

28 October 2009

M K Turner
D K Turner
20 Akora Street
FRENCHS FOREST 2086

Complying Development Certificate

Address of Property:	20 Akora Street, FRENCHS FOREST 2086
Type of Complying Development:	Alterations and additions to a dwelling
Complying Development Certificate No:	CDC2009/0053
Date of determination of Complying Development Certificate:	28 October 2009
Date of issue of Complying Development Certificate:	28 October 2009
Date of lapse	28 October 2014

I certify that the proposed development is complying development and that if carried out in accordance with the plans and specifications and conditions* will comply with all development standards, any standards in a DCP and all requirements of the Regulation under the Environmental Planning and Assessment Act 1979, and will upon completion be a class 1a building.

**Name of
Authorised Officer:** Ryan Cole

Signature: _____

* Attachments – Conditions of Complying Development

COMPLYING DEVELOPMENT CONDITIONS: PART A HOUSING AND ANCILLARY STRUCTURES

CONDITIONS

1. Approved Plans and Supporting Documentation

The development must be carried out in compliance (except as amended by any other condition of consent) with the following:

Architectural Plans - Endorsed with Council's stamp		
Drawing No.	Dated	Prepared By
17/9	20/03/09	David Groves

No construction works (including excavation) shall be undertaken prior to the release of the Construction Certificate.

Reason: To ensure the work is carried out in accordance with the determination of Council and approved plans. (DACPLB01)

2. Before you start works

- (a) Two days before any site works, building or demolition begins, the applicant must:
- forward a Notice of Commencement of Work and Appointment of Principal Certifying Authority (Form 7 of Schedule 5 to the *Environmental Planning and Assessment Regulation 1994*) to the Council, and
 - inform the adjoining owners in writing that work will commence.
- (b) Before any site works, building or demolition is started, the applicant or builder must:
- notify the Council of the name, address, phone number and licence number of the builder
 - erect a sign at the front of the property with the builder's name, licence number, site address and consent number
 - provide a temporary on-site toilet
 - protect any public place from obstruction or inconvenience due to the carrying out of the proposed development
 - prevent any substance from falling onto a public place
 - follow any other conditions prescribed in the *Environmental Planning and Assessment Regulation 1994*.

3. Site management

- (a) In the absence of a soil and water management plan approved by the Council, run-off and erosion controls must be provided to prevent soil erosion, water pollution or the discharge of loose sediment on surrounding land, as follows:
- divert uncontaminated run-off around cleared or disturbed areas
 - erect a silt fence to prevent debris escaping into drainage systems or waterways
 - prevent tracking of sediment by vehicles onto roads
 - stockpile topsoil, excavated material, construction and landscaping supplies and debris within the site.
- (b) Removal or disturbance of vegetation and top soil must be confined to within 3 metres of the approved building area.

4. Drainage

- (a) The land surrounding any structure must be graded to divert surface water to the street and clear of existing and proposed structures and adjoining premises.
- (b) Where the water falls to the rear of the property, it must be collected and drained via a gravity system to a Council stormwater line or disposed of in a manner consistent with the Council's Soil and Water Management Policy.

5. Inspections during construction

Notify either the Council or an accredited certifier in advance—48 hours in writing or 24 hours by phone, to make the following inspections:

- preliminary
- building envelope/floor plan and elevation
- final

6. Hours of work

Where the construction or work interferes with the amenity of the neighbourhood by the emission of noise, chemical or physical pollutants or otherwise, the hours of construction and/or demolition on the site are restricted to Monday to Friday 7am to 5pm, Saturday 7 am to 1 pm, no work on Sunday or public holidays.

7. Noise

In respect of noise, the L10 level (average maximum noise levels) measured over a period of 15 minutes when the construction site is in operation must not exceed background noise level by more than 10dB (A).

8. Building Code of Australia

All building work must be carried out in accordance with the provisions of the *Building Code of Australia*.

9. Site access

(a) Where kerb and gutter is provided:

- driveways are to be a minimum of 500mm clear of all drainage structures on the kerb and gutter and are not to interfere with the existing public utility infrastructure, including Council drainage structures, unless prior approval is obtained from the relevant authority.

(b) Where kerb and gutter is not provided:

- a gravel vehicular entrance incorporating a 375mm diameter stormwater pipe and concrete headwalls or a 6 metre by 6 metre concrete slab dish drain shall be constructed to provide access to the lot.

(c) Driveways are to be a minimum of 6 metres from a road intersection.

(d) Driveways are to be constructed in accordance with any relevant requirements of AS 2890.1–1993—*Parking facilities—Off-street car parking*, with appropriate transition zones.

(e) Driveway levels are to be obtained from the Council and complied with where access is gained across the Council's road reserve.

10. Utilities

Road opening permit required for connection to a utility or the Council's stormwater system.

11. Roofing Materials – Reflectivity

The external finish to metal roofs shall have a medium to dark range in order to minimise solar reflections to neighbouring properties. The metal roof shall not be of light colours such as off white, cream, silver or light grey colours.