

Dated: 11/09/2025

Mark Byrnes
CommPlan Pty Ltd on behalf of Indara
PO Box 267 Edgecliff NSW 2027

Sub: **Complying Development Certificate CDC103/2025- 1056-1058 Pittwater Road Collaroy NSW 2097**

Dear Mark,

The application for a complying development certificate for the above site is approved. Please find attached the Certificate and associated documents for your records. Copies of the approval documents are forwarded to the Council.

Please note that the following critical stage inspections are required to be undertaken by the PCA in accordance with Environmental Planning & Assessment Regulation 2021. Please advise your building contractor to notify us to carry out the inspections with sufficient notice.

- 1. Rooftop Mount installation. (This inspection has to be carried out by the Structural Engineer and a certificate of compliance shall be provided to the certifier for the Rooftop mount installation)**
- 2. Final Completion of the site.**

Please let us know if you have any questions.

Yours faithfully,



David Chacko
Accredited Building Certifier
Broadline Consulting Pty Ltd.

COMPLYING DEVELOPMENT CERTIFICATE CDC103/2025
PROJECT REFERENCE CDC103/2025

Issued under Part 4 of the Environmental Planning and Assessment Act 1979 Section 85A (6)

APPLICANT DETAILS

Applicant:	Mark Byrnes / COMMPLAN
Address:	[REDACTED]
Phone:	[REDACTED]

OWNER DETAILS

Name of the person having benefit of the development consent:	Collaroy Services Beach Club Ltd
Address:	1058 Pittwater Road, Collaroy NSW 2097

COMPLYING DEVELOPMENT CONSENTS

Consent Authority / Local Government Area:	Northern Beaches Council
Relevant Planning Instrument Decision Made Under:	SEPP(Transport& Infrastructure)2021
Date of Determination	11/09/2025
Complying Development Certificate Number:	CDC103/2025

Lapse date: Section 4.29 of the Environmental Planning and Assessment Act 1979 stipulates that this certificate will lapse within 5 years if not physically commenced on the stated land to which this certificate applies. Sections 4.19, 6.6, 6.7, 6.12, 6.13, 6.14 of the Act is applicable.

PROPOSAL

Address of Development:	1056-1058 Pittwater Road Collaroy NSW 2097
Lot & DP details:	245 & DP1178957
Land Use Zone:	E1
Building Classification/s:	10b
Scope of Building Works Covered by this Certificate:	Construction of a telecommunication rooftop facility.
Value of Work:	\$240,000.00
Plans and Specifications approved:	Refer Schedule 1: Approved Plans and Specifications
Critical stages of mandatory inspections:	Letter of Approval
Conditions:	See Conditions attached (Schedule 2)

CERTIFYING AUTHORITY

Accredited Certifier:	David Chacko
Accreditation Body and Registration Number:	Department of Fair Trading BDC2304

I, David Chacko, as the certifying authority, certify that the work if completed in accordance with the plans and specifications identified in Schedule 1 (with such modifications verified by the certifying authority as may be shown on that documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2021 as referred to in section 4.26 of the Environmental Planning and Assessment Act 1979.

Dated: 11/09/2025



David Chacko
Accredited Certifier

N.B. Prior to the commencement of work section 6.6 of the Environment Planning and Assessment Act 1979 must be satisfied.

SCHEDULE 1: APPROVED PLANS AND SPECIFICATIONS

1. Endorsed Architectural Plans

Prepared by	Document	Drawing number	Revision	Date
CPS	Cover page 1	S4116-00	B	03/12/2024
CPS	Cover page 2	S4116-01	B	03/12/2024
CPS	Site specification	S4116-G1	B	03/12/2024
CPS	Overall site plan	S4116-G2	B	03/12/2024
CPS	Site layout and Setout plan	S4116-G3	B	03/12/2024
CPS	Site Elevation sheet 1 of 2	S4116-G4	B	03/12/2024
CPS	Site Elevation sheet 2 of 2	S4116-G4-1	B	03/12/2024
CPS	Physical antenna system configuration	S4116-A1	B	02/07/2024
CPS	Physical asset summary table	S4116-A2	B	02/07/2024
CPS	RF plumbing diagram for sector S1	S4116-P1	A	10/06/2024
CPS	RF plumbing diagram for sector S2	S4116-P2	A	10/06/2024
CPS	Site power details	S4116-E1	A	22/10/2024
CPS	Single line diagram	S4116-E2	A	22/10/2024
CPS	Site earthing plan	S4116-E3	A	22/10/2024
CPS	ODU layout plan	S4116-F1	A	22/10/2024

