

Complying Development Application

PART 1	Application and Site Details
1. Applicant	Mr. <input type="checkbox"/> Mrs. <input type="checkbox"/> Ms. <input type="checkbox"/> Miss. <input type="checkbox"/>
<i>It is important that we are able to contact you if we need more information</i>	Family name (or Company) _____ _____ Given Names (or ACN) _____
<i>Please note that the applicant is the only person the City will communicate with in the matter</i>	Contact person (if Company) _____ Street Address _____ _____ P/Code _____
We will post all correspondence to this address	Postal Address _____ _____ P/Code _____
	Telephone (H) _____ Telephone (W) _____ Mobile _____ Facsimile _____ Email _____
2. Location of the Property <i>Please list all properties subject to this application</i>	Unit No _____ House No _____ Street _____ Suburb _____ Lot No _____ DP/SP _____ Is access to the site available? YES / NO If NO, please specify obstacle (e.g. dog, locked gates etc)
3. Owner's Consent <i>Every registered owner of the land must sign this form 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> <i>If it is Council owned property/land, the General Manager must sign this form prior to the application being submitted</i> <i>For Outdoor Dining applications, this section should be left blank.</i> <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>	Name of Owner and/or authorised person _____ _____ Position Title (if company) _____ Address _____ _____ Telephone (H) _____ Telephone (W) _____ Mobile _____ Facsimile _____ <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> Signature _____ <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>

PART 2		Development Proposed and Builder Details	
<p>4. Description of Development & Applicable SEPP</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"/> Housing Code – Single and two storey detached dwelling including alterations & additions <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Outbuildings <input type="checkbox"/> Demolition	<input type="checkbox"/> Affordable Housing - Secondary dwelling <input type="checkbox"/> State Planning Infrastructure 2007 <input type="checkbox"/> Commercial / Industrial	
<p>5. 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>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.</p> <p>Name (printed), qualification and signature of qualified person certifying cost of work _____</p>		
<p>6. Who will be doing the work?</p> <p><i>You will need an owner-builder permit from the Department of Fair Trading if the value of the work is more than \$5,000</i></p> <p><u>You must</u> notify the City in writing of the name, address and licence number of the builder before any building work commences.</p>	<input type="checkbox"/> Owner Builder <input type="checkbox"/> Licensed Builder Family name (or Company) _____ Given Names (or ACN) _____ Postal Address _____ _____ P/Code _____ Telephone (H) _____ Mobile _____	Permit No _____ License No _____ Telephone (W) _____ Facsimile _____	
<p><i>You are only permitted to use an unlicensed builder for non-residential work</i></p>	<input type="checkbox"/> Unlicensed Builder		
PART 3		Site Development Details	
<p>7. What is the area of the land?</p>	<p>_____ m²</p>		
<p>8. What is the gross floor area of the existing buildings?</p>	<p>_____ m²</p>		
<p>9. What is the gross floor area of the proposed buildings?</p> <p><i>If additions or alterations give the additional floor area</i></p>	<p>Proposed floor area _____ m²</p>		
<p>10. What is the building site presently used for?</p> <p><i>If vacant, write vacant</i></p>	<p>Main use _____</p> <p>Other uses _____</p>		

