



Certis (NSW) Pty Ltd
Suite 211, Level 2, 25-29 Berry Street North Sydney
NSW 2060
PO Box 1065 Milton BC QLD 4064
Ph: 1300 702 085
ACN: 128 682 557 ABN: 14 128 682 557

Thu, 23 October 2025

Woolworths Group Limited
1 Woolworths Way
Bella Vista NSW 2153

Dear Joseph Abraham

1393 - Woolworths - Brookvale

,

114 Old Pittwater Road Brookvale NSW 2100

COMPLYING DEVELOPMENT CERTIFICATE NO: 9021/1(1)

Please find enclosed Complying Development Certificate for the subject premises with endorsed plans, specifications and design documentation. A copy of the certificate has been forwarded directly to Northern Beaches Council for their records in accordance with Clause 130(4) of the Environmental Planning and Assessment Regulation 2000.

Should you need to discuss any issues, please do not hesitate to contact Dewan Brown on 1300 702 085.

Yours faithfully,

A handwritten signature in blue ink, appearing to read "Peter Hofstetter".

Peter Hofstetter
Team Leader NSW

COMPLYING DEVELOPMENT CERTIFICATE No: 9021/1(1)

Issued under Part 4 section 4.27 of the Environmental Planning and Assessment Act 1979

APPLICANT

Name: Woolworths Group Limited
Address: 1 Woolworths Way
Bella Vista NSW 2153
Contact Details: Joseph Abraham
Phone: Fax:
Email: joe@gacprojects.com.au

PROPOSAL

Description of proposal: Brookvale DTB - Internal Alterations, Detached Canopies, DTB Linemarking and associated directional signage
CDC Description: Modification: Brookvale DTB - Internal Alterations, Detached Canopies, DTB Linemarking and associated directional signage (Amended Design and introduction of a Fire Engineering Report)

Exclusions:

Address of Development: 114 Old Pittwater Road
Brookvale NSW 2100

Unit: Level:

Building Name:

Shop No: Tenancy Name:

Property Title Lot: 1 DP: DP868761

Description: Class: 5, 7b, 10a Land use zone: E4

Cost of works: \$1,507,768.00

DECISION OF THE CERTIFYING AUTHORITY

The decision was made under: ☒ State Environment Planning Policy 2008 (Exempt and Complying)

This certificate is issued: ☒ Subject to specification & documents endorsed listed in Attachment A
☒ Subject to endorsed plans listed in Attachment B
☒ With Fire Safety Schedule listed in Attachment C
☒ With Notice to Applicant of Critical Stage Inspections in Attachment D
☒ Subject to the Mandatory Conditions listed in Attachment E
☒ Subject to the statutory Conditions listed in Attachment F

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DATE OF CERTIFICATE

Consent is to operate from: 07-Aug-2025

Consent will lapse on: 07-Aug-2030

CERTIFYING AUTHORITY

That I, Peter Hofstetter, as the certifying authority, certify that the proposed development is complying development and (if carried out as specified in this certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by the Environmental Planning and Assessment Regulation 2000 concernin the issue of the certificate.

Signature:



Date:

23-Oct-2025

Accreditation No:

BDC2578

Name:

Peter Hofstetter



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ATTACHMENT A - Endorsed Specifications & Documents

Title

01 - CDC Modification - Application

02 - Structural Design Certificate

03 - FIRE ENGINEERING REPORT BY JENSEN HUGHES - REFERENCE 250559 - REVISION FER 1.1 - DATED 17 SEPTEMBER 2025

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ATTACHMENT B - Endorsed Plans

Plan No.	Revision	Name
Architectural		
23-023 A000	L	COVER SHEET
23-023 A001	I	SITE PLAN / ANALYSIS PLAN/ KEY SITE PLAN
23-023 A002	L	PROPOSED PART SITE PLAN
23-023 A003	I	PROPOSED FLOOR PLAN
23-023 A004	I	PROPOSED ELEVATIONS
23-023 A005	H	PROPOSED ROOF PLAN & SECTION
23-023 A006	J	PROPOSED BUILDING ELEVATIONS
23-023 A007	A	LOUVRE DETAILS
23-023 EX01	E	EXISTING/ DEMOLITION FLOOR PLAN
23-023 EX02	D	EXISTING/ DEMOLITION TENANCY FLOOR PLAN
Structural		
S01	E	NOTES
S02	E	FOOTING AND ROOF PLANS
S03	E	SECTIONS AND ELEVATIONS
S04	E	DETAILS