2. Endorsed Structural Plans

Prepared by	Document	Drawing number	Revision	Date
CPS	New steel work details sheet 1 of 12	S4116-S1	B	30/10/2024
CPS	New steel work details sheet 2 of 12	S4116-S2	B	30/10/2024
CPS	New steel work details sheet 3 of 12	S4116-S3	B	30/10/2024
CPS	New steel work details sheet 4 of 12	S4116-S4	B	30/10/2024
CPS	New steel work details sheet 5 of 12	S4116-S5	B	30/10/2024
CPS	New steel work details sheet 6 of 12	S4116-S6	B	30/10/2024
CPS	New steel work details sheet 7 of 12	S4116-S7	B	30/10/2024
CPS	New steel work details sheet 8 of 12	S4116-S8	B	30/10/2024
CPS	New steel work details sheet 9 of 12	S4116-S9	B	30/10/2024
CPS	New steel work details sheet 10 of 12	S4116-S10	B	30/10/2024

CPS	New steel work details sheet 11 of 12	S4116-S11	B	30/10/2024
CPS	New steel work details sheet 12 of 12	S4116-S12	B	30/10/2024

3. Endorsed other documents

Issued by	Document	Reference number	Revision	Date
	EME report	RFNSA No. 2097011		19/10/2023
CommPlan Pty Ltd on behalf of Indara	SEPP Compliance Statement			14/05/2025
Urbis Limited	Heritage impact statement	24NEW8303	1	25/02/2025
Lethlean Engineering	Structural Design Certification	21080.21cert01		28/11/2024

Environmental Planning and Assessment Regulation 2021

Current version

Part 7 Division 2A

Division 2A Conditions of complying development certificate

136A Compliance with Building Code of Australia and insurance requirements under the [Home Building Act 1989](#)

(cf clauses 78 and 78A of EP&A Regulation 1994)

- (1) A complying development certificate for development that involves any building work must be issued subject to the following conditions:
 - (a) that the work must be carried out in accordance with the requirements of the *Building Code of Australia*,
 - (b) in the case of residential building work for which the [Home Building Act 1989](#) requires there to be a contract of insurance in force in accordance with Part 6 of that Act, that such a contract of insurance must be entered into and be in force before any building work authorised to be carried out by the certificate commences.
- (1A) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to the condition that the temporary structure must comply with Part B1 and NSW Part H102 of Volume One of the *Building Code of Australia* (as in force on the date the application for the relevant complying development certificate is made).
- (2) This clause does not limit any other conditions to which a complying development certificate may be subject, as referred to in section 4.28 (6) (a) of the Act.
- (3) This clause does not apply:
 - (a) to the extent to which an exemption is in force under clause 187 or 188, subject to the terms of any condition or requirement referred to in clause 187 (6) or 188 (4), or
 - (b) to the erection of a temporary building, other than a temporary structure that is used as an entertainment venue.
- (4) In this clause, a reference to the *Building Code of Australia* is a reference to that Code as in force on the date the application for the relevant complying development certificate is made.

Note.

There are no relevant provisions in the *Building Code of Australia* in respect of temporary structures that are not entertainment venues.

136AA Condition relating to fire safety systems in class 2–9 buildings

- (1) A complying development certificate for building work involving the installation, extension or modification of any relevant fire safety system in a class 2, 3, 4, 5, 6, 7, 8 or 9 building, as defined in the *Building Code of Australia*, must be issued subject to the condition required by this clause.
- (2) The condition required by this clause is that the building work involving the installation, modification or extension of the relevant fire safety system cannot commence unless:
 - (a) plans have been submitted to the principal certifying authority that show:
 - (i) in the case of building work involving the installation of the relevant fire safety system—the layout, extent and location of key components of the relevant fire safety system, or
 - (ii) in the case of building work involving the modification or extension of the relevant fire safety system—the layout, extent and location of any new or modified components of the relevant fire safety system, and