11. What will the proposed building be used for?	Main use _____ Other uses _____																																																																								
12. How many dwellings will there be?	Existing _____ To be Demolished _____ New Dwellings _____																																																																								
13. Does this site contain a dual occupancy?	<input type="checkbox"/> Yes <input type="checkbox"/> No																																																																								
14. How many storeys will be in the building?	Number of storeys _____																																																																								
15. Building Materials <i>Tick more than one if necessary</i>	<table border="1"> <thead> <tr> <th colspan="2"><u>Roof</u></th> <th colspan="2"><u>Walls</u></th> <th colspan="2"><u>Floor</u></th> <th colspan="2"><u>Frame</u></th> </tr> </thead> <tbody> <tr> <td>10 <input type="checkbox"/></td> <td>Tiles</td> <td>11 <input type="checkbox"/></td> <td>Double Brick</td> <td>20 <input type="checkbox"/></td> <td>Concrete</td> <td>40 <input type="checkbox"/></td> <td>Timber</td> </tr> <tr> <td></td> <td></td> <td>12 <input type="checkbox"/></td> <td>Brick Veneer</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>20 <input type="checkbox"/></td> <td>Slate/Concrete</td> <td>20 <input type="checkbox"/></td> <td>Stone/Concrete</td> <td>20 <input type="checkbox"/></td> <td>Concrete</td> <td></td> <td></td> </tr> <tr> <td>30 <input type="checkbox"/></td> <td>Fibre Cement</td> <td>30 <input type="checkbox"/></td> <td>Fibre Cement</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td>40 <input type="checkbox"/></td> <td>Timber</td> <td>40 <input type="checkbox"/></td> <td>Timber</td> <td>40 <input type="checkbox"/></td> <td>Timber</td> </tr> <tr> <td>60 <input type="checkbox"/></td> <td>Steel</td> <td>60 <input type="checkbox"/></td> <td>Steel</td> <td></td> <td></td> <td>60 <input type="checkbox"/></td> <td>Steel</td> </tr> <tr> <td>70 <input type="checkbox"/></td> <td>Aluminium</td> <td>70 <input type="checkbox"/></td> <td>Aluminium</td> <td></td> <td></td> <td>70 <input type="checkbox"/></td> <td>Aluminium</td> </tr> <tr> <td>80 <input type="checkbox"/></td> <td>Other</td> <td>80 <input type="checkbox"/></td> <td>Other</td> <td>80 <input type="checkbox"/></td> <td>Other</td> <td>80 <input type="checkbox"/></td> <td>Other</td> </tr> </tbody> </table>	<u>Roof</u>		<u>Walls</u>		<u>Floor</u>		<u>Frame</u>		10 <input type="checkbox"/>	Tiles	11 <input type="checkbox"/>	Double Brick	20 <input type="checkbox"/>	Concrete	40 <input type="checkbox"/>	Timber			12 <input type="checkbox"/>	Brick Veneer					20 <input type="checkbox"/>	Slate/Concrete	20 <input type="checkbox"/>	Stone/Concrete	20 <input type="checkbox"/>	Concrete			30 <input type="checkbox"/>	Fibre Cement	30 <input type="checkbox"/>	Fibre Cement							40 <input type="checkbox"/>	Timber	40 <input type="checkbox"/>	Timber	40 <input type="checkbox"/>	Timber	60 <input type="checkbox"/>	Steel	60 <input type="checkbox"/>	Steel			60 <input type="checkbox"/>	Steel	70 <input type="checkbox"/>	Aluminium	70 <input type="checkbox"/>	Aluminium			70 <input type="checkbox"/>	Aluminium	80 <input type="checkbox"/>	Other	80 <input type="checkbox"/>	Other	80 <input type="checkbox"/>	Other	80 <input type="checkbox"/>	Other
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PART 4 Applicant's Declaration

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 the initial inspection if this is the case.

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.

16. Declaration

I apply for approval to carry out the development or works described in this application. I declare that all the information in the application is, to the best of my knowledge, true and correct.

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'.

Signature _____ Date _____

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>General Manager City of Ryde</p>
<p>POST</p>	<p>Locked Bag 2069 North Ryde NSW 1670</p>
<p>COURIER OR PERSONAL DELIVERY</p>	<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>
<p>OFFICE HOURS</p>	<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>
<p>HOW TO CONTACT US</p>	<p>Phone: (02) 9952 8222 Fax: (02) 9952 8070</p>
<p>CITY'S WEBSITE ADDRESS</p>	<p>www.ryde.nsw.gov.au</p>

We recommend that you consult with the City's Customer Service Officers before lodging this application.

<p>FEES</p>	<p>Fees are calculated on a scale based on the contract value of the work of the market value of the labour and materials needed to complete the work including GST. Ask us for details.</p> <p>NOTE – Any refunds will be processed to the person/company who paid the fees to the City Of Ryde</p>
<p>PAYMENT METHODS</p>	<p>By Mail: Cheque or Money Order In Person: Cash, Cheque, Money Order, Mastercard, Visa, AMEX &/or EFTPOS</p> <p>NOTE – A merchant fee surcharge is applicable for all credit card payments.</p> <p>Make cheques payable to "City of Ryde".</p>
<p>ACKNOWLEDGEMENT</p>	<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 Complying 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 (02) 9952 8222 and ask for an information sheet to be forwarded to you.

