

Development Application

| PART 1 Application and site details | |
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| <p>1. Applicant</p> <p><i>It is important that we are able to contact you if we need more information</i></p> <p><i>Please note that the applicant is the only person the City will communicate with in the matter</i></p> | <p>Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Miss <input type="checkbox"/> Ms. <input type="checkbox"/></p> <p>Family name (or Company)</p> <p>.....</p> <p>Given Names (or ACN)</p> <p>Contact person (if Company)</p> <p>Street Address</p> <p>.....P/Code.....</p> |
| <p>We will post all correspondence to this address</p> | <p>Postal Address</p> <p>.....P/Code.....</p> |
| | <p>Telephone (H) Telephone (W).....</p> <p>Mobile Facsimile</p> <p>Email</p> |
| <p>2. Location of the Property</p> <p><i>Please list all properties subject to this application</i></p> | <p>Unit No..... House No</p> <p>Street.....</p> <p>Suburb</p> <p>Lot No DP / SP</p> <p>Is access to the site available? YES / NO</p> <p>If NO, please specify obstacle (<i>e.g. dog, locked gates etc</i>)</p> <p>.....</p> |
| <p>3. Owner's Consent</p> <p>Every registered owner of the land must sign this form</p> <p><i>If the owner is a company, this form must be signed by 2 directors or a director and a company secretary and the common seal must be stamped on this form if applicable</i></p> <p><i>If it is Council owned property/land, the General Manager must sign this form prior to the application being submitted</i></p> <p><i>For Outdoor Dining applications, this section should be left blank.</i></p> <p><i>If the property is a unit under strata title or a lot in a community title and approval is sought for work on or over common property, then the common seal of the body corporate must be stamped on this form and signed by the chairman or secretary of the Body Corporate or the appointed managing agent</i></p> | <p>Name of Owner and/or authorised person</p> <p>.....</p> <p>Position Title (if company).....</p> <p>Address</p> <p>.....</p> <p>Telephone (H) Telephone (W).....</p> <p>Mobile Facsimile</p> <p><i>As owner of the land to which this application relates, I consent to this application. I also consent for authorised City of Ryde officers to enter the land to carry out inspections relating to this application</i></p> <p>Signature</p> <p><small>Without the owner's consent, we will not accept the application. This is a very strict requirement for all applications. If you are signing on the owner's behalf as the owner's legal representative, you must state the nature of your legal authority and attach documentary evidence (eg. Power of attorney, executor, trustee, company director, etc)</small></p> |

| PART 2 Development Proposed | |
|---|---|
| <p>4. Description of development</p> <p><i>Please describe briefly everything that you want approved by the City including advertising signs, hours of operation, use, subdivision, demolition, etc</i></p> | <input type="checkbox"/> Use of land/building <input type="checkbox"/> Erect building/structure <input type="checkbox"/> Subdivision <input type="checkbox"/> Demolition <input type="checkbox"/> Alterations & Additions <input type="checkbox"/> Other <p>.....</p> <p>.....</p> |
| <p>5. What is the gross floor area of the proposed buildings?</p> <p><i>If additions or alterations provide the additional floor area</i></p> | <p>Proposed floor aream²</p> |
| <p>6. Estimated cost of work</p> <p><i>The estimated cost of the development, labour and materials or contract price should include GST and is subject to a check by the City before final acceptance</i></p> | <p>Estimated cost of work \$.....</p> <p><i>The City of Ryde may seek justification of the estimated cost from a builder or quantity surveyor. For work in excess of \$5,000,000 a detailed cost report by a registered quantity surveyor must be supplied.</i></p> <p>Name (printed), qualification and signature of qualified person certifying cost of work.....</p> <p>.....</p> |
| <p>7. Joint Regional Planning Panel (JRPP)</p> <p><i>If yes, please provide additional documents and plans as per the checklist</i></p> | <p>YES / NO (please circle applicable answer)</p> <p><i>As of 1st of October 2011 development with a capital value over \$20 Million or over \$5 Million for Crown development will be decided by independent Joint Regional Planning Panel (JRPP)</i></p> |
| <p>8. Integrated development</p> <p><i>Is this application an Integrated Development?</i></p> <p><i>If yes, please provide a \$320 cheque made payable to each relevant Government Authority/Department</i></p> | <p>YES / NO (please circle applicable answer)</p> <p><i>Integrated development is development that requires licences or approvals from State Government Departments. Most forms of development will not be "integrated". Please contact the Customer Service Centre to determine if the development is Integrated. Also a copy of the "Integrated Development Brochure" is available from the City's website or Customer Service Centre.</i></p> |
| <p>9. Staged Development</p> <p><i>Are you applying for a staged development or deferred commencement consent?</i></p> | <p>YES / NO (please circle applicable answer)</p> <p><i>If you answered YES to this question please attach details.</i></p> |
| PART 3 Checklist and declaration | |
| <p><i>All the details sought in the accompanying checklist must be provided. Site inspections are carried out prior to the assessment of any application. As a result of this inspection further information may sometimes be required. A City of Ryde Officer will contact you soon after their initial inspection if this is the case.</i></p> <p>THE COMPLETED CHECKLIST MUST BE SUBMITTED WITH THIS APPLICATION. FAILURE TO PROVIDE THE REQUIRED DOCUMENTATION OF AN ACCEPTABLE STANDARD WILL RESULT IN YOUR APPLICATION BEING RETURNED.</p> | |
| <p>10. Declaration</p> | <p>Political Donations</p> <p>Have you or any of your subsidiary organisations made any donations in the last 5 years to any of Council's current elected representatives or their political parties?</p> <p>YES / NO (please circle applicable answer)</p> <p><i>If you answered YES to this question please attach details including who the donation was made to, date of donation and amount.</i></p> <p>I apply for approval to carry out the development or works described in this application. I declare that all the information in the application and checklist is, to the best of my knowledge, true and correct.</p> <p>I also understand that if the information is incomplete the application may be returned, delayed, rejected or more information may be requested. I acknowledge that if the information provided is misleading any approval granted 'may be void'.</p> <p>Signature Date</p> |

