

Darren Greenow, Principal Development Compliance Officer
8am to 6pm Mon - Thurs, 8am to 5pm Fri
Phone 9970 1275 Mobile 0408 964 159

16 July 2004

Thomas Clarke Black and Paula Freda Black
45 McCarrs Creek Road
CHURCH POINT NSW 2105

Dear Sir/Madam

Re: Refusal of Construction Certificate Application CC0447/04
Property: 45 McCarrs Creek Road Church Point

Reference is made to your recent application for a Construction Certificate for alterations and additions to the existing dwelling at the above-mentioned 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. Development Consent N0074/01 had lapsed on 6 July 2004. Therefore no current Development Consent exists for the proposed works and the issue of a Construction Certificate would be in breach of the requirements of the Environmental Planning and Assessment Act 1979 (as amended).
2. Insufficient information was submitted with the application as follows:
 - No Architectural Plans were submitted with the application
 - The Structural Engineering Plans submitted with the application appeared to be inconsistent with the Development Consent and Consented plan. The submitted Structural Engineering Plans were not consistent with the drawing numbers contained in Jack Hodgson Consultants Pty Ltd certification Reference V17961H dated 21 June 2004, in that drawings 17961-1, 17961-2 and 17961-3 were not submitted with the application.
 - Building Construction Details in accordance with Australian Standard 3959 "construction of buildings in bushfire prone areas" were not submitted with the application. It is acknowledged that Level 3 Construction would have been required.

As requested, please find enclosed all original copies of plans and supporting documentation submitted with your Construction Certificate application.

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.

Yours faithfully

Darren Greenow

PRINCIPAL DEVELOPMENT COMPLIANCE OFFICER