- (b) specifications have been submitted to the principal certifying authority that:
 - (i) describe the basis for design, installation and construction of the relevant fire safety system, and
 - (ii) identify the provisions of the *Building Code of Australia* upon which the design of the system is based, and
 - (c) those plans and specifications:
 - (i) have been certified by a compliance certificate referred to in section 6.4 (e) of the Act as complying with the relevant provisions of the *Building Code of Australia*, or
 - (ii) unless they are subject to an exemption under clause 164B, have been endorsed by a competent fire safety practitioner as complying with the relevant provisions of the *Building Code of Australia*, and
 - (d) if those plans and specifications were submitted before the complying development certificate was issued—each of them was endorsed by the certifying authority with a statement that the certifying authority is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the *Building Code of Australia*, and
 - (e) if those plans and specifications were not submitted before the complying development certificate was issued—each of them was endorsed by the principal certifying authority with a statement that the principal certifying authority is satisfied that it correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the *Building Code of Australia*.
- (3) In this clause:
relevant fire safety system means any of the following:
- (a) a hydraulic fire safety system within the meaning of clause 165,
 - (b) a fire detection and alarm system,
 - (c) a mechanical ducted smoke control system.

136AB Notice to neighbours

- (1) A complying development certificate for development on land that is in a category 1 local government area and that is not in a residential release area and that involves:
 - (a) a new building, or
 - (b) an addition to an existing building, or
 - (c) the demolition of a building,

must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the person's intention to commence the work authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.

- (2) A complying development certificate for development on land that is in a category 2 local government area or a residential release area and that involves:
 - (a) a new building, or
 - (b) an addition to an existing building, or
 - (c) the demolition of a building,

must be issued subject to a condition that the person having the benefit of the complying development certificate must give at least 2 days' notice in writing of the person's intention to commence the work

authorised by the certificate to the occupier of each dwelling that is located on a lot that has a boundary within 20 metres of the boundary of the lot on which the work is to be carried out.

(3) In this clause:

category 1 local government area means any of the local government areas of Ashfield, City of Auburn, City of Bankstown, City of Blacktown, City of Blue Mountains, City of Botany Bay, Burwood, Camden, City of Campbelltown, Canada Bay, City of Canterbury, City of Fairfield, City of Hawkesbury, City of Holroyd, Hornsby, Hunter's Hill, City of Hurstville, City of Kogarah, Ku-ring-gai, Lane Cove, Leichhardt, City of Liverpool, Manly, Marrickville, Mosman, North Sydney, City of Parramatta, City of Penrith, Pittwater, City of Randwick, City of Rockdale, City of Ryde, Strathfield, Sutherland Shire, City of Sydney, The Hills Shire, Warringah, Waverley, City of Willoughby, Wingecarribee, Wollondilly or Woollahra.

category 2 local government area means any local government area that is not a category 1 local government area.

residential release area means any land within:

- (a) an urban release area identified within a local environmental plan that adopts the applicable mandatory provisions of the Standard Instrument, or
- (b) a land release area identified under the *Eurobodalla Local Environmental Plan 2012*, or
- (c) any land subject to *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*, or
- (d) any area included in Parts 6, 26, 27, 28 and 29 of Schedule 3 to *State Environmental Planning Policy (Major Development) 2005*.

136B Erection of signs

- (1) A complying development certificate for development that involves any building work, subdivision work or demolition work must be issued subject to a condition that the requirements of subclauses (2) and (3) are complied with.
- (2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - (a) showing the name, address and telephone number of the principal certifying authority for the work, and
 - (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - (c) stating that unauthorised entry to the site is prohibited.
- (3) Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has been completed.
- (4) This clause does not apply in relation to building work, subdivision work or demolition work that is carried out inside an existing building, that does not affect the external walls of the building.
- (5) This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Act, to comply with the technical provisions of the State's building laws.
- (6) This clause applies to a complying development certificate issued before 1 July 2004 only if the building work, subdivision work or demolition work involved had not been commenced by that date.

Note.

