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Date: 23-10-19 October 2019

**ATTENTION: DIRECTOR – KEY SITES ASSESSMENTS**

Planning and Assessment

Department of Planning, Industry and Environment

GPO Box 39

Sydney NSW 2001

Dear Director,

**OBJECTION**

**State Significant Development Application No: SSD-10300**

**Coffs Harbour Cultural and Civic Space**

The reasons for my objection are as follows:

1. The original public proposal included 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 its invited consultation to special interest groups.
4. 14,768 residents have signed a community petition calling the project to be suspended, which has been ignored by Council.
5. Unlike the existing Council Chambers, there is no scope to expand the proposed building. Council space is less than the existing building area, forcing staff to work externally. There is no "future proofing capacity."
6. In a practical sense, the building is redundant before it is commenced. Council's only future option will be to eject the Library and Art Gallery and consume their zones, as it did with the Performing Arts space.
7. Insufficient on-site and visitor parking facilities. Erroneous reliance on parking allocation from existing Council buildings and public parking that is already occupied, with heightened future demand issues within the constrained CBD precinct
8. Increased traffic congestion.
9. Poor pedestrian access and lack of pedestrian crossings to deal with increased traffic.
10. The scale of the building is significantly larger and inconsistent with surrounding buildings.

**Other issues:** Will the area allocated for Museum be adequate?  
Maintenance Costs in future a burden for Ratepayers!  
Performing Arts would create Revenue (as does Sports Stadium)  
TOURIST TOWN! NO TOURIST INFORMATION CENTRE

Signature <u>E/Rae</u>	
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