

Andrew Caponas, Development Compliance Officer
8:00am to 5:30pm Monday - Thursday, 8:00am to 5:00pm Friday
Phone 9970 1145 Mobile 0408 295 172

18 April 2011

Mr Shane Kavanagh
Kavanagh and Sons Custom Made Homes
Unit 5/6 Jubilee Avenue
WARRIEWOOD, 2102 NSW

Dear Sir

Re: Refusal of Construction Certificate Application - CC0151/11
Property: Units 5 & 6, 6 Jubilee Avenue, Warriewood

Reference is made to Development Consent N0547/10 and your application for a Construction Certificate for proposed alterations and additions at the abovementioned premises.

After due consideration of your application and the details contained there in, Council has decided to refuse your application for a Construction Certificate.

Reasons for refusal:

1. An inspection of the premises on 11 April 2011 revealed that the alterations and additions to the industrial units has already been carried out. Under the provisions of the Environmental Planning and Assessment Act 1979, Council cannot consider or grant retrospective approval for a Complying Development Certificate.

You are advised of your right of appeal to the Land and Environment Court in accordance with the provisions of Section 109K of the Environmental Planning and Assessment Act 1979 (as amended). Any such appeal under this section is to be made within 12 months after the date of this letter.

Note, it is an offence under the provisions of the Environmental Planning and Assessment Act 1979 (as amended) to carry out any works subject of the abovementioned Development Consent, without a prior Construction Certificate.

Yours sincerely

Andrew Caponas
DEVELOPMENT COMPLIANCE OFFICER