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MY PERSONAL INFORMATION BEFORE  
PUBLICATION OF THIS SUBMISSION

NAME *M Hayer*  
ADDRESS *Po Box 6363*  
*Coffs Plains*

*23* 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. The location of the building being in a commercial part of the CBD and restricted access to open landscaping or parkland.
2. The location of the building on a street other than a major road linking the CBD to other significant parts of the Local Government Area.
3. The 3 storey element creating the need for costly expenditure on such things as lifts, fire stairs, formwork, scaffolding, cranes and external maintenance and cleaning.
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.
7. 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'*.
8. 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'*.
9. 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



