

COFFS HARBOUR CITY COUNCIL

10 December 2015
IR No: 5877337

MEMO TO: Joint Regional Planning Panel

MEMO FROM: Renah Givney – Development Assessment Planner
Coffs Harbour City Council

SUBJECT: 2015NTH022 – DA0209/16 – Residential Flat Building (44 Units) and Strata Subdivision, including Demolition of Existing Building, 123 Park Beach Road, Coffs Harbour

Requested changes to recommended conditions 6, 7 and 14

Reference is made to the above application and to the applicant's recent request to modify recommended conditions no. 6, 7 and 14.

Council has reviewed this request and advises the following:

Condition 6 - Construction Certificate

Unfortunately, Council is unable to agree to this requested change as civil and building works are separate construction certificate processes that are unable to be combined in one application process. In this regard, building certifiers are unable to certify civil works and engineers are unable to certify building works hence the need for separate processes.

Condition 7 – Construction Management Plan

Council has no objection to this condition being amended to replace the words 'prior to the issue of a construction certificate' with 'prior to works commencing on site'.

Condition 14 – Construction Waste Management Plan

Council has no objection to this condition being amended to replace the words 'prior to the issue of a construction certificate' with 'prior to works commencing on site'.

Renah Givney
Development Assessment Planner