HOW TO LODGE THIS APPLICATION

| | |
|---|---|
| <p>ADDRESS THE APPLICATION TO</p> <p>You can send it to us by any of the following methods:</p> <p>POST</p> <p>COURIER OR PERSONAL DELIVERY</p> <p>OFFICE HOURS</p> <p>HOW TO CONTACT US</p> | <p>General Manager City of Ryde</p> <hr/> <p>Locked Bag 2069 North Ryde NSW 1670</p> <hr/> <p>Ryde Planning & Business Centre 1 Pope Street Ryde NSW 2112 (corner Pope and Devlin Streets, within Top Ryde City shopping centre) <i>To lodge the application in person please make a booking through:</i> www.ryde.nsw.gov.au/planningandbusiness</p> <hr/> <p>9am - 5pm Monday to Friday (second Thursday of each month: 10am - 5pm) to visit Ryde Planning Business Centre 8:30 am to 5:00 pm Monday to Friday for telephone enquiries</p> <hr/> <p>Phone: (02) 9952 8222 Fax: (02) 9952 8070</p> |
| <p>CITY'S WEBSITE ADDRESS</p> | <p>www.ryde.nsw.gov.au</p> |
| <p>We recommend that you consult with the City's Customer Service Officers before lodging this application. If you wish to discuss your proposal at a Prelodgement Meeting, it is essential that you arrange an appointment.</p> | |
| <p>FEES</p> <p>PAYMENT METHODS</p> <p>ACKNOWLEDGEMENT</p> | <p>Fees are calculated on a scale based on the contract value of the work or the market value of the labour and materials needed to complete the work including GST. Ask us for details. NOTE – Any refunds will be processed to the person/company who paid the fees to the City of Ryde.</p> <hr/> <p>By Mail: Cheque or Money Order In Person: Cash, Cheque, Money Order, MasterCard, Visa, AMEX &/or EFTPOS. Note - A merchant fee surcharge is applicable for all credit card payments.</p> <p>Make cheques payable to "City of Ryde".</p> <hr/> <p>We will acknowledge that we have received your application. You will receive a receipt specifying the amount of fees paid and the registered number of the application.</p> |

Privacy Notification

In completing this form you will be prompted to supply information that is personal information for the purposes of the Privacy and Personal Information Act 1998. The supply of this information is voluntary. If you cannot provide, or do not wish to provide the information sought, the City may be unable to process your request. With regard to Development Applications, the City requires the provision of owner's name and address with signature/s to verify owner's permission. This information is available for public inspection. The City of Ryde is required under the Act to inform you about how your personal information is being collected and used. If you require further information please contact the City's Customer Service Centre on 9952-8222 and ask for an information sheet to be forwarded to you

Development Application Requirements

The following table indicates what information and plans are required to ensure that the City of Ryde can accept your application.

For details about the number of plans and information required on each plan please refer to the Development Application Checklist over the page.

Use the first column to identify your proposed development then read across to identify the plans and information you must submit to the City:

The symbols shown mean: √ Information/plans are essential
 ? Check with the City before you commence preparation of your application
 - Not required

| Residential Miscellaneous/Minor Single Storey | Survey Plan | Site Plan | Site Analysis | Floor Plan | Elevations | Sections | Landscape Plan | SEE (Statement of Environmental Effects) | Shadow Diagrams | Stormwater/OSD Concept & Checklist | Site Waste Minimisation and Management Plan | BASIX Certificate | Energy Efficiency Report | Heritage Report | Access Report | Geo-Technical or Hydrology Report | Bushfire Report | Arborist Report | Fire Safety Report |
|--|-------------|-----------|---------------|------------|------------|----------|----------------|--|-----------------|------------------------------------|---|-------------------|--------------------------|-----------------|---------------|-----------------------------------|-----------------|-----------------|--------------------|
| Minor Structures (Pergolas, Carports, Decks) | - | √ | ? | √ | √ | √ | - | √ | - | √ | - | - | - | ? | - | ? | ? | √ | - |
| Single Storey Dwellings | √ | √ | √ | √ | √ | √ | √ | √ | - | √ | √ | √ | - | ? | - | ? | ? | √ | - |
| Ground Floor Additions/Alterations | √ | √ | ? | √ | √ | √ | - | √ | - | √ | ? | ? | - | ? | - | ? | ? | √ | - |
| Outbuildings (Garden Sheds, Cabanas) | √ | √ | ? | √ | √ | - | - | √ | - | √ | - | - | - | ? | - | ? | ? | √ | - |
| Swimming pools | √ | √ | ? | - | √ | √ | √ | √ | - | √ | √ | ? | - | ? | - | ? | ? | √ | - |
| Demolition | - | √ | - | - | - | - | - | √ | - | - | √ | - | - | ? | - | - | - | - | - |

