

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

David and Annemarie Jeffery
Unit 9
6 Camperdown Street
COFFS HARBOUR NSW 2450

23rd October 2019

ATTENTION: DIRECTOR – KEY SITE ASSESSMENT

Planning & Assessment
Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Director

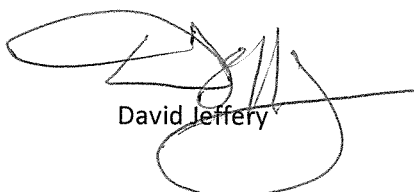
State Significant Development Application Number SSD-10300.
Coffs Harbour Cultural and Civic Space

We object to this proposal and desire and request that a public hearing be held.
We object for the following reasons.

- 1 Deception. This proposal is effectively new Council Chambers with some cultural facilities. It should be described as such.
- 2 Poor planning process. There is a clear impression that construction of an “eye catching” building at any cost has been more important than the benefit of Coffs Harbour.
- 3 Poor town planning. This is not the best use of public land. For many years, it was proposed to use this land for an important “performance space” (along with other cultural facilities). To use the land simply to consolidate existing facilities is not acceptable. It is an expensive lost planning opportunity to provide a performance space.
- 4 Parking. Daytime parking is at a premium in Coffs Harbour and to consolidate multiple facilities beside an existing heavily used carpark will have a detrimental effect on existing (struggling) retail. The proposed parking is inadequate.
- 5 Building size. It makes no planning sense that the proposed space for new Council offices is smaller than the existing Council offices and there will be no possibility of expansion except into the cultural spaces. Has there been long term planning? The current office building was built with the potential of another floor.
- 6 Financial planning. I have serious concerns about the financial planning of this project and the potential of Coffs Harbour residents being saddled with huge debt for many years simply to replace existing facilities.
- 7 Traffic planning. Coffs Harbour city centre, by poor planning, does not have a good ring road on the NE side. Currently, traffic is required to wind through streets and past this proposed development. Concentrating multiple functions in this building will exacerbate the congestion and difficulty of moving around the city centre.

In the past two years we have not made any reportable political donations.
We have no interest in any CBD property.

Yours sincerely



David Jeffery



Annemarie Jeffery

