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THIS SUBMISSION**

Dianne Greaves
10 Martin Place
Red Rock NSW 2456

21 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 strongly object to this proposal for the following reasons:

- public consultation has been totally inadequate – Council has a history of poor community engagement
- progression of the proposal was passed in Council by the casting vote of the Mayor – an abuse of the standard procedure of casting in favour of the status quo
- more than 15,000 residents of the LGA have expressed their concern about the project through a petition recently submitted to State Government for debate
- councillors voted in support of further review of the proposed Cultural and Civic Space and associated costings, thus it would be prudent to await the result
- the investigation of an alternative, and more appropriate site at City Hill, was not completed – council resolution for this investigation was passed in May 2017 with a sum of \$75,000; it appears less than \$20,000 was expended and no report provided, as far as I can ascertain
- no investigation was undertaken of the cost to increase the size of the existing council chambers, even though expansion of two more floors was provided for in the original building

- no provision has been made for suitable storage facilities for the museum collection, during the build and afterwards. It appears that the plan is to store up to 90% of artefacts on an ongoing basis due to constraints of space
- insufficient parking spaces have been included in the development application. It is ludicrous to count surrounding carparking areas, already stretched by existing usage, whilst providing 60 bicycle rails and a minimal number of car spaces for the projected thousands of visitors the new building will supposedly attract. Nowhere in the immediate precinct would be suitable for buses to set down visitors to the gallery and museum.
- no firm costings have been provided at any stage of the process, neither for the expansion of the current chambers, the new building, nor for the demolition in Gordon Street
- no capacity for future growth of the facility; projected population growth has not been accounted for
- financing plans include the sale of public properties in order to reduce debt level
- assurances from the Mayor that rates would not rise are ludicrous and unbelievable. Council has form in this regard – Council required 25.73% accumulated increase in rates for the 2015-2017 period, because of poor financial management
- given the history of inundations in Coffs Harbour, on occasions flooding in the CBD, it is surprising that no consideration has been given to future flooding. Although the museum is currently housed in a building well above flood area, it is proposed to move it back to the CBD within a known flood risk area
- the building exceeds the Council's own height limit of 28metres, without justification for an exception to this requirement
- the sale of 4 existing buildings at 10% below market value (the reasoning for this in my opinion was inadequately explained by the General Manager at a council meeting I attended), to build one asset is not good practice

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

Yours sincerely,



Dianne Greaves

I agree with the above.
Address as above



Ian Greaves