

Name: TERAN MCLEAN
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COFFS HARBOUR
Date: 23rd 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

I object to the Development Application and request that a Public Hearing be held.

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. The development is contrary to public interests with the cumulative impacts not sufficiently considered in terms of the "growth contingency" of the existing build that factored in future Council needs, engineering and building for additional floors. Save for a preference for new offices, there is no legitimate argument for not renovation the current Council building.
6. Since 2000 (19 years) Council has charged CBD Special Rates to "revitalise" the precinct yet it continues to struggle. The proposed building negates two decades of artificial support by the addition of significant vacant office space when current Chambers are vacated.
7. Setting aside the necessary sale of four public buildings to lower debt, Council will still burden current and future residents with repayments of \$66million over 30 years, plus maintenance costs for a building that will not produce income. This is an example of improper and imprudent financial management.

Other issues:

THE FLOOR SPACE IN THE CURRENT BUILDING ISN'T BIG ENOUGH AS A
NUMBER OF DEPARTMENTS ARE HOUSED ELSEWHERE. THE FLOOR SPACE IN THE
NEW BUILDING FOR COUNCIL ISN'T BIG ENOUGH. SO THE COUNCIL WILL HAVE TO
ABANDON MORE SPACE WITH THE RENT NEGATING THE PROFIT ON THE SALE OF

Signature	<u>Teran McLean</u>
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EXISTING BUILDINGS THEREFORE THE REPAIRS WILL BE GREATER, THE
MUSEUM HAS RECENTLY HAD MONEY SPENT ON IT AND THE SALE OF THAT
ASSET WOULD BE AT A LOSS. I BELIEVE CITY HILL IS THE IDEAL
SPOT FOR THE ART GALLERY + CIVIC AREA. NOT EVERYTHING
NEEDS TO BE IN CBD