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ATTACHMENT C - Fire Safety Schedule

Building Commission NSW



FIRE SAFETY SCHEDULE FORM

Part 10 of the Environmental Planning and Assessment (Development Certification and Fire Safety)
Regulation 2021

Please note:

1. A fire safety schedule must deal with the whole of the building not just part of the building.
2. Please complete all sections in full using CAPITAL LETTERS

Section 1: Location of the building

Address (street number, street name, suburb and postcode)		
114 Old Pittwater Road Brookvale 2100		
Lot No (if known)	CP/DP/SP No. (if known)	Building Name (if applicable)
1	DP868761	

Section 2: Reissue of Fire Safety Schedule (Section 80A of the Regulation)

☒ Not applicable – Fire Safety Schedule is not being reissued.

☐ Reissued Fire Safety Schedule (please state reason below)

Reason for Reissue of Schedule

☐ Original Schedule Lost or Destroyed	☐ Correction of errors or omissions
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Section 3: Reference Details (Section 78 of the Regulation)

Reference Type	Reference Number (if known)
Complying Development Certificate	9021/11 (1)

Section 4: Fire safety measures for the building – excluding critical fire safety measures (Section 79 of the Regulation)

Current (Existing)

Item No.	Fire safety measure (current/existing)	Minimum Standard of Performance
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Base Building		
1	ALARM SIGNALLING EQUIPMENT	AS4428.6, AS1670.3
2	AUTOMATIC FIRE DETECTION & ALARM SYSTEMS	AS1670.1-1995 Part - NCC E2D9, S20C4, S20C7 & AS1670.1-2018
3	EMERGENCY LIGHTING	BCA Clause E4.2, E4.4 & AS2293.1 - 2005 Part - NCC E4D2, E4D4 & AS/NZS2293.1-2018
4	EXIT SIGNS	BCA E4.5, E4.6, E4.8 & AS2293.1 - 2005 Part - NCC E4D5, E4D6, E4D8 & AS/NZS2293.1-2018
5	FIRE DAMPERS	ORD 70 Cl 22.13 & AS1682
6	FIRE DOORS	ORD 70 Cl 22.7, AS1905.1 Part - NCC Spec 12 & AS1905.1-2015
7	FIRE HOSE REEL SYSTEM	ORD 70 Cl 27.2 – Spec 10 Part - NCC E1D3 & AS2441-2005
8	FIRE HYDRANT SYSTEMS	ORD 70 Cl 27.3 – Spec 10 Part - NCC E1D2 & AS2419.1-2021
9	FIRE SEALS PROTECTING OPENINGS TO FIRE RESISTANT COMPONENTS OF THE BUILDING (PROTECTING OF CABLES etc THROUGH FIRE RATED BUILDING ELEMENTS)	BCA C3.15, AS1530.4, AS4072.1 & installed in accordance with the tested systems / manufacturers specifications Part - NCC C4D13, C4D15 & Spec 13
10	PATHS OF TRAVEL	EP&A Reg 2000 Cl. 186
11	PORTABLE FIRE EXTINGUISHERS	BCA E1.6 & AS2444-2001
12	WARNING & OPERATIONAL SIGNS	LGA 93 Sect 655 & ORD 70 Cl 55.11
Woolworths - Level 2 Only		
13	EMERGENCY LIGHTING	BCA 2016 E4.2 & E4.8, AS2293.1 – 2005 to Level 3 Part - NCC E4D2, E4D4 & AS/NZS2293.1-2018
14	EXIT SIGNS	BCA 2016 E4.4, E4.5, (NSW E4.6) & E4.4, AS2293.1 – 2005 to Level 3 Part - NCC E4D5, E4D6, E4D8 & AS/NZS2293.1-2018
15	FIRE HOSE REEL SYSTEM	BCA 2016 E4.4, E4.5, (NSW E4.6) & E4.4, AS2293.1 – 2005 to Level 3
16	FIRE HYDRANT SYSTEMS	BCA 2016 E1.4, AS2444 – 2005 to Level 3

