

8 December 2015

Regional Panels Secretariat
Joint Regional Planning Panels
GPO Box 39
SYDNEY NSW 2001

BY FACSIMILE 02 9228 2066

Coffs Harbour City Council
Renah Givney
Development Assessment Planner
Cnr Coff and Castle Streets
COFFS HARBOUR NSW 2450

BY EMAIL renah.givney@chcc.nsw.gov.au

Dear Sir/Madam

**Joint Regional Planning Panel (JRPP) Report
Development Assessment Report (Report)
Development Application No. 0209/16**

We refer to the JRPP's report in relation to the Development Application No 0209/16 and reply in anticipation of the meeting to consider the determination for the residential flat building at 123 Park Beach Road, Coffs Harbour (DA0209/16).

Condition 6 – Construction Certificate

In an effort to save time and for convenience, we request that the JRPP and Coffs Harbour City Council (CHCC) consider the possibility of the owner lodging one construction certificate to cover the building works and civil works.

Condition 7 – Construction Management Plan

As currently drafted this condition requires the construction management plan to be provided prior to the construction certificate being issued, we request that this condition be amended.

The construction management plan does not prevent the Certifying Authority from issuing a construction certificate and will enable the developer to go to tender after the construction certificate is granted and form part of the tender documents (ie the development application, incorporated conditions and construction certificate).

As a developer we always like to include the actual builder in the development of the construction management plan. We ask that this condition be amended so that construction cannot commence until there is a construction management plan approved by the Certifying Authority. We have always asked for and got this amendment to conditions on all of our constructions in Coffs Harbour.

Condition 14 – Construction Waste Management Plan

Again we request that the condition be amended.

We note that the construction waste management plan will need to be completed by the builder who will not be appointed at the time of the issue of the construction certificate and will not prevent the Certifying Authority from issuing the construction certificate. We agree that construction cannot commence until there is a construction waste management plan approved.

We thank you in anticipation of your consideration of these matters and looking forward to discussing the Report further on the 18th December 2015.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Steve Gooley', with a large, sweeping flourish extending to the right.

STEVE GOOLEY
General Manager.