Residential Two Storey, Medium Density and Others

| | | | | | | | | | | | | | | | | | | | |
|-------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| First Floor Additions | ? | √ | √ | √ | √ | √ | - | √ | √ | √ | √ | ? | - | ? | - | ? | ? | ? | - |
| Two Storey Dwellings | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | - | ? | - | ? | ? | ? | - |
| Duplex | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | - | ? | - | ? | ? | ? | - |
| Villa Homes | √ | √ | √ | √ | √ | √ | √ | √ | ? | √ | √ | √ | - | ? | ? | ? | ? | ? | - |
| Residential Flat Buildings | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | √ | ? | ? | √ | ? | ? | ? | - |
| Home Industry/Home Occupation | - | √ | - | √ | - | - | - | √ | - | - | - | - | - | ? | - | - | - | - | - |
| Filling/Clearing Of Land | √ | √ | - | - | - | √ | - | √ | - | - | √ | - | - | ? | - | ? | ? | ? | - |

Commercial/Industrial

| | | | | | | | | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| New Industrial/Commercial Building | √ | √ | √ | √ | √ | √ | √ | √ | ? | √ | √ | - | √ | ? | √ | ? | ? | ? | √ |
| Alterations/Additions To Existing Commercial / Industrial Building | √ | √ | ? | √ | √ | √ | √ | √ | ? | √ | √ | - | - | ? | √ | ? | ? | ? | √ |
| Change Of Use For Shops/Offices | - | √ | - | √ | - | - | - | √ | - | - | - | - | - | ? | ? | - | - | ? | √ |
| Filling/Clearing Of Land | √ | √ | - | - | - | - | √ | √ | - | - | √ | - | - | ? | - | ? | ? | ? | - |
| Signs | - | √ | - | - | √ | - | - | √ | - | - | - | - | - | - | - | - | - | - | - |
| Shop Fit Outs | - | √ | - | √ | ? | - | - | √ | - | - | ? | - | - | - | ? | - | - | - | ? |
| Demolition | - | √ | - | - | - | - | - | √ | - | - | √ | - | - | - | - | - | - | ? | - |
| Outdoor Dining | - | √ | - | √ | - | - | - | √ | - | - | - | - | - | - | - | - | - | ? | - |

Subdivision

| | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land | √ | √ | ? | - | - | - | - | √ | - | √ | - | - | - | ? | - | ? | ? | - | - |
| Strata & Community Titles | √ | √ | - | - | - | - | - | √ | - | - | - | - | - | - | - | - | - | - | - |
| Boundary Adjustment & Consolidation | √ | √ | - | - | - | - | - | √ | - | - | - | - | - | ? | - | - | - | - | - |

Development Application Checklist

| REQUIRED | Applicant | | Office Use Only | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Yes | N/A | Yes | No | N/A |
| <input type="checkbox"/> ALL PLANS AND ASSOCIATED DOCUMENTATION 3 copies of all plans and documentation must be submitted as part of the application plus 1 optional electronic version (PDF). If you choose to submit an electronic version in PDF it must be complete and accurate set of plans and/or documents. | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> MAJOR DEVELOPMENT PLANS AND ASSOCIATED DOCUMENTATION 3 additional copies of all plans and documentation must be submitted (Total 6 copies), plus 1 electronic version on CD. | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> JOINT REGIONAL PLANNING PANEL (JRPP) 4 additional copies of all plans and documentation must be submitted (Total 7 copies), plus 2 electronic version on CD. | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> COMPLETED APPLICATION FORM (3 copies + PDF) The original completed application form plus 2 copies must be submitted with the application | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> PLANS (3 copies + PDF) Plans include the site plan, floor plan, elevations and sections. Plans must be drawn to scale in ink and preferably on A3 size paper. Free hand, single line or illegible drawings will not be accepted. | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <ul style="list-style-type: none"> Three copies of all plans and associated documentation. An additional 3 copies of all plans & documents per Authority are required if this is Integrated Development – all information is referred to the relevant authority for comment. The following information should be included on all plans and documents: | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <ul style="list-style-type: none"> Applicant's name, block/house/shop/flat number, street/road name, town or locality Lot Number, Section Number, DP/SP Number Measurements in metric The position of true north Building or parts of building to be demolished to be indicated in outline Designer's/Architect's name and date | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> NOTIFICATION PLANS (3 copies + PDF) 3 A4 copies of the site plan, elevations, stormwater concept & shadow diagrams, if applicable, must be supplied for notification purposes (these must be legible) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> COLOURED PLANS (3 copies + PDF) (For alterations & additions plans are to be suitably coloured identifying all new work– site & floor plan and elevations) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> Brick – Red Concrete – Dark Green Tile – Purple Sandstone – Light Brown Roof tiles – Orange Fibre Cement/Cement Render – Light Green Glass & Glass Bricks – Light Blue Steel, Galvanised Iron – Dark Blue Timber – Yellow | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> SURVEY PLAN (3 copies + PDF) Information should include: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> To Australian Height Datum (AHD) plan to scale preferably 1:100 Bench mark on the kerb or other suitable fixed point (i.e. natural ground level) Plan to show all existing structures Plan to show the exact location of all trees greater than 5m in height, the RL at their base and their height and canopy spread Location/position of all buildings/structures on adjoining land (showing street number & street address) floor levels and ridge heights of those buildings or structures at the boundary Levels – contour and spot levels Easements and rights of way | | | | | |

