



Warringah Council

Application For Construction Certificate

Made under the Environmental Planning and Assessment Act 1979,
Section 109 C (1b), 81 A (5)

Address the application to:

- The General Manager
Warringah Council
DX 9118 Dee Why
- Customer Service Centre
Warringah Council
Civic Centre, 725 Pittwater Road
Dee Why NSW 2099

If you need help lodging your application:

- Phone our Customer Service Centre on (02) 9942 2111 or come in and talk to us

To lodge your application:

- Phone quality application checker on 9942 2749 to make an appointment

Office Use Only

June 07

PART 1 Applicants Details

Applicant Details

It is important that we are able to contact you if we need more information.

Please give us as much detail as possible.

Mr Mrs Ms Other

Full Family name (no initials) (or Company) AMP Capital Investors P/L

Full Given names (no initials) (or A.C.N) 001 777 591

Postal address Po Box 7001, Brookvale
We will post all letters to this address Warringah Mall Postcode 2100

Phone (02) 9905 0688 Alternate ()

Mobile () Facsimile ()

Contact Person Christie Provan

Person who may be contacted to discuss the application during business hours

PART 2 Owner's Consent

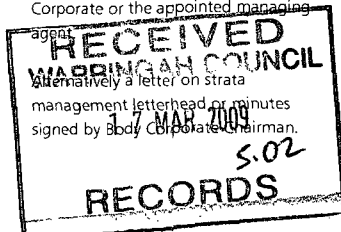
Owner's consent

Every owner of the land must sign this form.

If the owner is a company, the form must be signed by an authorised director, and the common seal must be stamped on this form.

Alternatively a letter on company letterhead signed by authorised person/s.

If the property is a unit under strata title or a lot in a community title, then in addition to the owners signature the common seal of the body corporate must be stamped on this form over the signature of the owner and signed by the chairman or secretary of the Body Corporate or the appointed managing agent.



Owner

Address

 Postcode

As owner of the land to which this application relates, I consent to this application. I also consent for authorised council officers to enter the land to carry out inspections relating to this application.

Applicant Signature See attached Date / /

Without the owner's consent, we will not accept the application. This is a very strict requirement for all applications. Please contact Council for confirmation of land ownership, according to our records.

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).

PART 3 Site Details

A. Location of Property

We need this to correctly identify the land.

Unit No. 175/176 House No. 145 Street Old Pittwater Rd
 Telechoice Suburb Brookvale, Warringah Mall
 Real Property Description (e.g. Lot/DP, etc) 100/1015283

B. Description of work

Type Building Work Subdivision Work

Please describe briefly everything that you want approved by the council, including signs, hours of operation, use, subdivision, demolition etc.

• DEfit works to floor, part of shop front removed & refit, New Signage applied to shop front, Recap all aluminium area to shop front glazing

C. Estimated cost of work

Must be signed

Estimated cost of work: \$ 45,000.00

The estimated cost of development or contract price is subject to a check by Council before final acceptance.

Council reserves the right to seek justification of the estimated cost from the applicant or by an appropriately qualified person.

NAME (printed), & qualification SIGNATURE of qualified person certifying value of work

D. Development Consent

Dev. Consent No. DA (Year) 1998 / (Number) 6000 - 6840

Date of Determination 28/07/1998

E. Building Code of Australia

BCA Classification Class 6.

This information is nominated on your development consent.

F. Builder Details

If known. To be completed in the case of residential building work.

Name DCI Shop Fitting

Licence No. CBL 21580

OR

Owner/builder Permit

PART 4 Checklist & Declaration

All the details sought in the accompanying checklist must be provided.

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.

Declaration

If the applicant is a company or strata title body corporate, this declaration must be signed by a director or authorised delegate, under common seal.

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, complete, true and correct.

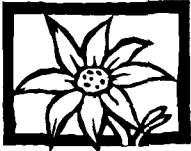
I also understand that if the information is incomplete the application may be delayed or rejected or more information may be requested.

I acknowledge that if the information provided is misleading any approval granted 'may be void'.