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17	OCCUPANT WARNING SYSTEM	BCA 2016 E2.2, Spec E2.2a (clause 6), AS1670.1 Part - NCC E2D3, Spec 20 & AS1670.1-2018
18	WARNING & OPERATIONAL SIGNS	BCA 2016 C3.6, D2.23, D3.6, E3.3, Spec E1.8, Clause 183 of the Environment Planning & Assessment Reg 2000.
19	FIRE ENGINEERED SOLUTION	Report prepared by Olsson and Risk Reference S17202 Revision 1.1 dated 28 August 2017
Woolworths Level 2 Only		
20	AUTOMATIC FIRE DETECTION & ALARM SYSTEM	AS1670.1 - 2015, BCA 2016 Clause E2.2, Spec E2.2a and Performance Solution prepared by Olsson and Risk Reference S17202 Revision 1.1 dated 28 August 2017 requiring the spacing of detection to the freezer and chilled produce areas to be reduced to 7m spacings and with a maximum 3.5m from walls to Level 3 Part - NCC E2D3, Spec 20 & AS1670.1-2018

Proposed (new or modified including section 84(6) of the Regulation)

Item No.	Fire safety measure (current/existing)	Minimum Standard of Performance
Base Building		
1	AUTOMATIC FIRE DETECTION & ALARM SYSTEMS	DTB Addition - NCC E2D9, S20C4, S20C7 & AS1670.1-2018
2	EMERGENCY LIGHTING	DTB Addition - NCC E4D2, E4D4 & AS/NZS2293.1-2018
3	EXIT SIGNS	DTB Addition - NCC E4D5, E4D6, E4D8 & AS/NZS2293.1-2018
4	FIRE HOSE REEL SYSTEM	DTB Addition - NCC E1D3 & AS2441-2005
5	PORTABLE FIRE EXTINGUISHERS	DTB Addition - NCC E1D14 & AS2444-2001

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Details of Fire Safety Building Code of Australia (BCA) Performance Solution Report(s)

Ref No/Title of report/Author/ Date	BCA performance requirements	BCA DtS Provision(s) and details of non-compliance
	Base Building	
FIRE ENGINEERING REPORT	FIRE ENGINEERING REPORT BY JENSEN HUGHES REFERENCE 250559, REVISION FER 1.1, DATED 17 SEPTEMBER 2025 PERFORMANCE SOLUTION 1: EXTENDED TRAVEL DISTANCE TO A ROAD OR OPEN SPACE ON GROUND FLOOR DTS CLAUSE: D2D5, D2D6 PERFORMANCE REQUIREMENT: D1P4, E2P2	FIRE ENGINEERING REPORT BY JENSEN HUGHES REFERENCE 250559, REVISION FER 1.1, DATED 17 SEPTEMBER 2025 PERFORMANCE SOLUTION 1: EXTENDED TRAVEL DISTANCE TO A ROAD OR OPEN SPACE ON GROUND FLOOR DTS CLAUSE: D2D5, D2D6 PERFORMANCE REQUIREMENT: D1P4, E2P2 - EXISTING BUILDING MANAGEMENT OFFICE: APPROX. 78.11 M TO AN EXIT INSTEAD OF 20 M. - NEW PLANT: APPROX. 66.69 M TO AN EXIT INSTEAD OF 20 M. - NEW DTB AMBIENT: APPROX. 50.17 M TO AN EXIT INSTEAD OF 20 M. - NEW DTB COOL ROOM: APPROX. 40.66 M INSTEAD OF 40 M TO AN EXIT, AND 81 M INSTEAD OF 60 M BETWEEN EXITS. - EXISTING TOILETS: APPROX. 73.3 M INSTEAD OF 60 M BETWEEN EXITS.

