

NICK WRIGHT

107 Sawtell Road, Toormina, NSW, 2452 · Mob: 0405 443 442

Email: eunheewright06@gmail.com

Director
Planning & Assessment
Department of Planning, Industry & Environment
GPO Box 39
Sydney, NSW, 2001

Date: 5th October 2019.

DEAR DIRECTOR,

Re: Coffs Harbour Council Offices / Cultural / Civic Centre – SSD-10300.

I am writing to generally support and improve the above planning application. If my concerns can be addressed and the design can be improved, I would support the scheme.

1. **Basement Carpark – Lack of car charging points.**

I cannot see any car charging points in the design documents therefore I assume this has been missed. There should be around 20% car parking spaces available with car chargers. 100% battery electric cars are a rapidly growing segment of the car market and the Council needs to provide this public service. This building will probably last 90 years before it's demolished and replaced so this service must be designed into the scheme now. I recommend Tesla destination chargers for this basement carpark. Electric cars should be encouraged by the Council as good policy and this would improve air quality in the basement carpark as there would be less petrol / diesel fumes and it would improve people's health both in the basement and around the basement carpark ventilation outlets.

2. **The Fire Sprinkler System should have electric battery backup power not diesel.**

It seems illogical to use diesel as the fuel source when battery electric power would be the obvious choice to power the sprinklers in case of fire. Tesla Powerwall's should be installed to the building anyway to power the building in late afternoons / evenings. These Powerwall's can be installed to walls or can be standalone in the basement or installed in the roof plant area. This would remove the need to have a diesel tank on site & save on diesel deliveries. This also removes the possibility of diesel leaks / spills fire etc.

3. There are no solar panels shown to the building currently.

The design documents do point out P.V solar panels could be installed to the building and solar P.V can be incorporated into the façade glazing. Generally as much solar power must be captured on site as possible to reduce the running costs of this building.

4. Solar panels should be installed to the whole roof of the Castle St multi-storey carpark to power this new building.

This should be a requirement of the planning permission to make the new building 100% renewable in electrical power as the Council owned Castle St carpark roof should easily provide enough power to run this whole building 24hrs 7 days a week. That's why the Tesla Powerwall's are required to power the building and the Castle St carpark when the sun doesn't shine. The public are concerned about rising rates bills because of the costs of this building. What better way to allay their concerns than have zero electric bills on this building. The other benefit of Tesla Powerwall's is any excess electric can be sold back to the grid at the highest prices as the Powerwall's have time of use technology built into them and the Council can earn revenues or power other buildings.

5. Charging Points for Scooters & Electric Bikes

There needs to be charging points at all bike racks / stands for charging of electric bikes and scooters. Electric scooters / bikes are very popular with the public and this trend will continue. Chargers need to be fit for use outdoors and in the basement carpark.

I have suggested solutions to all the problems I have raised and if these concerns can be incorporated into the design to make the building better, more efficient and protect the ratepayer against future rate increases, I would be in favour of the scheme. Most of the ideas I have raised may exceed the current planning regulations however the statutory planning laws etc., are only deemed the very minimum requirement and are not considered good practice or sensible for developments like this.

If the Council does eventually declare a climate emergency (as local Councils seem to be doing nowadays), the above ideas would be compatible with this policy.

Yours Sincerely,



Nicholas Wright