Further I also certify that the plans and specifications submitted in support of this application are fully compliant with the relevant development consent.

I acknowledge that applications with significant variations to the Development Consent may be refused without discussion.

Applicant Signature [Signature] Date 10/3/09



Warringah Council

Construction Certificate Checklist

REQUIRED

SUPPLIED

DEVELOPMENT CONSENT COMPLIANCE STATEMENT (3 copies)

An itemised statement of compliance with all relevant conditions of your Development Consent. The conditions of your development consent will specify what additional information is required to lodge a Construction Certificate application.

YES NO - WHY NOT

YES NO - WHY NOT

PLANS (3 copies)

Plans must be drawn to scale in ink and on A4 or A3 size paper. (Larger plans will only be accepted on prior agreement of Council) Free hand, single line or illegible drawings will not be accepted.

YES NO - WHY NOT

- Three coloured copies of all plans must be submitted with your application
- Two A4 copies of each plan and diagrams must be supplied
- The following information should be included on all plans and documents:
 - Applicant's name, block/house/shop/flat number, street/road name, town or locality
 - Lot Number, section number, DP number. (Found on rate notice or land title)
 - Measurement in metric
 - The position of true north
 - Building, or parts of building to be demolished to be indicated in outline
 - Draftsman/Architect name and date
 - Coloured on elevations/sections as colour code below:
Brick – Red; Rooftiles – Orange; Concrete – Dark Green; Tile – Purple; Fibre Cement Sheets/Cement Render – Light Green; Glass & Glass Bricks – Light Blue; Sandstone – Light Brown; timber – Yellow; Steel, Galvanised Iron – Dark Blue.

SURVEY PLAN (3 copies)

Information should include:

YES NO - WHY NOT

- Plan to scale preferably 1:100.
- Plan to show all existing structures.
- Plan to show all trees greater than 5m in height &/or 3m in canopy spread. The exact location of any such tree, the RL at their base and their height and canopy spread.
- Location/position of all buildings/structures on adjoining land (showing street number and street address) and ridge heights of those buildings or structures at the boundary.
- Show the levels of the lowest floor, and of any yard or unbuilt on area belonging to that floor, and the levels of the adjacent ground.
- Levels – contour and spot levels (drawn at Australian Height Datum).
- Easements and rights of way (Council & Private).

SITE PLAN (3 copies)

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.

A site plan should include:

YES NO - WHY NOT

- Drawings to scale preferably 1:100.
- 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 building.

REQUIRED**SUPPLIED****SITE PLAN (CON'T)**

- Location of any adjoining owner windows facing your development.
- Levels – contour and spot levels.
- Easements and rights of way including common or party walls.
- Existing stormwater drainage location.
- Location of vehicle access and car parking (indicating extent of cut and fill and gradients). Engineering details may be required.
- Zone boundaries if multiple zoning apply.
- Site safety and security fencing during construction.

Measurements including:

- Length, width and site area of land, both existing and proposed.
- Width of road reserve.
- Distance from external walls and outermost part of proposed building to all boundaries.
- Approximate distance from proposed building to neighbouring buildings.

SUBDIVISION, DRAINAGE AND ROADWORKS

If you are going to carry out work to do a subdivision (eg building roads or a stormwater drainage system):

- The details of the existing and proposed subdivision pattern (including the number of lots and the location of roads)
- The details of the consultation you have carried out with the public authorities who provide or will increase the services you will need (like water, road, electricity, sewerage)
- The existing ground levels and the proposed ground levels when the subdivision is completed
- Copies of any compliance certificates on which you rely
- Detailed engineering plans (3 copies). The detailed plans might include the following:
 - Earthworks
 - Roadworks
 - Road pavement
 - Road furnishings
 - Stormwater drainage (including onsite detention works/ water quality control ponds)
 - Water supply works
 - Sewerage works
 - Landscaping works
 - Construction
 - Management run
 - Traffic management plan
 - Soil and water management plan
 - Stormwater or on-site detention drainage plans in accordance with Councils "on-site stormwater detention specification" Ilax or drains model.