Section 5: Critical fire safety measures – where applicable to the building (Section 79 of the Regulation)

Note: A critical fire safety measure is one where the performance is verified at intervals of less than 12 months through the submission of a supplementary fire safety statement.

Current (Existing)

Item No.	Fire Safety Measure	Minimum Standard of Performance
	« NIL »	« NIL »

Proposed (New or Modified)

Item No.	Fire safety measure (current/existing)	Minimum Standard of Performance
	« NIL »	« NIL »

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Section 6: Details of approved exemptions from compliance with BCA standards for a relevant fire safety system (Section 74 of the Regulation)

Item No.	Fire Safety Measure	Minimum Standard of Performance
	Base Building	
1	FIRE HYDRANT SYSTEMS	ORD 70 Cl 27.3 – Spec 10

Section 7: Name of authority or registered certifier issuing this schedule

Name	Organisation (Business or Council Name)
Peter Hofstetter	Certis (NSW) Pty Ltd

Business address (street number, street name, suburb and postcode)
Suite 211, Level 2, 25-29 Berry Street North Sydney NSW 2060

Registration Number (Where Applicable)	Date of Issue
BDC2578	23-Oct-2025

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ATTACHMENT D - Notice of Applicant of Critical Stage Inspections

The applicant, being the person having benefit of the development consent is required under Section 6.6(2)(d)(iii) of the Environmental Planning and Assessment Act 1979 to notify the principal contractor (if not an owner-builder) of the applicable mandatory critical stage inspections specified under this notice.

To allow a principal certifying authority or another certifying authority time to carry out mandatory critical stage inspections, the principal contractor for the building site, or the owner builder, must notify the principal certifying authority at least 48 hours before building work is commenced at the site if a mandatory critical stage inspection is required before the commencement of the work in accordance with Clause 163 of the Environmental Planning & Assessment Regulation 2000.

Critical Stage Inspection	Inspector
after excavation for, and prior to the placement of, any footings	Principal Certifying Authority
Prior to covering any stormwater drainage connections	Principal Certifying Authority
After the building work has been completed & prior to any occupation certificate being issued in relation to the building	Principal Certifying Authority



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ATTACHMENT E - Mandatory Conditions of the Certificate

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ATTACHMENT F - Statutory Conditions of the Certificate

Section 94a Contributions

In accordance with 94B of the Environment Planning & Assessment Act, the Section 94a contribution must be paid to Council prior to commencement of works on site.

Schedule 8 Conditions applying to complying development certificates under the Industrial and Business Alterations Code, the Industrial and Business Buildings Code and the Container Recycling Facilities Code

clauses 5.25 and 5A.5(a)

Note 1—Complying development under the Industrial and Business Alterations Code, the Industrial and Business Buildings Code and the Container Recycling Facilities Code must comply with the requirements of the Act, the [Environmental Planning and Assessment Regulation 2000](#) and the conditions listed in this Schedule.

Note 2—Division 2A of Part 7 of the [Environmental Planning and Assessment Regulation 2000](#) specifies conditions to which certain complying development certificates are subject.

Note 3—In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

Note 4—If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

Note 5—Under section 4.29 of the [Environmental Planning and Assessment Act 1979](#), a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

Part 1 Conditions applying before works commence

1 Protection of adjoining areas

A temporary hoarding or temporary construction site fence must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works—

- (a) could cause a danger, obstruction or inconvenience to pedestrian or vehicular traffic, or
- (b) could cause damage to adjoining lands by falling objects, or
- (c) involve the enclosure of a public place or part of a public place.

Note—Clauses 2.67 and 2.68 of this Policy specify which scaffolding, hoardings and temporary construction site fences are exempt development and state the applicable standards for that development.

2 Toilet facilities

(1) Toilet facilities must be available or provided at the work site before works begin and must be maintained until the works are completed at a ratio of one toilet plus one additional toilet for every 20 persons employed at the site.