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|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Yes | N/A | Yes | No | N/A |
| <input type="checkbox"/> SITE PLAN (3 copies + PDF) A site plan is a birds-eye view of the existing and proposed development on the site and its position in relation to boundaries and neighbouring developments <i>A site plan should include:</i> <ul style="list-style-type: none"> • Drawings to a suitable scale (i.e. 1:100 OR 1:200) • Location of the new and existing buildings in relation to site boundaries • Location/position of all buildings/structures on adjoining land (showing street number and street address) • Location of any existing and proposed fences and landscaping features such as swimming pool, retaining walls, paved areas and driveways • Relative location of adjoining buildings • Contour lines of site and spot levels at all the corners of the building • Location of any adjoining owners windows facing your development • Location of vehicle access and car parking (indicating extent of cut and fill and gradients) • Location of stormwater drainage pipes including downpipes and gutter, connection and discharge points • Zone boundaries if multiple zoning applies • Site fencing during construction • Location of outdoor clothes drying area (alterations & additions - not required for commercial and industrial developments) <i>Measurements including:</i> <ul style="list-style-type: none"> • Length, width and site area of land, both existing and proposed • Width of road reserve • Distance from the external walls and the outermost parts of the proposed building to all boundaries • Approximate distance from the proposed building to neighbouring buildings | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> SITE ANALYSIS (3 copies + PDF) <i>A site analysis will ensure that site layout and building design addresses existing and possible future opportunities and constraints of both the site and its surrounds:</i> <i>A site analysis should include:</i> <ul style="list-style-type: none"> • Site dimensions, site area and north point • Location, use, overall height and important papet/datum lines of adjacent buildings • Street trees, identified by size, botanical and common names • Topography, showing spot levels and contours 0.5 metre intervals for the site, adjoining streets and land adjoining the site • Views to and from the site, and views enjoyed by neighbouring properties and adjacent public areas • Prevailing winds • Geotechnical characteristics of the suite and suitability of development • Pedestrian and vehicular access points; existing and proposed • Location of utility services, including electricity poles and street frontage features such as trees, kerb crossovers and bus stops • Privacy; adjoining private open space, location of any facing windows, doors and external living areas to the site • Walls built to the site's boundary; location, height and materials • Difference in ground levels between the site and adjacent properties • Solar access enjoyed by neighbouring properties • Prominent trees on adjacent properties | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Yes | N/A | Yes | No | Yes |
| <input type="checkbox"/> DEMOLITION (3 copies + PDF) <i>If you are planning on demolishing any building or structure you will need to provide the following:</i> <ul style="list-style-type: none"> Demolition work plan prepared by a competent person in accordance with AS 2601-1991 <i>The Demolition of Structures</i> Photographs of all buildings or structures to be demolished (1 original) Payment of all required fees including Demolition Security Deposit | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> FLOOR PLANS (3 copies + PDF) A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development <i>Floor plans should include:</i> <ul style="list-style-type: none"> Drawings to a suitable scale (i.e. 1:100 OR 1:200) Outline of existing building/development on site (shown dotted) Room names, areas and dimensions Window and door locations and sizes Floor levels and steps in floor levels (RL's) Wall structure type and thickness Location of any new or replacement hot water system (minimum 3.5 star greenhouse rating) Location of all smoke alarms, hard-wired or battery operated | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> DETAILED COST REPORT (3 copies + PDF) All development applications with an estimated cost of work in excess of \$5,000,000 must submit the completed Registered Quantity Surveyor's Detailed Cost Report form. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> ELEVATION PLANS (3 copies + PDF) Elevation plans are a side on view of your proposal. Elevations of all four sides (north, south, east and west facing) of your development need to be included in your application and labelled accordingly. <i>Elevation plans should include:</i> <ul style="list-style-type: none"> Drawings to a suitable scale (i.e. 1:100 OR 1:200) Outline of existing building / development on site (shown dotted) Window sizes and location Location / position of all buildings / structures Exterior cladding type and roofing material / colour Chimneys, flue exhaust vents, duct inlet or outlet Reduced Levels (AHD) for roof ridge, floor and ceiling | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> SECTION PLANS (3 copies + PDF) A section is a diagram showing a cut through the development at the most typical point <i>Sections should include:</i> <ul style="list-style-type: none"> Drawings to a suitable scale (ie 1:100 OR 1:200) Outline of existing building / development on site (shown dotted) Section names and where they are shown on plan (ie A/A, B/B, etc) Room names Room and window heights Details of chimneys, fire places and stoves Roof pitch and covering Site works, finished and proposed floor and ground levels in long section (indicate cut, fill and access grades) Construction material details | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| REQUIRED | | Applicant | | Office Use Only | | |
|--------------------------|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | | Yes | N/A | Yes | No | N/A |
| <input type="checkbox"/> | <p>LANDSCAPING PLAN (3 copies + PDF)</p> <p><i>Information should include:</i></p> <ul style="list-style-type: none"> • Description of ground preparation, arrangement and nomination of plantings, procedures and ongoing maintenance • Location and type of any trees to be removed • Location of outdoor clothes drying area (new dwellings only) • Schedule of plantings cross-referenced to site plan indicating species, massing and mature height • Details of restoration and treatment of earth cuts, fills, mounds, retaining walls, fencing and screen walls • Name of Landscape Architect or Consultant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <p>SEE (STATEMENT OF ENVIRONMENTAL EFFECTS) (3 copies + PDF)</p> <p><i>This is a written statement that describes the proposed development and states whether the proposal complies with the City's planning controls. It should also explain the likely impacts of the proposed development both during and after construction and how these impacts will be minimised.</i></p> <p>The statement, in appraising the suitability of land for development, should also detail (where applicable):</p> <ul style="list-style-type: none"> • Flooding, drainage, land slip, soil erosion, mine subsidence, bushfires and any other risks • Effect on the landscape, streetscape, national park or scenic quality of the locality • Impact on existing and future amenity of the locality • Amount of traffic generated, car access, parking and availability of public transport • Location of garbage and storage areas • Availability of utility services, power, telephone, water/sewer • Social effects and economic effects • Anticipated impact of noise levels to the site locality • Effect on historical and archaeological aspects • Effect on flora and fauna • Design and external appearance in relation to the site and locality indicating how the design is appropriate to the site • How the privacy, daylight and views of other dwellings will be affected (i.e. do they overlook or overshadow each other) • Access for the disabled • Non compliance with the planning controls • Any special circumstances • Industrial, Commercial and Change of Use Applications must also address the following: <ul style="list-style-type: none"> • Hours of operation • Number of employees • Provision of carparking • On-going waste management • Fire safety measures • Signage (refer Advertising Sign section for details required) • Applications for Outdoor Dining must also address the following as part of a Management Plan for the outdoor area: <ul style="list-style-type: none"> • Hours of operation • Storage of furniture • Cleaning of furniture & footpath • Time of last orders taken • Music <p>NOTE: <i>Other matters may be relevant depending upon the nature of the development proposal.</i></p> | <input type="checkbox"/> | | <input type="checkbox"/> | <input type="checkbox"/> | |

