

PLEASE DO/DO NOT DELETE
MY PERSONAL INFORMATION BEFORE
PUBLICATION OF THIS SUBMISSION

NAME.....ROS DYBALL
ADDRESS.....63 PLAYFORD AVE.
TOORMINA,
NSW
22ND.....October 2019
2452.

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

Commercial Core Zone to 'ensure that the design of new commercial buildings makes a positive contribution to the streetscape through opportunities for improved pedestrian links, retention and creation of view corridors and the provision of a safe public domain'.

10. 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.
11. It will have a profoundly adverse impact upon the heritage significance of the adjoining Uniting Church in that the building's bulk, mass and general design ignore that significance.
12. It does not meet the safer by design principles and guidelines as it provides a covered arcade between Riding Land and Gordon Street that jumbles territorial space, provides cover for potential criminal activity and prevents good surveillance.
13. It exceeds the height limit of 28 m. set down by Council and an exception is not justified.

In the past two years I have not made any reportable political donations.

Yours sincerely,



NAME

ROS DYBALL.