(2) Each toilet must—

- (a) be a standard flushing toilet connected to a public sewer, or
- (b) have an on-site effluent disposal system approved under the [Local Government Act 1993](#), or
- (c) be a temporary chemical closet approved under the [Local Government Act 1993](#).

3 Waste management

(1) A waste management plan for the work must be submitted to the principal certifying authority at least 2 days before work commences on the site

(2) The waste management plan must—

- (a) identify all waste (including excavation, demolition and construction waste materials) that will be generated by the work on the site, and
- (b) identify the quantity of waste material in tonnes and cubic metres to be—
 - (i) reused on-site, and
 - (ii) recycled on-site and off-site, and
 - (iii) disposed of off-site, and
- (c) if waste materials are to be reused or recycled on-site—specify how the waste material will be reused or recycled on-site, and
- (d) if waste materials are to be disposed of or recycled off-site—specify the contractor who will be transporting the materials and the waste facility or recycling outlet to which the materials will be taken.

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(3) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed.

(4) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

4 Adjoining wall dilapidation report

(1) Before commencing any demolition or excavation works, the person having the benefit of the complying development certificate must obtain a dilapidation report on any part of a building that is within 2m of the works.

(2) If the person preparing the report is denied access to the building for the purpose of an inspection, the report may be prepared from an external inspection.

5 Run-off and erosion controls

Run-off and erosion controls must be implemented to prevent soil erosion, water pollution or the discharge of loose sediment on the surrounding land by—

- (a) diverting uncontaminated run-off around cleared or disturbed areas, and
- (b) erecting a silt fence and providing any other necessary sediment control measures that will prevent debris escaping into drainage systems, waterways or adjoining properties, and
- (c) preventing the tracking of sediment by vehicles onto roads, and
- (d) stockpiling top soil, excavated materials, construction and landscaping supplies and debris within the lot.

Part 2 Conditions applying during the works

Note—The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

6 Standard hours for construction

Construction may only be carried out between 7.00 am and 6.00 pm on Monday to Friday, or between 8.00 am and 1.00 pm on Saturdays, and no construction is to be carried out at any time on a Sunday or a public holiday.

7 Works outside standard hours for construction

(1) Work may be carried out outside the standard hours for construction if the work only generates noise that is—

- (a) no louder than 5 dB(A) above the rating background level at any adjoining residence in accordance with the *Interim Construction Noise Guideline* (ISBN 978 1 74232 217 9) published by the Department of Environment and Climate Change NSW in July 2009, and
- (b) no louder than the noise management levels specified in Table 3 of that guideline at other sensitive receivers.

(2) Work may be carried out outside the standard hours for construction—

- (a) for the delivery of materials—if prior approval has been obtained from the NSW Police Force or any other relevant public authority, or
- (b) in an emergency, to avoid the loss of lives or property or to prevent environmental harm.

8 Compliance with plans

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

9 Demolition

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

10 Maintenance of site

(1) All materials and equipment must be stored wholly within the work site unless an approval to store them elsewhere is held.

(2) Waste materials (including excavation, demolition and construction waste materials) must be managed on the site and then disposed of at a waste management facility.

(3) Copies of receipts stating the following must be given to the principal certifying authority—

- (a) the place to which waste materials were transported,
- (b) the name of the contractor transporting the materials,
- (c) the quantity of materials transported off-site and recycled or disposed of.

(4) Any run-off and erosion control measures required must be maintained within their operating capacity until the completion of the works to prevent debris escaping from the site into drainage systems, waterways, adjoining properties and roads.

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(5) During construction—

(a) all vehicles entering or leaving the site must have their loads covered, and
(b) all vehicles, before leaving the site, must be cleaned of dirt, sand and other materials, to avoid tracking these materials onto public roads.

(6) At the completion of the works, the work site must be left clear of waste and debris.