FLOOR PLAN (3 copies)

A floor plan is a birds-eye view of your existing and/or proposed layout of rooms within the development. Floor plans should include:

- Drawings to scale preferably 1:100.
- Outline of existing building/development on site (shown dotted).
- Room names, areas and dimensions.
- Window and door locations and sizes.
- Floor level and steps in floor levels. (RL's)
- Access for persons with a disability (if in a new public building).
- Location of plumbing fixtures (where possible).
- Wall structure type and thickness.

YES NO - WHY NOT

REQUIRED**SUPPLIED****ELEVATION PLAN (3 copies)**

Elevation plans are a side on view of your proposal. Drawings of all effected elevations (north, south, east and west facing) of your development need to be included in your application. Elevation plans should include:

- Drawings to scale preferably 1:100.
- Outline of existing building/development on site (shown dotted).
- Location/position of all buildings/structures on adjoining land (showing street number and street address).
- Exterior cladding type and roofing material/colour.
- Window sizes and location.
- Stormwater drainage pipes (downpipes and gutter).
- Chimneys, flue exhaust vents, duct inlet or outlet.
- Reduced levels (AHD) for Ridge & Floor as a minimum.

YES NO - WHY NOT

 SECTION PLAN (3 copies)

A section(s) is a diagram showing a cut through the development at the most typical point. Sections should include:

- Drawings to scale preferably 1:100.
- 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 and chimneys, fire places and stoves.
- Roof pitch and covering.
- Site works, finished and proposed floor & ground levels in RL's (indicate cut, fill and access grades).
- Stormwater or on-site detention drainage plans in accordance with Councils "on-site stormwater detention specification" ll sax or drains model.

 SPECIFICATIONS AND STRUCTURAL DETAILS (3 copies)

A specification is a written statement that should include as a minimum:

- The construction of the building to specific BCA standards 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.

Note: Three copies of the specification must be supplied.

 ADVERTISING STRUCTURE/SIGN (3 copies)

If you are planning on erecting an advertising structure or sign you will need to supply the following:

- Details of the structure, materials to be used and how it will be fixed to the building.
- Its size, colours, lettering and overall design.
- The proposed location shown on a scale plan and building elevation.
- The amount and extent of light spill.

 FIRE SAFETY MEASURES SCHEDULE (3 copies)

- Proposed alterations to existing building (BCA Classes 2 to 9) to be accompanied by a fire safety measures schedule listing all existing and those proposed to be installed in the building including the standard of performance.
- For a new development (BCA Classes 2 to 9) a fire safety measures schedule listing all those proposed to be installed including the standard of performance.

REQUIRED**SUPPLIED****RESIDENTIAL FLAT BUILDINGS - DESIGN VERIFICATION**

- Provide a design verification from a qualified designer in which the Development Application was required under clause 50 (1A) of the Environmental Planning and Assessment, Act, 1978. The design quality principles set out Part 2 of State Environmental Planning Policy No - 65 Design Quality of Residential Flat Developments.

YES NO - WHY NOT

HOME BUILDING ACT REQUIREMENTS

In the case of an application for a construction certificate for residential building work (within the meaning of the Home Building Act 1989) attach the following:

- in the case of work by a licensee under the Act:
 - a statement detailing the licensee's name and contractor licence number, and
 - documentary evidence that the licensee has complied with the applicable requirements of the Act, or
- in the case of work done by an other person:
 - a statement detailing the person's name and owner-builder permit number, or
 - a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of owner-builder work in section 29 of the Act.

A certificate purporting to be issued by an approved insurer under Part 6 of the Home Building Act 1989 to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

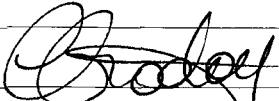
CONFIRMATION OF SUBMISSION OF ALL REQUIRED DOCUMENTATION.

Signature of Architect/Person Preparing Plans
(Confirming submission of all required documentation)

Date

OFFICE USE

Initials of Customer service officer accepting application.

