

PCU078577

Robert Yandell

17 Colonial Court,

Moonee Beach, NSW 2450

23 October 2019

Department of Planning
Received
1 NOV 2019
Scanning Room

ATTENTION: DIRECTOR – KEY SITES ASSESSMENTS

Planning & Assessment, Department of Planning, Industry & Environment

GPO Box 39, SYDNEY. New South Wales 2001

Dear Director,

OBJECTION - State significant development number SSD-10300

Coffs Harbour “Cultural & Civic Space”

I object to the development application and request that a Public Hearing be held.

Please do not delete my personal information before publication of this submission.

The reasons for my objection are as follows:

1. The original public proposal, included Performing Arts Space, and did not include Council Chambers;
2. There has been **no community engagement** for the inclusion of Council Chambers;

* Council has restricted its consultation to invited consultation to special interest groups only and has only consulted these invitees on several occasions but counting them as new consultations numbers;

* Inadequate public consultation (council continues its history of poor community engagement which was criticised by IPart 2014;

- * Original proposal, including Performing Arts, not council chambers;
- * Council Chamber replaced Performing Arts space in April 2016 **without** public consultation;
- * The Council has ignored and denigrated the Public Petition now exceeding 15,000 signatures (being 1/3rd of the LGA adult population), calling for the project to be put on hold until actual costings are known, and alternatives investigated;

3. TRAFFIC & PARKING

- * Inadequate local parking;
- * Insufficient on-site tenant and visitor parking;
- * The application is 37 parking spaces short of the development control plan requirements;
- * Significant increase in CBD traffic from a major building noting that the former council buildings will have new occupants;
- * Congestion of travel modes to and from and within the vicinity of the development;
- No consideration for increased traffic movements; and
- * Inadequate parking internally and externally;

4. BUILDING ISSUES

- * The proposal is contrary of the B3 commercial zoning in that
 - (a) provision of unnecessary council office space which fails to provide suitable land use that services the needs of the local and wider community;
 - (b) duplicates existing council office space, consumes space otherwise available to encourage appropriate employment opportunities in accessible locations;

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*The location of the building being in a commercial part of the CBD and restricted access to open, landscaping or parkland;

* The three-story element, creating the need for costly expenditure on such things as lifts, fire stairs, formwork, scaffolding, cranes and external maintenance and cleaning;

* 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:

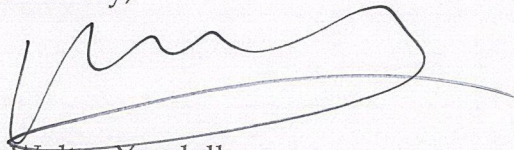
5. FLOODING

No consideration for future flooding given increasing frequency and severity of storm events. Note that the existing 1 in 100-year flood levels have already been exceeded in Coffs Harbour CBD.

6. COUNCIL ISSUES

- Legitimacy of Councilor Adendorff's conflict of interest;
- Mayor abusing use of casting vote principals;
- Council forcing the building progress;
- Probity of architect's selection without apparent tender;
- The fact that the Mayor, knowing that Cr. Adendorff had a substantial conflict of interest when he voted, used her casting vote makes the Development a nullity and illegitimate and thus incapable of approval.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Robert Walter Yandell', with a large, sweeping flourish extending to the right.

Robert Walter Yandell