11 Earthworks, retaining walls and structural support

(1) Any earthworks (including any structural support or other related structure for the purposes of the development)—

(a) must not cause a danger to life or property or damage to any adjoining building or structure on the lot or to any building or structure on any adjoining lot, and

(b) must not redirect the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and

(c) that is fill brought to the site—must contain only virgin excavated natural material (VENM) as defined in Part 3 of Schedule 1 to the [Protection of the Environment Operations Act 1997](#), and

(d) that is excavated soil to be removed from the site—must be disposed of in accordance with any requirements under the [Protection of the Environment Operations \(Waste\) Regulation 2005](#).

(2) Any excavation must be carried out in accordance with *Excavation Work: Code of Practice* (ISBN 978-0-642-785442 [PDF] and ISBN 978-0-642-785459 [DOCX]), published in July 2012 by Safe Work Australia.

12 Drainage connections

(1) If the work is the erection of, or an alteration or addition to, a building, the roof stormwater drainage system must be installed and connected to the drainage system before the roof is installed.

(2) Any approval that is required for connection to the drainage system under the [Local Government Act 1993](#) must be held before the connection is carried out.

12A Contamination discovered during works

(1) If during works on the land comprising the lot, the land is found to be contaminated, within the meaning of the [Contaminated Land Management Act 1997](#)—

(a) all works must stop immediately, and

(b) the Environment Protection Authority and the council must be notified of the contamination.

(2) Land is found to be contaminated for the purposes of this clause if the person having the benefit of the complying development certificate or the principal certifying authority knows or should reasonably suspect the land is contaminated.

Note—

Depending on the nature and level of the contamination, remediation of the land may be required before further work can continue.

13 Archaeology discovered during works

If any object having interest due to its age or association with the past is uncovered during the course of the work—

(a) all work must stop immediately in that area, and

(b) the Office of Environment and Heritage must be advised of the discovery.

Note—Depending on the significance of the object uncovered, an archaeological assessment and excavation permit under the *Heritage Act 1997* may be required before further the work can continue.

14 Aboriginal objects discovered during works

If any Aboriginal object (including evidence of habitation or remains) is discovered during the course of the work—

(a) all excavation or disturbance of the area must stop immediately in that area, and

(b) the Office of Environment and Heritage must be advised of the discovery in accordance with section 89A of the [National Parks and Wildlife Act 1974](#).

Note—If an Aboriginal object is discovered, an Aboriginal heritage impact permit may be required under the [National Parks and Wildlife Act 1974](#).

15 When a survey certificate is required

(1) If any part of the work is the erection of a new building, or an alteration or addition to an existing building, that is located less than 3m from the lot boundary, a survey certificate must be given to the principal certifying authority—

(a) before any form work below the ground floor slab is completed, or

(b) if there is no such form work—before the concrete is poured for the ground floor slab.

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(2) The survey certificate must be prepared by a registered land surveyor and show the location of the work relative to the boundaries of the site.

Part 3 Conditions applying before the issue of an occupation certificate

16 Vehicular access

If the work involves the construction of a vehicular access point, the access point must be completed before the occupation certificate for the work on the site is obtained.

17 Utility services

(1) If the work requires alteration to, or the relocation of, utility services on, or adjacent to, the lot on which the work is carried out, the work is not complete until all such works are carried out.

(2) If the work is the subject of a notice of requirements for water supply or sewerage services (or both) by a water utility or an entity authorised by the utility, the work must be satisfactorily completed and any monetary contributions required to be paid to the relevant water supply authority must be paid before the occupation certificate is issued.

(3) If the work is the subject of a compliance certificate under section 73 of the [Sydney Water Act 1994](#), the work must be satisfactorily completed and any monetary contributions required to be paid to the Sydney Water Corporation must be paid before the occupation certificate is issued.

18 Mechanical ventilation systems

If the work includes a mechanical ventilation system that is a **regulated system** within the meaning of the [Public Health Act 2010](#), the system must be notified as required by the [Public Health Regulation 2012](#), before an occupation certificate (whether interim or final) for the work is issued.

19 Food businesses

If the work relates to a **food business** within the meaning of the [Food Act 2003](#), the food business must be notified as required by that Act, or licensed as required by the [Food Regulation 2010](#), before an occupation certificate (whether interim or final) for the work is issued.

