

23 October 2019



Steve Gooley
1/58 Mildura Street
Coffs Harbour 2450

ATTENTION: DIRECTOR – KEY SITE ASSESSMENTS
PLANNING AND ASSESSMENT
DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT,
GPO BOX 39
SYDNEY NSW 2001

Department of Planning
Received
30 OCT 2019
Scanning Room

Dear Director

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

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

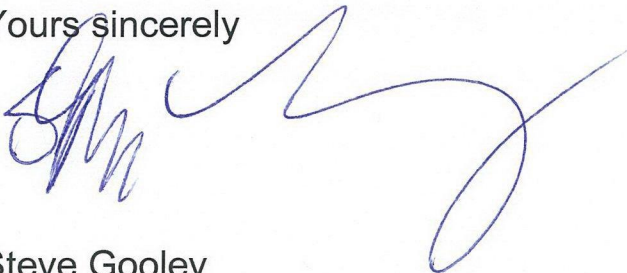
The reasons why I object to this proposal are:

1. The original public proposal included a Performing Arts space and did not include Council offices.
2. There has been no meaningful community engagement for the inclusion of Council Chambers.
3. Council has restricted it's invited consultation to special interest groups.
4. 14,768 residents have signed a community petition calling for the project to be suspended, which has been ignored by Council.
5. Inadequate parking internally and externally and 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.
7. It does not provide the performance space requested by the community and although Council talk of now building something, financially they will never have funds to do so if they proceed with the new Council office development.
8. The location of the building being in a commercial part of the CBD and restricted access to open landscaping or parkland.
9. 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'*.

10. 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'*.
11. It is disruptive to the streetscape rhythm in that it is out of character with the nearby development, provides an unsafe arcade and fails to meet the objective of the B3 Commercial Core Zone 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'*.
12. 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.
13. It will have a profoundly adverse impact upon the heritage significance of the adjoining Uniting Church in that the building's bulk, mass and general design ignore that significance.
14. 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.
15. It exceeds the height limit of 28 m. set down by Council and an exception is not justified.
16. The development will cause significant parking issues in the Coffs Harbour CBD. The development does not have enough car parks to meet council's current car parking requirements. The majority of the car parks being constructed will be in a basement that will be designed to flood. The car parks will be taken up by council staff and unlikely to be able to be used by the public. The amount of disabled car parks in the development do not meet the guidelines. The facility should in actual fact be providing a much higher rate of disabled car parks.
17. The traffic reports as set out in the DA are not correct and they need to be redone. The reports do not go into enough detail and the increased traffic in a tight part of the CBD will cause issues that will be impossible to solve in the future.

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

Yours sincerely



Steve Gooley