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MY PERSONAL INFORMATION BEFORE
PUBLICATION OF THIS SUBMISSION

Stephen Short,
26 Pitt Street,
Coffs Harbour, NSW, 2450

19th 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.

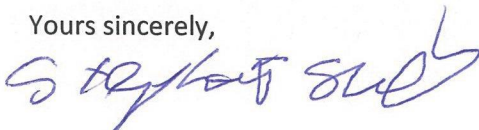
I object to this proposal and desire and request that a public hearing be held.

The reasons why I object to this proposal are:

1. It provides for unnecessary office space for Council and therefore fails to meet an objective of the B3 Commercial Core Zone to *'provide a suitable land use that serves the needs of the local and wider community'*.
2. 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'*.
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. Inadequate parking internally and externally.
5. Congestion of travel modes to and from and within the vicinity of the development.
6. It is not in the public interest as it is not economically sustainable providing for unnecessary office space for Council staff and does not provide for the best and highest use of public land.

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

Yours sincerely,



Stephen Short