



Steve and Lesley Tucker

50 Ocean view Cres.,

Emerald Beach, 2456.

Attention: Key Site Assessments,

Planning and Assessment,

Department of Planning, Industry and Environment, GPO Box 39,

Sydney NSW, 2001

Department of Planning
Received
1 NOV 2013
Scanning Room

Sir, The following information refers to the State Significant Development Application, Number SSD- 10300, Coffs Harbour Cultural and Civic Space.

I wish to state our objection to this proposal and the need for "openness in Government", by holding a public hearing in the matter.

Our Objections are as follows.

Coffs Harbour City Council made application for a series of rate rises over the last number of years. These increases were granted due to the case presented by Council that they were unable to produce the Service expectations of the community without these increases.

Coffs Harbour City Council can now find funds in excess of \$76 million for this development. It beggars belief that they have become such good financial managers that this sum is do-able without impacting upon future service provisions.

Our further objections are;

- Location- in a commercial part of the CBD, with extremely restricted access for pedestrian and vehicular ingress/ egress.

The building is not linked to other significant parts of the city.

The proposal is in conflict with other building structures in the vicinity, with setbacks, building scale and design.

- Built Structure- the building form is not consistent with other buildings in this precinct, while its structure of multiple stories is inconsistent with the current building code for that area.

The solar efficiency of the design is questionable with its glass facade in our climate.

The issue of parking is paramount and there has not been adequate planning to this end. Council staff, Council vehicles and the public have not been adequately considered.

The existing Council building was constructed with the potential for increased staff achievable with the construction of additional floors. This appears to have little impact on the current aspirations of the Council and Permanent Heads.

We have no doubt that there is need for the other amenities that this building possesses, however the chosen site, the inclusion of Council Chambers and the intransience of the Council has resulted in polarization of all the issues. The expenditure of ratepayers funds in a publicity campaign by the Mayor and Council should be stopped immediately.

Thank you for your time,

Steve Tucker

Lesley Tucker

Contact, ltuck@aapt.net.au