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|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Yes | N/A | Yes | No | N/A |
| <input type="checkbox"/> SHADOW DIAGRAMS (3 copies + PDF) <i>Shadow Diagrams should include:</i> <ul style="list-style-type: none"> • Location of proposed development • Location of adjoining buildings and land (showing street number and street) • Shadows cast by the new development on 21 June at 9am, 12 noon and 3pm on adjoining site and street areas Note – Elevational shadow diagrams may be required depending upon the level of affectation to adjoining properties <ul style="list-style-type: none"> • Shadows cast by existing building on and adjoining the site • Shadow diagrams to be prepared by a suitably qualified person i.e. surveyor, architect or draftsman • Drawn to true north and based on a site survey of levels | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> STORMWATER/OSD CONCEPT PLAN (3 copies + PDF) <i>Information should include:</i> <ul style="list-style-type: none"> • Existing stormwater drainage location including downpipes, connection and discharge points • If stormwater run-off will increase show proposed drainage details • If OSD is required show details • Attached OSD checklist to be completed • Low level property requirements must be met if the property falls away from the street (refer to DCP2010 Section 8.2) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> SITE WASTE MINIMISATION AND MANAGEMENT PLAN (SWMMP) (3 copies + PDF) This plan is a checklist that provides the City with details of the following: <ul style="list-style-type: none"> • Volume and type of waste to be generated • How waste is to be stored and treated on site • How waste is to be avoided • How residual waste is to be disposed of • How ongoing waste management is to be managed The checklist, a sample waste management plan and further information can be obtained from the City's Waste Minimisation & Management DCP2010 Section 7.2 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> SWIMMING POOLS (3 copies + PDF) <i>(In ground and above ground pool applications only)</i> All pool applications must supply the following details: <ul style="list-style-type: none"> • Distance from outside edge of coping of pool to boundary or structure/building • The contours of the site together with natural ground level at each corner of the pool in relation to the finished coping level of the pool that relates to a datum point close to the pool (preferably identified on the survey plan at AHD) • Longitudinal cross section of the pool, showing the depth. • Location of the filter • Location and type of pool fencing to be used, all fencing surrounding the pool must conform to AS 1926. • If there are any walls containing windows or doors which could allow access to the swimming pool area, plans must show compliance with the Swimming Pools Act 1992. • Method of stormwater disposal • Quote for cost of work by pool manufacturer or installer | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| REQUIRED | Applicant | | Office Use Only | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Yes | N/A | Yes | No | N/A |
| <input type="checkbox"/> ADVERTISING STRUCTURE/SIGN (3 copies + PDF) If you are planning on erecting or changing an advertising structure or sign you will need to supply the following: <ul style="list-style-type: none"> • Details of the structure, materials to be used and how it will be fixed to the building or positioned on the site • Its size, colours, lettering and overall design • The proposed location shown on a scale plan and building elevation • The extent of light spill • Changes to existing signage Further information can be obtained from the City's Advertising Signs DCP 2010 Section 9.1 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> FOOD AND REGISTERED PREMISES FITOUTS (3 copies + PDF) (food, hairdressers, beauty salons & skin penetration premises) <i>Plans should include:</i> <ul style="list-style-type: none"> • Proposed floor layout and use of each room • Proposed location and details of all fixtures, fittings and appliances (including the proposed method of installation) • Construction and finishes of all floors, walls and ceilings • Location of any proposed floor wastes • Lighting and ventilation details including the location of any proposed hoods • Location and details of all waste storage areas and garbage rooms including details of the container equipment proposed and access arrangements for servicing <i>The details must comply with the following codes and legislation as applicable:</i> <ul style="list-style-type: none"> • National Code for the Construction and Fitout of Food Premises published by the Australian Institute of Environmental Health (The City's Food Premises Code) • Food Safety Standard 3.2.3 (Food Premises and Equipment) • Local Government (Orders) Regulation 1999, Schedule 2 – Standards for Hairdressers Shops • Local Government (Orders) Regulation 1999, Schedule 3 – Standards for Beauty Salons • Public Health (Skin Penetration) Regulation 2000 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> SEPP 65 DEVELOPMENT (Residential Flat Buildings with 3 or more storeys) <ul style="list-style-type: none"> • All plans must be prepared and verified by a registered architect • A photomontage and scale model are required to include the context of the development proposal in accordance with EPA Regulation 2000 (clause 50) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> SUBDIVISION PLAN (3 copies + PDF) If you are planning to subdivide either residential or commercial land you will need to supply: <ul style="list-style-type: none"> • A plan showing the proposed subdivision with land title details • Location, width dimensions and area of all proposed and existing land uses • Location of water, sewerage, electricity and telephone • Proposed points of entry and exit for each proposed lot • Proposed method of stormwater disposal • Proposed new roads (if any) including long section and cross section drawings • Site analysis including plotting of environmental constraint area, zone boundaries and usable land area (for multiple zones only) • Indicate Plan of proposed development on new lot(s) • Relative levels for both the subject land and adjacent streets / footpaths | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| REQUIRED | Applicant | | Office Use Only | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Yes | N/A | Yes | No | N/A |
| <input type="checkbox"/> BASIX CERTIFICATE (3 copies + PDF) <i>(For all new residential development, alterations & additions to residential developments ≥\$50,000 and swimming pools & spas capacity ≥ 40,000L)</i> BASIX is a web based planning tool designed to assess the water and energy efficiency of new residential developments. | | | | | |
| <ul style="list-style-type: none"> Complete the online assessment at www.basix.nsw.gov.au and provide the certificate Commitments included on the BASIX certificate are to be shown on the plans and specifications The BASIX Certificate must not have been issued more than 3 months prior to lodgement of this Development Application. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> ENERGY EFFICIENCY PERFORMANCE REPORT <i>(NEW commercial & industrial developments >1000m2 and Residential Flat Buildings with 13 or more units)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> This report must be prepared by an accredited energy consultant and should discuss how the proposal incorporates energy efficient design principles <p>Refer to Energy Smart, Water Wise DCP 2010 Section 7.1 for further information</p> | | | | | |
| <input type="checkbox"/> HERITAGE REPORT (3 copies + PDF) <i>(for all applications involving heritage items or within a conservation/character area)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> This statement must be prepared by a suitably qualified person (i.e. Heritage architect/planner) in order to assess the impact of the proposed works on the heritage significance of the building Applications adjoining or in the vicinity of a heritage item should address the items listed in Schedule 5 of the Ryde Local Environmental Plan 2010 | | | | | |
| <input type="checkbox"/> ACCESS REPORT (3 copies + PDF) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> This report must be prepared by a relevantly qualified access consultant and it is to demonstrate how the issues of accessibility have been addressed in the design of the development. <p>Refer to Access for People with Disabilities DCP 2010 Section 9.2 for further information.</p> | | | | | |
| <input type="checkbox"/> BUSHFIRE REPORT (3 copies + PDF) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> This report must be prepared by a qualified bushfire consultant addressing the extent to which the proposed development conforms with or deviates from the specification set out in the Planning For Bushfire Protection (2001) <p>To obtain a copy of the guidelines or for further information contact the City's Customer Service Centre.</p> | | | | | |
| <input type="checkbox"/> CONTAMINATED LAND (3 copies + PDF) <i>(for redevelopment of industrial and/or commercial land – see Appendix 1 of City Of Ryde's Contaminated Land Policy)</i> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <ul style="list-style-type: none"> Preliminary Site Investigation (PSI) – a detailed appraisal of the site history and a report based on visual inspection and assessment. Detailed Site Investigation – required if the PSI finds contamination <p>The reports are to be carried out in accordance with relevant Department of Environment & Climate Change Guidelines. The reports must be undertaken by a suitably qualified consultant. Refer to Contaminated Land Policy for further information</p> | | | | | |

