12	Fine	16.2	0.19	4.31	3.86	-0.45	Low

NOTES:

- All analysis is reported on a dry weight (DW) basis, unless wet weight (WW) is specified.
- Samples are dried and ground immediately upon arrival (unless supplied dried and ground).
- Analytical procedures are sourced from Sullivan L, Ward N, Toppler N and Lancaster G. 2018. National acid sulfate soils guidance: national acid sulfate soils identification and laboratory methods manual, Department of Agriculture and Water Resources, Canberra, ACT. CC BY 4.0.
- The Acid Base Accounting Equation, where Acid Neutralising Capacity has not been corroborated by other data, is **Net Acidity = Potential Acidity + Actual Acidity + Retained Acidity** (Eq. 3.2; Sullivan et al. 2018 - full reference above).
- The Acid Base Accounting Equation for post-limed soil materials is **Net Acidity = Potential Acidity + Actual Acidity + Retained Acidity - (post treatment Acid Neutralising Capacity - initial Acid Neutralising Capacity)** (Eq. 3.3; Sullivan et al. 2018 - full reference above).
While the Acid Neutralising Capacity of a soil material may not be included in the Net Acidity calculation (Note 4), it must be measured to give an Initial Acid Neutralising Capacity if verification testing is planned post-liming.
The Initial Acid Neutralising Capacity must be provided by the client to enable EAL to produce Net Acidity and Liming calculations for post-limed soil materials.
- The Acid Base Accounting Equation, where Acid Neutralising Capacity has been corroborated by other data, is Net Acidity = Potential Acidity + Actual Acidity + Retained Acidity - Acid Neutralising Capacity (Eq. 3.1; Sullivan et al. 2018 - full reference above).
- The lime calculation includes a Safety Factor of 1.5 as a safety margin for acid neutralisation (Sullivan et al. 2018). This is only applied to positive values. An increased Safety Factor may be required in some cases.
- Retained Acidity is required when the pH_{KCl} < 4.5 or where jarosite has been visually observed.
- A negative Net Acidity result indicates an excess acid neutralising capacity.
- If insufficient mixing occurs during initial sampling, or during post-liming, or both: the Potential Sulfidic Acidity may be greater in the post-limed sample than in the initial sample; the post-liming Acid Neutralising Capacity may be lower in the post-limed sample than in the initial sample.
- An acid sulfate soil management plan is triggered by Net Acidity results greater than the texture dependent criterion: coarse texture ≥ 0.03% S or 18 mol H⁺/t; medium texture ≥ 0.06% S or 36 mol H⁺/t; fine texture ≥ 0.1% S or 62 mol H⁺/t** (Table 1.1; Sullivan et al. 2018 - full reference above).
- For projects that disturb > 1000 t of soil material, the coarse trigger of ≥ 0.03% S or ≥ 18 mol H⁺/t must be applied in accordance with Sullivan et al. (2018) (full reference above).
- Acid sulfate soil texture triggers can be related to NCST (2009) textures: coarse and peats = sands to loamy sands; medium = clayey sand to light clays; fine = light medium to heavy clays (Sullivan et al. 2018 - full reference above).
- Bulk density is required to convert liming rates to soil volume based results. Field bulk density rings can be submitted to EAL for bulk density determination.
- A negative Net Acidity result indicates an excess acid neutralising capacity.
- ‘.’ is reported where a test is either not requested or not required. Where pH_{KCl} is < 4.5 or > 6.5, zero is reported for S_{NAS} and ANC in Net Acidity calculations, respectively.
- Results refer to samples as received at the laboratory. This report is not to be reproduced except in full.
- ** NATA accreditation does not cover the performance of this service.
- Analysis conducted between sample arrival date and reporting date.
- All services undertaken by EAL are covered by the EAL Laboratory Services Terms and Conditions (refer scu.edu.au/eal or on request).



checked:
Graham Lancaster
Laboratory Manager

RESULTS OF ACID SULFATE SOIL ANALYSIS (Net Acidity results added)

12 samples supplied by Regional Geotechnical Solutions Pty Ltd on 2nd April, 2019. Lab Job No.10266
Analysis requested by Adam Holzhauser. Your Job: RGS 31785.1