Complying Development 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).	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> EVIDENCE - COMPLAINEE WITH APPLICABLE SEPP REQUIREMENTS Provide evidence that the proposal you are seeking approval for, meets the SEPP requirements as applicable to complying development. This can be provided as a checklist or statement.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> COMPLETED APPLICATION FORM (3 copies + PDF) The original completed application form plus 1 copy must be submitted with the application.	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/> PLANS Plans include the site plan, floor plan, elevations and sections. Plans must be drawn to scale in ink and on A4 or A3 size paper. Free hand, single line or illegible drawing will not be accepted. <i>The following information should be included on all plans and documents:</i> <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 included in outline • Designer's/Architect's name and date 	<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). <ul style="list-style-type: none"> • Brick – Red • Concrete – Dark Green • Fibre Cement/Cement Render – Light Green • Timber – Yellow • Roof tiles – Orange • Tile – Purple • Glass & Glass Bricks – Light Blue • Steel, Galvanised Iron – Dark Blue • Sandstone – Light Brown 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> SURVEY PLAN (3 copies + PDF) (not required for minor structures, change of use, home occupation, signs or internal alterations - Check with duty officer). <i>Information should include:</i> <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 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Yes	N/A	Yes	No	N/A
<p>NOTE - Certain plans may not be required for smaller developments but you as the applicant must provide sufficient information to demonstrate that your proposal complies with all the requirements of the relevant SEPP. The City of Ryde will not ask for further information in determining the application.</p>					
<input type="checkbox"/> <p>SITE PLAN (3 copies + PDF)</p> <p><i>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></p> <p><i>A site plan should include:</i></p> <ul style="list-style-type: none"> • Drawing to a suitable scale (i.e. 1:100 or 1:200) • Location of the new and existing buildings in relation to the site boundaries • 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 the corner of the building • Location of stormwater drainage pipes including downpipes and gutter, connection and discharge points • Zone boundaries if multiple zoning applies • Site fencing during construction • Details of soil and water management measures • Details of the BASIX certificate Commitments <p><i>Measurements including:</i></p> <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"/> <p>DEMOLITION (3 copies + PDF)</p> <p>If you are planning on demolishing any building or structure you will need to provide the following:</p> <ul style="list-style-type: none"> • Demolition work plan prepared by a competent person in accordance with AS 2601-1991 The Demolition of Structures • 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"/>	