| REQUIRED | Applicant | | Office Use Only | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | Yes | N/A | Yes | No | N/A |
| <input type="checkbox"/> ARBORIST REPORT (3 copies + PDF) An arborist report is required for all trees that fall under the controls marked for removal and/or are impacted by the development, including trees on neighbouring properties. <ul style="list-style-type: none"> This report must be prepared by a relevantly qualified professional and is to provide detailed information on the prominent trees on the site including neighbouring trees on the boundary likely to be impacted by the development. <p>Refer to Tree Preservation DCP 2010 Section 9.6 for further information.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> OUTDOOR DINING APPLICATION (3 copies + PDF) (Outdoor seating where food and beverages are served) All applications for outdoor dining must include: <ul style="list-style-type: none"> Covering letter requesting consent from the City of Ryde as the owner of the land for the application to be lodged Completed application form with Section 1.3 Owners Consent left blank Colour photographs of the site and its context The proposed furniture or manufacture's brochures Plan showing levels and clear dimensions of the proposed seating area detailing: <ul style="list-style-type: none"> - location of seating area, adjoining café and other tenancies - layout of furniture including heating devices, menu boards and the like - location of all existing street fixtures including traffic signs, pole, bins etc - location of all doorways and service openings Administrative Fee for procuring owners consent. This fee is non-refundable. <p>COUNCIL'S PROPERTY OFFICER MUST BE CONSULTED PRIOR TO LODGEMENT TO REVIEW PROPOSAL.</p> <p>Refer to Councils Outdoor Dining Policy for further information</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> FIRE SAFETY MEASURES SCHEDULE / REPORT (3 copies + PDF) A fire safety schedule is required for all change of use applications, new commercial/business/retail developments, and Class 2-9 buildings. <ul style="list-style-type: none"> A fire safety schedule is to be prepared by a suitably qualified person listing all existing and proposed essential fire services. The Schedule should include a list of the fire safety provisions that currently apply to all existing buildings on site and a list of the fire safety provisions that are to apply to the development. In addition, please submit a report from an accredited certifier detailing what, if any, works are required to bring the building up to an acceptable standard of fire safety. The report is to address Clauses 93 and 94 of the Environmental Planning and Assessment Regulations. For applications within Macquarie Shopping Centre a submission of a fire safety engineering assessment from a qualified fire engineer is also required indicating that the development complies with the alternative design solution prepared for the centre which is in accordance with the Building Code of Australia | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Confirmation of submission of all required documentation and plans | | | | | |
| Signature of architect/person preparing plans | | | | | |

On-Site Stormwater Detention (OSD) Checklist

This form is to be used to determine if OSD will be required for residential developments and **must be completed and submitted with any Application**. Please read the reverse side of this form carefully.

