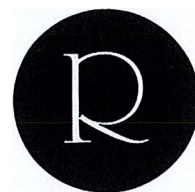


City of Ryde
Civic Centre, Devlin Street, Ryde
Locked Bag 2069, North Ryde NSW 1670
DX 8403, Ryde
Facsimile 9952 8070
Telephone 9952 8222



Applicant: City of Ryde
C/- Scott Allen
1 Devlin St RYDE NSW 2112

Development Consent

Consent No: 503/2004

Consent Date: 31 August 2004 **Valid until:** 31 August 2009

The City of Ryde, as the consent authority under the provisions of the Environmental Planning and Assessment Act, 1979 hereby consents to the development as follows:

Property: 172A Victoria Road GLADESVILLE 2111. **LOT: 1 DP:**
448998.

Development: **Relocation of kiosk.**

subject to the conditions 1 to 9 specified in this consent.

You are advised that failure to observe any condition of approval set out in the consent is an offence and legal proceedings may be instituted by Council.

This Consent does not guarantee compliance with the Disability Discrimination Act and you should, therefore, investigate your liability under the Act.

You are advised of your rights of appeal to the Land and Environment Court under Section 97 of the Act, against any of the conditions contained within this consent, within a period of twelve (12) months after receipt of the Consent.

SIGNED

Chris Young
Team Leader - Environmental Assessment

The fees quoted at the time of issue of this Consent may be subject to variation. Council's annual fees and charges are published in the Management Plan. To confirm fees please contact Customer Service on 9952-8222.

Conditions of Consent for 503/2004 :-

1. Development is to be carried out in accordance with the LDA Kiosk Plan No. 33-257/2 and support information submitted to Council.
2. All building works are required to be carried out in accordance with the provisions of the Building Code of Australia.
3. The use of the kiosk shall be restricted to a community facility only, with a separate development application accompanied by legal advice demonstrating the permissibility of the use, required for any proposed refreshment room use.
4. All advertising associated with the kiosk use shall be restricted to the existing advertising panels attached to the kiosk unless it is exempt from approval under SEPP 60 – Exempt & Complying Development in Ryde.
5. The building works are to be inspected during construction by the Principal Certifying Authority, or another accredited certifier approved by the PCA, to monitor compliance with Council's approval and the relevant standards of construction encompassing the following stages of construction:
 - a) at the commencement of the building work*
 - b) after excavation for, and prior to the placement of, any footings*
 - c) prior to pouring any in-situ reinforced concrete building element*
 - d) prior to covering of the framework for any floor, wall, roof or other building element*
 - e) prior to covering waterproofing in any wet areas*
 - f) prior to covering any stormwater drainage connections*
 - g) Finalisation of works; after the building work has been completed and prior to any occupation certificate being issued in relation to the building*

(* = mandatory inspections)

Documentary evidence of compliance with Council's approval and relevant standards of construction is to be obtained prior to proceeding to the subsequent stages of construction and copies of the documentary evidence are to be maintained by the Principal Certifying Authority and be made available to Council officers upon request.

Prior to occupation of the building, an occupation certificate must be obtained. Prior to the issue of the occupation certificate, **the mandatory inspections must be carried out.**

6. In addition to the above stated inspections, Council or an accredited certifier is required to ensure that adequate provisions are made for the following measures at each stage of construction, to ensure compliance with the approval and Council's Development Control Plan 42 for "Construction Activities": -
 - i) Sediment control measures
 - ii) Tree Preservation and protection measures
 - iii) Security fencing
 - iv) Materials or waste containers upon the footway or road.
 - v) Builders signage and site toilets

Conditions of Consent for 503/2004 :-

7. In issuing this approval, Council has relied on the information provided by you about the siting of the building/structure on the allotment. If this information is incorrect, it is your responsibility to correct the errors. It may be advisable to undertake a land survey prior to commencing any works.
8. The applicant is to submit to and have approved by Council or an accredited certifier engineers details for all concrete work and structural steelwork prior to the issue of the **Construction Certificate**.
9. All roof-water is to be drained by gravity-fed lines to the street kerb.

ADVISORY CONDITIONS

1. Compliance with Building Code of Australia

- 1) All building work (other than work relating to the temporary building) must be carried out in accordance with the requirements of the Building Code of Australia (as in force on the date of the application for the relevant construction certificate or complying development certificate was made)
- 2) This clause does not apply to the extent to which an exemption is in force under clause 187 or 188, in the Environmental Planning and Assessment Regulations 2000, subject to any terms of any condition or requirement referred to in Clause 187(6) or 188(4).

2. Protection of Public Places

- 1) If the work involved in the erection or demolition of a building:
 - a) is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or
 - (a) building involves the enclosure of a public place; a hoarding or fence must be erected between the work site and the public place.
- 2) If necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place.
- 3) The work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- 4) Any such hoarding, fence or awning is to be removed when the work has been completed.

3. Prior to commencing any construction works, the following provisions of the Environmental Planning and Assessment Amendment Act, 1997 are to be complied with: -

- i) A **Construction Certificate** is to be obtained in accordance with Section 81A (2)(a) of the Act.
- ii) A Principal Certifying Authority is to be appointed and Council is to be notified of the appointment in accordance with Section 81A (2)(b) of the Act and Form 7 of Schedule 1 to the Regulations.
- iii) Council is to be notified at least two (2) days prior to the intention to commence building works, in accordance with Section 81A (2)(c) of the Act and Form 7 of

Conditions of Consent for 503/2004 :-

Schedule 1 to the Regulations.

4. The applicant may apply to the Council or an accredited certifier for the issuing of a **Construction Certificate** and to Council or an accredited certifier to monitor compliance with the approval and issue any relevant documentary evidence or certificate/s.

Council Officers can provide these services and further information can be obtained from Council by telephoning 9952 8222 (Customer Service).

5. The applicant is advised that any erection of signs on advertising structures not indicated on the development consent plans requires the submission of a new development application to Council.
6. Council advises that the Building Code of Australia Classification for the proposal is 6.
7. Energy Australia. Underground and overhead electric cables may exist in this area. In your own interest and for safety, telephone Energy Australia on 13 1525 before excavating or erecting structures.
8. Telephone Installations. Conduits with draw in wires should be laid in concrete floors to the points where telephone services are required. Consult the local Telecommunications Sales Office for advice.