

ABN: 16 650 872 503

COMPLYING DEVELOPMENT CERTIFICATE 210053/01 PROJECT REFERENCE 210053

Issued under Part 4 of the Environmental Planning and Assessment Act 1979 Section 4.28

APPLICANT DETAILS

Applicant: Usman Shahid
Address: 1705/63 Shoreline Drive, Rhodes NSW 2138
Phone: 0405778878

OWNER DETAILS

Name of the person having benefit of the development consent: Usman Shahid & Javariah Siddiqui
Address: 1705/63 Shoreline Drive, Rhodes NSW 2138
Phone: 0405778878

COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area: Ku-ring-gai Council
Relevant Planning Instrument Decision Made Under:
Date of Determination: 24/09/2021
Complying Development Certificate Number: 210053/01
Lapse Date: 24/09/2026

Lapse date: Section 4.29 of the Environmental Planning and Assessment Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. Sections 4.19, 6.6, 6.7, 6.12, 6.13, 6.14 of the Act is applicable.

PROPOSAL

Address of Development: 12 Yanko Road, West Pymble NSW 2073
Lot: 137
DP: DP27341
Land Use Zone: R2
Building Classification/s:
Scope of Building Works Covered by this Certificate: Demolition of existing structures and construction of a new dwelling
Type of Construction: N/A
Value of Construction (incl. GST):
Plans and Specifications approved: Refer Schedule 1: Approved Plans and Specifications
Fire Safety Schedule: N/A
Conditions: See Conditions attached
Exclusions:
Critical stage inspections: See attached Notice

CERTIFYING AUTHORITY

Registered Certifier: Jason Khouri
Registration Body and Registration Number: Department of Fair Trading
BDC3145

I, Jason Khouri, as the certifying authority, certify that the proposed development is complying development and that if carried out in accordance with the plans and specifications will comply with all development standards, any standards in a Development Control Plan, and all requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in section 4.26 of the Environmental Planning and Assessment Act 1979.

Dated: 24/09/2021



Jason Khouri

N.B. Prior to the commencement of work section 6.6 of the Environment Planning and Assessment Act 1979 must be satisfied.

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SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural Plans
Not applicable.

2. Endorsed Structural Plans

Prepared by	Document	Drawing number	Revision	Date
United Consulting Engineers	Structural Plans	S01, S02, S03, S04, S05, S06, S06, POOL	D	03/09/2021

3. Endorsed Engineering Plans

Prepared by	Document	Drawing number	Revision	Date
United Consulting Engineers	Stormwater Plans	D01, D02	A	29/06/2021

4. Endorsed Landscape Plans
Not applicable.

5. Endorsed other documents

Prepared by	Document	Drawing number	Revision	Date
Outsource Ideas	BASIX	1236425S_05	N/A	16/09/2021