Part A. Address and type of proposed development

Street No Street Name Suburb.....

Lot..... SP/DP.....

Type of development (tick relevant box)

- Single Residential Building # Extensions Garage
- Duplex Residential Building # Swimming Pool Other

Part B. Possible Exemption for discharge directly to Parramatta and Lane Cove Rivers

Is the site within the designated exclusion zone along the foreshore of the Parramatta or Lane Cove River?

- No Yes (Please check with Council)

If yes, OSD may not be required. If No, go to part C

Part C. Possible Exemption for Inundation Affected Areas

Is the site of the development located totally within an established 100 year inundation path and the site also subject to inundation in lesser storm events? (tick one only)

- No Yes (Please check with Council)

If yes, OSD may not be required. If No, go to part D

Part D. Possible Exemption for minimum allowable size of site impervious area

Refer to the back of this page for definitions and explanations.

- (a) Site Aream²
- (b) Existing Impervious area to be removed (see note over, only applicable for small extensions).....m²
- (c) Existing impervious area to be retainedm²
- (d) Proposed new impervious area:
 - (d1) Roof area m²
 - (d2) Driveways m²
 - (d3) Other paved area m²
 - (d4) Supplementary areas m²
- (e) Total proposed NEW impervious area (d1) + (d2) + (d3) + (d4) - (b) = m²
- (f) Total post development impervious area (c) + (d1) + (d2) + (d3) + (d4) = m²
- (g) Post development impervious area (f) x 100/(a) = %

OSD may not be required if one or more of the following are satisfied

- (g) is less than 35% of site area **NOTE-This does not apply for a new or replacement dwelling**
- (d) is less than 80 m² increase in site cover **NOTE-This does not apply for a new or replacement dwelling**
- (f) is less than or equal to (b) + (C) *ie the existing site cover*

However OSD will generally be required in cases where there is any increase in the site cover and the impervious area of a site is greater than 65% of the total site area

Notes:

- * Developments which are generally covered by this form are for single dwelling residential buildings and works which involve extensions, driveways and hardstand areas, or the construction of garages, outbuildings and swimming pools. Dual occupancy, commercial and multiple occupancy developments generally are not exempt from OSD. However concessions may be given for exemption where it can be proven that the receiving drainage system is not adversely affected.
- # Generally these developments are not exempt from OSD requirements.

Definitions

Site Area: This is the total area of the site for which the development is proposed. For residential developments, the total site area is taken to be the area shown on the Deposited Plan (DP). Where the site for the development is proposed is significantly large, that is, where the site area exceeds 1200m², and where the proposed development on that site is only a small proportion of the overall site area (less than 35%), the site area to be considered shall be calculated as the footprint of the proposed development.

Existing impervious area: This refers to all of the impervious areas within the site of the development, prior to any proposed works. This includes, calculated in plan view, all of the existing roofed areas, paved surfaces, hardstand areas, garages swimming pools and outbuildings as indicated on the plan below.

Existing impervious area to be removed: Where a dwelling or other structure is totally demolished, the area removed is not included or allowed for in calculations for site cover. **This is only included for calculation purposes for small extensions**

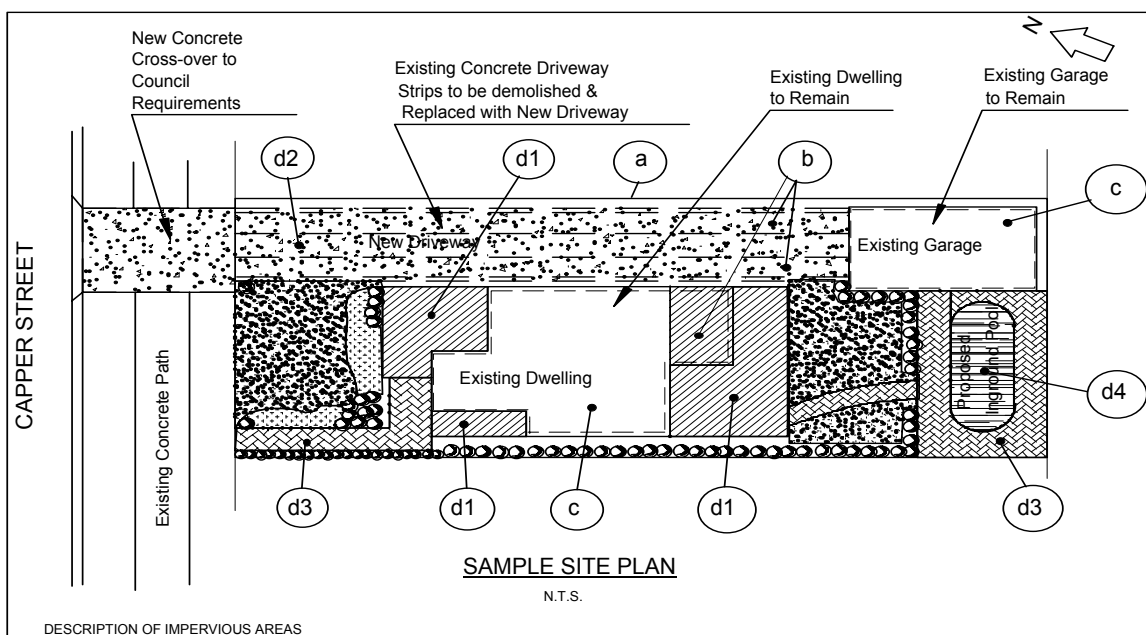
***** **OSD is generally required for all NEW dwellings regardless of site cover** *****

Existing impervious areas to be retained: This refers to the existing impervious areas of the site which will not be removed or demolished as part of the proposed works but will remain after the proposed works have been carried out.

