

PLEASE ~~DO~~/DO NOT DELETE  
MY PERSONAL INFORMATION BEFORE  
PUBLICATION OF THIS SUBMISSION

Madeleine L. Wardman,  
62A The Mountain Way,  
Sapphire Beach, NSW 2450

17<sup>th</sup> October 2019

**ATTENTION: DIRECTOR – KEY SITE ASSESSMENTS**

PLANNING AND ASSESSMENT,  
DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT,  
GPO BOX 39,  
SYDNEY NSW 2001

Dear Director,

**State Significant Development Application Number SSD-10300.**  
**Coffs Harbour Cultural and Civic Space.**

I object to this proposal and desire and request that a public hearing be held.

The reasons why I object to this proposal are:

1. Inadequate parking internally and externally.
2. Congestion of travel modes to and from and within the vicinity of the development.
3. It conflicts with the streetscape in Gordon Street in that the proposed building is outside the context of this street having regard to the scale, existing street setbacks, design and general form of the adjoining buildings.
4. The location of the building being in a commercial part of the CBD and restricted access to open landscaping or parkland.
5. The 3 storey element creating the need for costly expenditure on such things as lifts, fire stairs, formwork, scaffolding, cranes and external maintenance and cleaning.
6. It duplicates existing Council office space and thus falls short of the objective of the B3 Commercial Core Zone to '*encourage employment opportunities in accessible locations*'.
7. It does not meet the safer by design principles and guidelines as it provides a covered arcade between Riding Land and Gordon Street that jumbles territorial space, provides cover for potential criminal activity and prevents good surveillance.

In the past two years I have not made any reportable political donations.

Yours sincerely,

  
Madeleine L. Wardman