REQUIRED		Applicant		Office Use Only		
		Yes	N/A	Yes	No	N/A
<input type="checkbox"/>	<p>FLOOR PLANS (3 copies + PDF)</p> <p>A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development</p> <p><i>Floor plans should include:</i></p> <ul style="list-style-type: none"> • Drawing to a suitable scale (i.e. 1:100 OR 1:50) • 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 and specifications of any new or replacement hot water system (minimum 3.5 star greenhouse rating) • Details of <p>Details of water efficient fixtures. Minimum AAA rating is required for all new taps, showerheads, dual flush toilet cisterns, aerators on bathroom hand basins and kitchen sinks.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<p>ELEVATION PLANS (3 copies + PDF)</p> <p>(for applications to erect a structure)</p> <p>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.</p> <p><i>Elevation plans should include:</i></p> <ul style="list-style-type: none"> • Drawings to a suitable scale (i.e. 1:100 OR 1:50) • 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/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 • Details of insulation for additional or replacement ceiling/roof and walls. Ceiling/roof insulation must have a minimum R3.0 rating and wall insulation must have a minimum R1.5 rating 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<p>SECTION PLANS (3 copies + PDF)</p> <p>(for applications to erect a structure)</p> <p>A section(s) is a diagram showing a cut through the development at the most typical point</p> <p><i>Sections should include:</i></p> <ul style="list-style-type: none"> • Drawings to a suitable scale (i.e 1:100 OR 1:50) • Outline of existing building/development on site (shown dotted) • Section names and where they are shown on plan (i.e. 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 & 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"/> LANDSCAPING PLAN (3 copies + PDF) (for new dwellings and swimming pools) Information should include: <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 • 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 • Erosion and sedimentation control measures to be undertaken during and after construction • Name of Landscape Architect or Consultant 	<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) Plans should include: <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 • Proposed location and details of all waste storage areas and garbage rooms including details of the container equipment proposed access arrangements for servicing • Location of any proposed grease trap, including details of any proposed grease trap room if located inside a building, and access arrangements for servicing <p>The details must comply with the following codes and legislation as applicable:</p> <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"/> STORMWATER PLANS (3 copies + PDF) <i>Plans are to be formulated to comply with Council's DCP 2010 Part 8.2 Stormwater Management and should include:</i> <ul style="list-style-type: none"> • Existing and proposed stormwater drainage location – downpipes, drainage network, connection and discharge points to the street of the City of Ryde drainage system • Prepared and certified by a suitably qualified engineer • Supporting calculation sheets 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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		Yes	N/A	Yes	No	N/A
<input type="checkbox"/>	WASTE MANAGEMENT PLAN (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 residual waste is to be disposed of • How ongoing waste management will operate The checklist, sample waste management plan and further information can be obtained from the City's Waste Minimisation & Management DCP 2010 Part 7.2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	SUBDIVISION PLAN (3 copies + PDF) <i>If you are planning to strata subdivide a building other than a dual occupancy you will need to supply:</i> <ul style="list-style-type: none"> • A plan of strata subdivision as prepared by a qualified surveyor 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	SPECIFICATIONS (3 copies + PDF) A specification is a written statement that should include as a minimum: <ul style="list-style-type: none"> • The construction and materials to be used • Type and colour of external finishes • Whether the materials will be new or second-hand, and if second-hand materials are to be used, particulars • The method of drainage, effluent disposal and provision of water supply • Any other details relevant to the construction of the building • The method of termite protection • The method of waterproofing of wet areas 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Yes	N/A	Yes	No	N/A
<ul style="list-style-type: none"> • Footings • Piers • Slab 					
<ul style="list-style-type: none"> • Steel Frames • Beams 					
<input type="checkbox"/> FIRE SAFETY MEASURES SCHEDULE (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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<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. 					
<input type="checkbox"/> BCA Alternate Solution	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> • For applications with an alternate solution to the BCA (including Macquarie Shopping Centre) a fire safety engineering assessment report from a qualified fire engineer is also required indicating that the development complies with the alternative design solution. 					
<input type="checkbox"/> BASIX CERTIFICATE (3 copies + PDF) (For all new residential development, alterations & additions to residential developments >\$50,000 and swimming pools & spas capacity >40,000L)					
<p>BASIX is a web based planning tool designed to assess the water and energy efficiency of new residential developments.</p> <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"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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	Yes	N/A	Yes	No	N/A
<input type="checkbox"/> BUILDER DETAILS					
<ul style="list-style-type: none"> If a licenced builder is undertaking the work a statement detailing the builder's name, address and licence number must be provided If an unlicenced builder is undertaking the work a statement detailing the builder's name, address and phone number must be provided 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Note – You are only permitted to use an unlicensed builder for residential work under \$5000 and for non-residential work					
<ul style="list-style-type: none"> If an owner builder is undertaking the work an owner builder permit must be provided for all work over \$5000 	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> SECTION 94 CONTRIBUTIONS APPLICABLE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> HOME OWNER WARRANTY INSURANCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Home Owner warranty insurance is only required where the cost of work exceeds \$20,000 and the work is to be carried out by a licenced builder 					
<input type="checkbox"/> SYDNEY WATER QUICK CHECK	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The plans must be submitted to a Sydney Water Quick Check agent or Customer Centre to determine whether the development will affect Sydney Water's sewer and water mains, stormwater drains and/or easements and if further requirements need to be met.					
<ul style="list-style-type: none"> The Sydney Water stamp must be on the plans provided 					
<input type="checkbox"/> SECTION 149 (2) CERTIFICATE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A S149 (2) Certificate is required to be obtained from Council so as to ascertain as to whether complying development can be carried on the allotment.					

The City of Ryde in assessing your application will rely on the information provided by you. If any of this information is later found to be misleading or false you may be prosecuted for an offence under the Environmental Planning and Assessment Act.

Confirmation of submission if 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 the 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 Cover 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. In 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 Area _____ m²
B. Existing Impervious area to be removed (see note over, only applicable for small extensions) _____ m²
C. Existing impervious area to be retained _____ m²
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 $F \times 100 / A =$ _____ %

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

- E. 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

Part E Special Consideration

Where the applicant believes that special consideration should be given for exemption from OSD, even though Parts A, B, C, or D are not satisfied, they may request exemption from OSD under Special Consideration. Consideration will only be given on reasonable grounds that demonstrate the site will not increase or overload the existing drainage system in accordance with Council’s Stormwater Management Development Control Plan.