20 Premises where skin penetration procedures are carried out

If the work relates to premises at which a **skin penetration procedure**, within the meaning of the [Public Health Act 2010](#), will be carried out, the premises must be notified as required by Part 4 of the [Public Health Regulation 2012](#) before an occupation certificate (whether interim or final) for the work is issued.

Part 4 Operational requirements

21 Hours of operation

(1) If there are existing conditions on a development consent applying to hours of operation, the development must not be operated outside the hours specified in those conditions.

(2) If there are no existing conditions on a development consent applying to hours of operation, the development must not be operated outside the following hours—

(a) if the development involves a new use as specialised retail premises or other commercial premises—7.00 am to 10.00 pm Monday to Saturday and 7.00 am to 8.00 pm on a Sunday or a public holiday,

(b) if the development involves a new use as something other than a specialised retail premises or other commercial premises and adjoins or is opposite a residential lot within a residential zone or Zone RU5 Village—7.00 am to 7.00 pm Monday to Saturday and no operation on a Sunday or a public holiday,

(c) in any other case not referred to in paragraph (a) or (b)—7.00 am to 7.00 pm Monday to Saturday and 9.00 am to 6.00 pm on a Sunday or a public holiday.

22 Noise

The development must comply with the Noise Policy.

23 Lighting

(1) All new external lighting must—

(a) comply with AS/NZS 4282:2019, *Control of the obtrusive effects of outdoor lighting*, and

(b) be mounted, screened and directed in a way that it does not create a nuisance or light spill on to buildings on adjoining lots or public places.

(2) Lighting at vehicle access points to the development must be provided in accordance with the following standards—

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- (i) AS/NZS 1158.0:2005, *Lighting for roads and public spaces, Part 0: Introduction*,
- (ii) AS/NZS 1158.1.1:2005, *Lighting for roads and public spaces, Part 1.1: Vehicular traffic (Category V) lighting—Performance and design requirements*,
- (iii) AS/NZS 1158.1.2:2010, *Lighting for roads and public spaces, Part 1.2: Vehicular traffic (Category V) lighting—Guide to design, installation, operation and maintenance*,
- (iv) AS/NZS 1158.2:2020, *Lighting for roads and public spaces, Part 2: Computer procedures for the calculation of light technical parameters for Category V and Category P lighting*,
- (v) AS/NZS 1158.3.1:2020, *Lighting for roads and public spaces, Part 3.1: Pedestrian area (Category P) lighting—Performance and design requirements*,
- (vi) AS/NZS 1158.4:2015, *Lighting for roads and public spaces, Part 4: Lighting of pedestrian crossings*,
- (vii) AS/NZS 1158.5:2014, *Lighting for roads and public spaces, Part 5: Tunnels and underpasses*.

24 Use of driveways and parking areas

- (1) All driveways and parking areas must be unobstructed at all times.
- (2) Except as otherwise permitted by an existing condition of the most recent development consent (other than a complying development certificate) that applies to the premises, driveways and car spaces—
 - (a) must not be used for the manufacture, storage or display of goods, materials or any other equipment, and
 - (b) must be used solely for vehicular access and for the parking of vehicles associated with the use of the premises.

24A Loading and unloading of goods or materials

- (1) Loading and unloading goods or materials must not be carried out on a public road.
- (2) This condition does not apply to a complying development certificate for development involving a building with a gross floor area less than 500m² in Zone B1, B2, B3, B4 or B8 that existed before 1 February 2022.

24B Garbage and waste storage

- (1) A garbage and waste storage area for recyclable and non-recyclable waste materials and receptacles for those materials must—
 - (a) be provided as part of the development, and
 - (b) be located entirely within the lot on which the development is being carried out and not on a road or road reserve, and
 - (c) comply with the following appendices in the document entitled *Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities* (ISBN 978-1-74293-944-5), published by the NSW Environment Protection Authority in December 2012—
 - (i) Appendices A and B, for the size and location of garbage and storage areas and the size of waste receptacles,
 - (ii) Appendices C and D, for the design of openings of waste storage areas and loading bay turning circles for waste removal vehicles,
 - (iii) Appendix E, for standard signs for waste storage areas,
 - (iv) Appendix F for the design and operational capacity of waste storage areas.
- (2) The waste storage area must—
 - (a) be screened, and
 - (b) be located behind the primary road frontage building line, and
 - (c) not be located in any car parking, loading or landscaped area, and
 - (d) not be located on any side of the building that faces an adjoining lot on which there is a dwelling.

