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MY PERSONAL INFORMATION BEFORE
PUBLICATION OF THIS SUBMISSION

Brian Carter
205 Braford Drive, Bonville
NSW 2450

22nd 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:

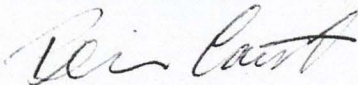
1. The location of the building being is on an existing developed site in the Central Business District of Coffs Harbour, while Council has a greenfield site acquired specifically for the purposes of an art Gallery and Performance space at a location known as City Hill.
2. The proposed building proposes to provide a library to a city that has three, an art gallery to a community that has two (plus private galleries), a museum where the community that already has one, and is planned to include accommodation for Council while an entire floor of a Council-owned building in the CBD, almost adjacent to the existing Council administrative building stands empty.
3. The inclusion of Council accommodation in the proposal ipso facto disqualifies the planned building from obtaining governmental funding support, so the entire – and indeterminate – cost will be met by ratepayers.
4. Council proposes to fund the project by the sale of such esoteric assets as the current Council Chambers and the Airport. The Chambers would inevitably be leased back which means the purchaser will make a profit which can only come from the ratepayers, while the Airport presently makes a profit for the ratepayers which would be lost.
5. The present costings, around \$76 million, may have been based on a "Rule of Thumb" dollars per square metre measure which may be acceptable for a feasibility study, but there can be no even approximate serious estimate of the cost without a full geotechnical analysis of the site, a full set of working drawings, a Quantity Survey based on those drawings and a detailed fit-out plan. None of these exist.
6. The proposed building exceeds Council's own height limits with no justification for Council to apply to itself for and exemption.
7. While there is parking fairly close to the proposed building, it is across a public roadway and Council has apparently been advised that it is not possible to

connect the proposed building to the car park on environmental grounds: there are trees in the way.

8. Given that the entire top floor of Rigby House, owned by Council, is empty, expanding Council offices into the proposed building does not *'provide a suitable land use that serves the needs of the local and wider community'*, and therefore falls short of the objective of the B3 Commercial Core Zone.
9. 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. Particularly, it will have a profoundly adverse impact upon the heritage significance of the adjoining Uniting Church in that the proposed building's bulk, mass and general design ignore that significance.
10. In the documents that Council has produced and circulated, including full-page colour advertisements in the local paper, Council claims that it has a record of realising large, complex projects: there are numerous, irrefutable examples of exactly the opposite such as the City Centre Mall, still unresolved after some thirty years.

In the past two years I have not made any reportable political donations, and I do not have any personal or financial interest of any sort in the property involved, or any property that would be adversely affected by this proposed project.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Brian Carter'.

Brian Carter