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 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.

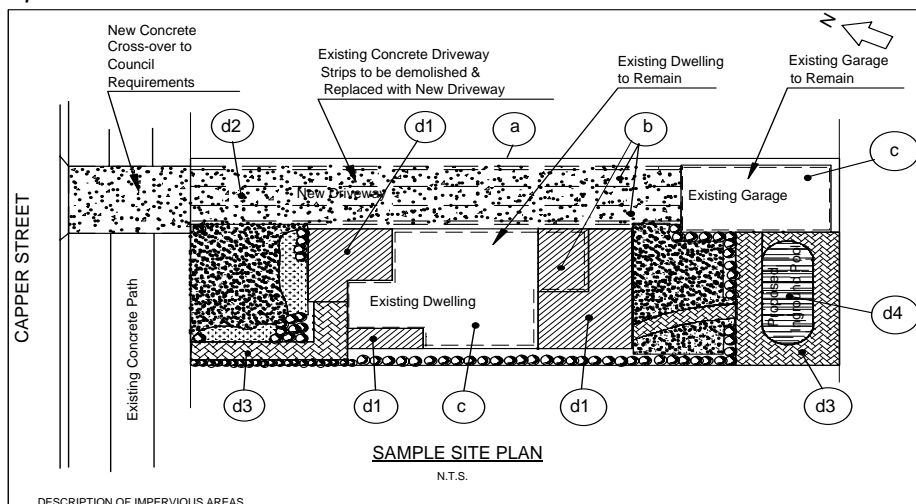
Existing Impervious Area to be removed: Where a dwelling or other structure is totally demolished, the area removed is not included or allowed for in calculations for site cover. **This is only included for calculation purposes for small extensions**

***** **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, hardstand 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 are*

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*



City of Ryde

Waste Minimisation and Management Plan

Waste Management Plan Form 1. Land use or activity proposed.

Outline of Proposal

Site Address

Applicant's Name and Address

Tel: _____ Fax: _____ Mob: _____

Buildings and other structures currently on site

Brief description of proposal

The details provided on this form are for the intentions for managing waste related
to this project

Signature of Applicant _____ **Date** _____

Waste Management Plan Form 2. Details of Waste Management – Demolition Phase

MATERIALS ON-SITE			DESTINATION		
			Reuse and Recycling		Disposal
Type of Materials	Est Vol. (m3)	Est. Wt. (t)	ON-SITE * specify proposed reuse or on-site recycling methods	OFF-SITE * specify contractor and recycling outlet	* specify contractor and landfill site
Excavation Material					
Green Waste					
Bricks					
Tiles					
Concrete					
Timber					
Plasterboard					
Metals					
Asbestos					
Other Waste e.g. ceramic tiles, paints, plastics, PVC tubing, cardboard					

Waste Management Plan Form 3. Details of Waste Management – Construction Phase

MATERIALS ON-SITE			DESTINATION		
			Reuse and Recycling		Disposal
Type of Materials	Est Vol. (m3)	Est. Wt. (t)	ON-SITE * specify proposed reuse or on-site recycling methods	OFF-SITE * specify contractor and recycling outlet	* specify contractor and landfill site
Excavation Material					
Green Waste					
Bricks					
Tiles					
Concrete					
Timber					
Plasterboard					
Metals					
Asbestos					
Other Waste e.g. ceramic tiles, paints, plastics, PVC tubing, cardboard					

Waste Management Plan Form 4. Ongoing Management of Waste for Residential Flat Buildings, Commercial & Industrial Developments only

TYPE OF WASTE TO BE GENERATED	EXPECTED VOL. PER WEEK	PROPOSED ON-SITE STORAGE AND TREATMENT FACILITIES	DESTINATION
Please specify e.g. food waste, glass, paper, metal, off-cuts etc.	Litres or m3	e.g. waste storage and recycling area, garbage chute, on-site composting compaction equipment	Specify recycling / disposal contractor

Waste Management Plan Form 5. Ongoing Management of Waste

Describe how you intend to ensure ongoing management of waste on-site (e.g. lease conditions, caretaker/manager on-site)

Thank you for the information