25 Landscaped area (planting and maintenance)

- (1) Any tree or shrub that fails to establish within 2 years of the initial planting date must be replaced with the same species of tree or shrub.
- (2) All landscaped areas on the site must be maintained on an on-going basis.

Part 5 Conditions applying to entertainment venues

26 Application of prescribed conditions of development consent

The conditions of a development consent for the use of a building as an entertainment venue prescribed for the purposes of the Act, s 4.17(11) are conditions of a complying development certificate for the use of a building as an entertainment venue.



Certis (NSW) Pty Ltd
Suite 211, Level 2, 25-29 Berry Street North
Sydney NSW 2060
PO Box 1065 Milton BC QLD 4064
Ph: 1300 702 085 Fax:
ACN: 128 682 557 ABN: 14 128 682 557

COMPLYING DEVELOPMENT CERTIFICATE No: 9021/1(1)

Issued under Part 4 section 4.27 of the Environmental Planning and Assessment Act 1979

Note—

See the *Environmental Planning and Assessment Regulation 2000*, Schedule 3A.

NOTICE OF APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY

*Notice of appointment of Principal Certifying Authority under Section
6.6 of the Environmental Planning and Assessment Act 1979*

PART 1 - Development Details

Development	Complying Development	9021/1(1)
Approval Details	Certificate No:	
	Date of Determination:	23-Oct-2025
Applicant Details	Name:	Woolworths Group Limited
	Address:	Joseph Abraham 1 Woolworths Way Bella Vista NSW 2153
	Phone:	
Development Address	114 Old Pittwater Road Brookvale NSW 2100	
Description of Development	Brookvale DTB - Internal Alterations, Detached Canopies, DTB Linemarking and associated directional signage	

PART 2 - Appointment of Principal Certifying Authority

Details of Principal Certifying Authority	Certifying Authority:	Peter Hofstetter
	Accreditation No:	BDC2578
	Address & Contact Details:	Certis (NSW) Pty Ltd Suite 211, Level 2, 25-29 Berry Street North Sydney NSW 2060 Phone: 1300 702 085 Fax:

I acknowledge that I have been appointed by the applicant to carry out the role of the Principal Certifying Authority for this development.

Signature:



Date:

23-Oct-2025

PRE-CERTIFICATION INSPECTION

In accordance with Clause 129B, 129C, 129D, 143B & 162D of the Environmental Planning and Assessment Regulation 2000

Last updated 24-Jul-2014

PART 1 - Development Details

Development Address 114 Old Pittwater Road
Brookvale NSW 2100

Description of Development Brookvale DTB - Internal Alterations, Detached Canopies, DTB Linemarking and associated directional signage

Development Approval Details CDC No: 9021/1(1)
Dated: 23-Oct-2025

PART 2 - Result of Inspection

Date of Inspection 05-Aug-2025

Result Satisfactory

Were the parts of the building affected by the development, and the egress routes from those parts of the building inspected: ☒ Yes ☐ No

The answer should be 'NO' only if the development DOES NOT affect an existing 1b, 2, 3, 4, 5, 6, 7, 8 or 9 building

Were there any significant fire safety issue with any part of the building: ☐ Yes ☒ No

If yes please list in Part 4

Was written Notice sent to Council within 2 days after this inspection ☐ Yes ☒ No

Not required to give notice if the fire safety issue is being addressed (a) by the proposed development, or (b) by a fire safety order, or (c) by some other development consent

PART 3 - Existing Fire Safety Measures Affected by the Proposed Development

PART 4 - Notes



Certifying Authority: Peter Hofstetter
Accreditation No: BDC2578