

Darren Greenow, Principal Development Compliance Officer
8am to 5:30pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1275

4 October 2007

Robert Stephen Belgiovane
1/44 Mountain Street
ULTIMO NSW 2007

Dear Mr Belgiovane

Re: Lapsed Development Consent N0669/04
Property: 14 Bona Crescent, Towlers Bay NSW 2105

Reference is made to a telephone conversation between Sheridan Belgiovane and the undersigned on 4 October 2007 concerning the abovementioned matter.

A search of Council records indicates that development consent N0669/04 has lapsed, given that development had not commenced within two years after enactment of the consent by Council on 30 December 2004.

Given that the development consent N0669/04 has lapsed, the details contained in Council's letter dated 16 July 2007 are no longer valid. It is the responsibility of the owner of the property to ensure that a valid development consent exists.

You are reminded that it is a breach of The Environmental Planning and Assessment Act 1979 (as amended) to carry out any building works without a prior development consent of Council, which remains valid in accordance with the provisions of The Environmental Planning and Assessment Act 1979 (as amended).

Any future development should be the subject of a fresh development application being submitted to Council for determination. A fresh construction certificate application would also be required with respect to any development consent granted by Council. As discussed with Sheridan Belgiovane, should the future development application be the same in content to N0669/04, Council may be able to expedite such an application.

Once the fresh development application has been submitted to Council with an explanation of the circumstances outlined in this letter, it is suggested that you contact Lindsay Dyce, Manager - Planning and Assessment, to seek an expeditious determination of the development application.

Should you require any further information with respect to the contents of this letter, please contact the undersigned on telephone 9970 1275.

Yours faithfully

Darren Greenow
PRINCIPAL DEVELOPMENT COMPLIANCE OFFICER

cc. Robert Stephen Belgiovane
30 Mandolong Road
MOSMAN NSW 2088