1/21 Cook Drive COFFS HARBOUR NSW 2450																				
Sample Identification	EAL Lab Code	Texture	Moisture Content		pH _i and pH _{10x}				KCl-extractable sulfur (S _{KCl})		Potential Sulfidic Acidity (Chromium Reducible Sulfur - CRS)		Actual Acidity (Titratable Actual Acidity - TAA)		Retained Acidity (% S _{KCl} - % S _{KCl})		Non-treated soil		Non-treated soil	
																	Acid Neutralising Capacity (ANC _{at})		Net Acidity	
			(% moisture of total wet weight)	(g moisture / g of oven dry soil)	pH _i	pH _{10x}	pH change	Reaction	(% S _{KCl})	(equiv. mol H ⁺ /t)	(% S _{ox})	(mol H ⁺ /t)	pH _{KCl}	(mol H ⁺ /t)	(% S _{KCl})	(mol H ⁺ /t)	(% CaCO ₃)	(mol H ⁺ /t)	(mol H ⁺ /t)	(kg CaCO ₃ /t DW)
			Method Info																	
--																				
(In-House method 521)																				
(In-House method 520)																				
(In-House method 10b)																				
(In-House method 514)																				
--																				
--																				
BH1 1.5-1.95	10266/1	Fine	19.7	0.25	4.13	3.36	-0.77	Low	--	--	--	--	--	--	--	--	--	--	--	--
BH1 2.8-3.25	10266/2	Fine	14.5	0.17	3.99	3.47	-0.52	Low	0.028	17	0.005	3	3.98	90	0.023	11	--	--	104	8
BH1 5.8-6.25	10266/3	Fine	15.9	0.19	4.07	3.94	-0.13	Low	--	--	--	--	--	--	--	--	--	--	--	--
BH2 1-1.45	10266/4	Fine	16.7	0.20	4.18	3.56	-0.62	Low	0.020	12	0.008	5	4.06	83	0.007	3	--	--	92	7
BH2 2.5-2.95	10266/5	Fine	15.1	0.18	4.23	3.82	-0.41	Low	--	--	--	--	--	--	--	--	--	--	--	--
BH2 5.5-5.95	10266/6	Fine	13.5	0.16	4.09	3.97	-0.12	Low	--	--	--	--	--	--	--	--	--	--	--	--
BH3 3-3.45	10266/7	Fine	15.0	0.18	4.05	3.79	-0.26	Low	--	--	--	--	--	--	--	--	--	--	--	--
BH3 4.5-5	10266/8	Fine	15.8	0.19	4.45	4.19	-0.26	Low	--	--	--	--	--	--	--	--	--	--	--	--
BH3 9-9.45	10266/9	Fine	27.0	0.37	4.25	3.56	-0.69	Low	--	--	--	--	--	--	--	--	--	--	--	--
BH4 1.5-1.95	10266/10	Fine	18.6	0.23	4.05	3.40	-0.65	Low	0.030	19	0.030	19	3.99	105	0.017	8	--	--	132	10
BH4 3-3.45	10266/11	Fine	14.6	0.17	4.32	3.62	-0.70	Low	0.020	13	< 0.005	0	4.09	92	0.018	8	--	--	101	8
BH4 4.5-4.95	10266/12	Fine	16.2	0.19	4.31	3.86	-0.45	Low	--	--	--	--	--	--	--	--	--	--	--	--

- NOTES:
- All analysis is reported on a dry weight (DW) basis, unless wet weight (WW) is specified.
 - Samples are dried and ground immediately upon arrival (unless supplied dried and ground).
 - Analytical procedures are sourced from Sullivan L, Ward N, Toppler N and Lancaster G. 2018. National acid sulfate soils guidance: national acid sulfate soils identification and laboratory methods manual, Department of Agriculture and Water Resources, Canberra, ACT. CC BY 4.0.
 - The Acid Base Accounting Equation, where Acid Neutralising Capacity has not been corroborated by other data, is **Net Acidity = Potential Acidity + Actual Acidity + Retained Acidity** (Eq. 3.2; Sullivan et al. 2018 - full reference above).
 - The Acid Base Accounting Equation for post-limed soil materials is **Net Acidity = Potential Acidity + Actual Acidity + Retained Acidity - (post treatment Acid Neutralising Capacity - Initial Acid Neutralising Capacity)** (Eq. 3.3; Sullivan et al. 2018 - full reference above).
While the Acid Neutralising Capacity of a soil material may not be included in the Net Acidity calculation (Note 4), it must be measured to give an Initial Acid Neutralising Capacity if verification testing is planned post-liming.
The Initial Acid Neutralising Capacity must be provided by the client to enable EAL to produce Net Acidity and Liming calculations for post-limed soil materials.
 - The Acid Base Accounting Equation, where Acid Neutralising Capacity has been corroborated by other data, is **Net Acidity = Potential Acidity + Actual Acidity + Retained Acidity - Acid Neutralising Capacity** (Eq. 3.1; Sullivan et al. 2018 - full reference above).
 - The lime calculation includes a Safety Factor of 1.5 as a safety margin for acid neutralisation (Sullivan et al. 2018). This is only applied to positive values. An increased Safety Factor may be required in some cases.
 - Retained Acidity is required when the pH_{KCl} < 4.5 or where jarosite has been visually observed.
 - A negative Net Acidity result indicates an excess acid neutralising capacity.
 - If insufficient mixing occurs during initial sampling, or during post-liming, or both: the Potential Sulfidic Acidity may be greater in the post-limed sample than in the initial sample; the post-liming Acid Neutralising Capacity may be lower in the post-limed sample than in the initial sample.
 - An acid sulfate soil management plan is triggered by Net Acidity results greater than the texture dependent criterion: coarse texture ≥ 0.03% S or 18 mol H⁺/t; medium texture ≥ 0.06% S or 62 mol H⁺/t; fine texture ≥ 0.1% S or 62 mol H⁺/t** (Table 1.1; Sullivan et al. 2018 - full reference above)
 - For projects that disturb > 1000 t of soil material, the coarse trigger of ≥ 0.03% S or ≥ 18 mol H⁺/t must be applied in accordance with Sullivan et al. (2018) (full reference above).
 - Acid sulfate soil texture triggers can be related to NCST (2009) textures: coarse and peats = sands to loamy sands; medium = clayey sand to light clays; fine = light medium to heavy clays (Sullivan et al. 2018 - full reference above).
 - Bulk density is required to convert liming rates to soil volume based results. Field bulk density rings can be submitted to EAL for bulk density determination.
 - A negative Net Acidity result indicates an excess acid neutralising capacity.
 - '.' is reported where a test is either not requested or not required. Where pH_{KCl} is < 4.5 or > 6.5, zero is reported for S_{KCl} and ANC in Net Acidity calculations, respectively.
 - Results refer to samples as received at the laboratory. This report is not to be reproduced except in full.
 - ** NATA accreditation does not cover the performance of this service.
 - Analysis conducted between sample arrival date and reporting date.
 - All services undertaken by EAL are covered by the EAL Laboratory Services Terms and Conditions (refer scu.edu.au/eal or on request).
 - This report has been re-issued on the 2nd May, 2019 and replaces the report sent on the 4th April, 2019. Net Acidity results for selected samples have been added.



checked:
Graham Lancaster
Laboratory Manager