 10/3/09

Office Use Only - Part A*

Receipt No:	<input type="text"/>	Cashier Type 6600:	<input type="text"/>
Property No:	<input type="text"/>	Picked Up:	<input type="text"/>
C R No:	<input type="text"/>	Receiving Officer:	<input type="text"/>
Notes Number:	<input type="text"/>	Posted:	<input type="text"/>
Permit No:	<input type="text"/>	Inspection by:	<input type="text"/>
Date:	<input type="text"/>	Spoke to:	<input type="text"/>
	Rang: <input type="text"/>		Time: <input type="text"/> pm/am
Level No:	<input type="text"/>	Total Amount Payable:	\$ <input type="text"/>

***Part A is a universal section, please use applicable boxes only**

Credit Card Details - Council Payment Fax No: 9942 2606

Please charge my: American Express Master Card Visa

Card Number: Expiry Date /

Card Holders Name Amount \$

Signature Phone () daytime

Please note that all Credit Card payments are subject to a 1% service fee.

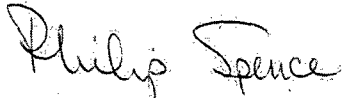
Mr Philip Hoffman
Warringah Council
Civic Centre, 725 Pittwater Road
DEE WHY NSW 2099

13 March 2009

Dear Philip,

**RE: SHOP 175/176 – TELECHOICE
OWNERS CONSENT TO LODGE CONSTRUCTION CERTIFICATE**

On behalf of the Lessor, we hereby give consent for the above tenant to lodge a Construction Certificate for fit out works at Warringah Mall.



Yours faithfully,
Philip Spence
Centre Manager
AMP Warringah Mall Pty Ltd and Westfield Management Ltd





Christine Provan/AU/AMP

To Louisa.Godoy@telechoice.com.au, Borge.Prinsloo@telechoice.com.au
cc Adam.Saunders/AU/AMP@AMP

09/03/2009 16:47

bcc

Subject Construction Certificate - Shop 175/176 - Telechoice

Dear Louisa & Borge

I would like to take the opportunity to formally introduce myself as Operations Coordinator for Warringah Mall. I will be your principle on site contact throughout the fit out of Shop 175/176 - Telechoice.

Construction Certificate

Please note Telechoice is required to submit a Construction Certificate (CC) with Warringah Council for the proposed works. Warringah Mall Centre Management will lodge your application. Please direct any queries regarding the application to myself. Please only complete Parts 3B, 3C, 3F & 4 and ensure you have signed page 7 (Confirmation of submission of all required documentation) of the attached Construction Certificate Form.

http://www.warringah.nsw.gov.au/plan_dev/documents/ApplicationForConstructionCertificate.pdf

In addition to the above you are also required to complete and submit (with your application) a list of existing and proposed Fire Services applicable to the tenancy (as per reference to "Fire Safety Measures Schedule" in the application form checklist).



Fire Safety Schedule May2007.pdf

Also attached is a Warringah Mall site plan which should be submitted with your application (as per reference to "Site Plan" in the application form checklist). You are required to highlight and indicate the location of the tenancy on each copy.



Ground Floor.pdf

Please note lead times for CC application approvals are currently estimated to be between 4 and 6 weeks but may vary due to factors beyond Centre Management's control.

Construction Certificate fees (payable to Warringah Council)

- CC Application fee for Shop 175/176 - Telechoice
= \$1,800 (GST inclusive)
- Long Service Levy (only applies to works over \$25,000)
= 0.35% of the estimated cost of works (GST exclusive)
- 1 Inspection (for issue of Occupation Certificate)
= \$275.00 (GST inclusive)

Area 50.5m²
 Estimated cost of works
 \$45,000
 1800
 157.50
 275
 \$ 2232.50 Total

You or your shopfitter are required to give Centre Management at least 48 hours notice before trading so that an appointment can be made with Council to inspect the premises and issue an Occupation Certificate. Please note you are unable to trade until Council has issued an Occupation Certificate and our Retail Design Manager has inspected for any major defects.

If you have any queries in relation to the above, please feel free to contact me.

Christine Provan | Operations Coordinator | AMP Capital Shopping Centres