If a building is to be altered internally, that is, works involving only the removal /demolition of internal non-structural members/walls within the footprint of the building, then the retained impervious area shall be calculated as the total area of the building.

Proposed impervious area: This includes all new impervious areas created as part of the proposed development and includes, calculated in plan view, all proposed roofed, paved, garages, outbuildings, hardsand areas and supplementary areas (e.g. in-ground swimming pools) etc. This does not include internal alterations as referred to in 'Existing impervious areas to be retained'. Internal alterations, as defined above, will not be considered as *proposed impervious area*

Post-development impervious area: This includes all of the impervious areas within the site which are to remain after the development is completed, that is, the finished works, and includes all of the *retained, existing and proposed impervious area*



Section 1: Applicant and Project Details (All Developments)

Applicant Details

| | |
|-----------------|--|
| Application No. | |
| Name | |
| Address | |
| Phone number(s) | |
| Email | |

Project Details

| | |
|---|--|
| Address of development | |
| Existing buildings and other structures currently on the site | |
| Description of proposed development | |

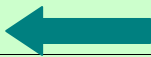
This development achieves the waste objectives set out in City of Ryde DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as Council, Office of Environment and Heritage or WorkCover NSW.

| | |
|-----------|--|
| Name | |
| Signature | |
| Date | |

SITE WASTE MINIMISATION AND MANAGEMENT PLAN (SWMMP)

Section 2: Demolition (All Types of Developments)

Address of development: _____

| most favourable | |  | least favourable | |
|---|---|---|---|---|
| | Reuse | Recycling | Disposal | |
| Type of waste generated | Estimate Volume (m ³) or Weight (t) | Estimate Volume (m ³) or Weight (t) | Estimate Volume (m ³) or Weight (t) | Specify method of on site reuse, contractor and recycling outlet and /or waste depot to be used |
| Excavation material | | | | |
| Timber (specify) | | | | |
| Concrete | | | | |
| Bricks/pavers | | | | |
| Tiles | | | | |
| Metal (specify) | | | | |
| Glass | | | | |
| Furniture | | | | |
| Fixtures and fittings | | | | |
| Floor coverings | | | | |
| Packaging (used pallets, pallet wrap) | | | | |
| Garden organics | | | | |
| Containers (cans, plastic, glass) | | | | |
| Paper/cardboard | | | | |
| Residual waste | | | | |
| Hazardous/special waste e.g. asbestos (specify) | | | | |
| Other (specify) | | | | |

SITE WASTE MINIMISATION AND MANAGEMENT PLAN (SWMMP)

Section 3: Construction (All Types of Developments)

Address of development: _____

most favourable



least favourable

| Section 3: Construction (All Types of Developments) | | | | |
|---|---|---|---|--|
| Address of development: _____ | | | | |
| most favourable ← least favourable | | | | |
| | Reuse | Recycling | Disposal | |
| Type of waste generated | Estimate Volume (m ³) or Weight (t) | Estimate Volume (m ³) or Weight (t) | Estimate Volume (m ³) or Weight (t) | Specify method of on site reuse, contractor and recycling outlet and/or waste depot to be used |
| Excavation material | | | | |
| Timber (specify) | | | | |
| Concrete | | | | |
| Bricks | | | | |
| Tiles | | | | |
| Metal (specify) | | | | |
| Glass | | | | |
| Plasterboard (offcuts) | | | | |
| Fixtures and fittings | | | | |
| Floor coverings | | | | |
| Packaging (used pallets, pallet wrap) | | | | |
| Garden organics | | | | |
| Containers (cans, plastic, glass) | | | | |
| Paper/cardboard | | | | |
| Residual waste | | | | |
| Hazardous/special waste (specify) | | | | |

**Section 4: Ongoing Operation
(Residential, Multi Unit, Commercial, Mixed Use and Industrial)**

Address of development: _____

| Type of Waste and Estimated volumes | Recyclables | | Compostables | Residual waste | Other |
|---|---------------------|---------------------------|--------------|----------------|-------|
| | Paper/ cardboard | Metals/ plastics/glass | | | |
| ** Amount generated (L per unit per day) | | | | | |
| ** Amount generated (L per development per week) | | | | | |
| Any reduction due to compacting equipment | | | | | |
| *** Frequency of collections (per week) | | | | | |
| ** Number and size of storage bins required | | | | | |
| Floor area required for storage bins (m ²) | | | | | |
| Floor area required for manoeuvrability (m ²) | | | | | |
| Height required for manoeuvrability (m) | | | | | |

* Current “non-recyclables” waste generation rates typically include food waste that might be further separated for composting.

** For more information: REFER Schedules under Ryde DCP 2010 Part 7.2 Waste Minimisation and Management for information about bin sizes, numbers and waste generation rates

*** For more information: REFER Council’s website for Waste and Recycling frequency of service information at: www.ryde.nsw.gov.au, or <http://www.ryde.nsw.gov.au/Environment/Waste+and+Recycling> or phone Council’s Customer Service Centre on 9952 8222

SITE WASTE MINIMISATION AND MANAGEMENT PLAN (SWMMP)

Section 5: Construction Design (All Types of Developments)

Outline how measures for waste avoidance have been incorporated into the design, material purchasing and construction techniques of the development:

Materials

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SITE WASTE MINIMISATION AND MANAGEMENT PLAN (SWMMP)

Section 6: Ongoing Management of Waste (All Types of Development)

Detail the arrangements that would be appropriate for the ongoing use of waste facilities as provided in the development. Identify each stage of waste transfer between residents' units/commercial tenancies and loading into the collection vehicle, detailing the responsibility for and location and frequency of, transfer and collection.

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