Principal certifying authorities and principal contractors must also ensure that signs required by this clause are erected and maintained (see clause 227A which currently imposes a maximum penalty of \$1,100).

136C Notification of *Home Building Act 1989* requirements

- (1) A complying development certificate for development that involves any residential building work within the meaning of the *Home Building Act 1989* must be issued subject to a condition that the work is carried out in accordance with the requirements of this clause.
- (2) Residential building work within the meaning of the *Home Building Act 1989* must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the following information:
 - (a) in the case of work for which a principal contractor is required to be appointed:
 - (i) the name and licence number of the principal contractor, and
 - (ii) the name of the insurer by which the work is insured under Part 6 of that Act,
 - (b) in the case of work to be done by an owner-builder:
 - (i) the name of the owner-builder, and
 - (ii) if the owner-builder is required to hold an owner-builder permit under that Act, the number of the owner-builder permit.
- (3) If arrangements for doing the residential building work are changed while the work is in progress so that the information notified under subclause (2) becomes out of date, further work must not be carried out unless the principal certifying authority for the development to which the work relates (not being the council) has given the council written notice of the updated information.
- (4) This clause does not apply in relation to Crown building work that is certified, in accordance with section 6.28 of the Act, to comply with the technical provisions of the State's building laws.

136D Fulfilment of BASIX commitments

- (1) This clause applies to the following development:
 - (a) BASIX affected development,
 - (b) any BASIX optional development in relation to which a person has made an application for a complying development certificate that has been accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under clause 4A of Schedule 1 for it to be so accompanied).
- (2) A complying development certificate for development to which this clause applies must be issued subject to a condition that the commitments listed in each relevant BASIX certificate for the development must be fulfilled.

136E Development involving bonded asbestos material and friable asbestos material

- (1) A complying development certificate for development that involves building work or demolition work must be issued subject to the following conditions:
 - (a) work involving bonded asbestos removal work (of an area of more than 10 square metres) or friable asbestos removal work must be undertaken by a person who carries on a business of such removal work in accordance with a licence under clause 458 of the *Work Health and Safety Regulation 2011*,
 - (b) the person having the benefit of the complying development certificate must provide the principal certifying authority with a copy of a signed contract with such a person before any development pursuant to the complying development certificate commences,

- (c) any such contract must indicate whether any bonded asbestos material or friable asbestos material will be removed, and if so, must specify the landfill site (that may lawfully receive asbestos) to which the bonded asbestos material or friable asbestos material is to be delivered,
 - (d) if the contract indicates that bonded asbestos material or friable asbestos material will be removed to a specified landfill site, the person having the benefit of the complying development certificate must give the principal certifying authority a copy of a receipt from the operator of the landfill site stating that all the asbestos material referred to in the contract has been received by the operator.
- (2) This clause applies only to a complying development certificate issued after the commencement of this clause.
- (3) In this clause, ***bonded asbestos material***, ***bonded asbestos removal work***, ***friable asbestos material*** and ***friable asbestos removal work*** have the same meanings as in clause 317 of the *Occupational Health and Safety Regulation 2001*.

Note 1.

Under clause 317 removal work refers to work in which the bonded asbestos material or friable asbestos material is removed, repaired or disturbed.

Note 2.

The effect of subclause (1) (a) is that the development will be a workplace to which the *Occupational Health and Safety Regulation 2001* applies while removal work involving bonded asbestos material or friable asbestos material is being undertaken.

Note 3.

Information on the removal and disposal of asbestos to landfill sites licensed to accept this waste is available from the Office of Environment and Heritage.

Note 4.

Demolition undertaken in relation to complying development under the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* must be carried out in accordance with Australian Standard AS 2601—2001, *Demolition of structures*.

136F, 136G (Repealed)

136H Condition relating to shoring and adequacy of adjoining property

- (1) A complying development certificate for development must be issued subject to a condition that if the development involves an excavation that extends below the level of the base of the footings of a building, structure or work (including any structure or work within a road or rail corridor) on adjoining land, the person having the benefit of the certificate must at the person's own expense:
- (a) protect and support the building, structure or work from possible damage from the excavation, and
 - (b) where necessary, underpin the building, structure or work to prevent any such damage.
- (2) The condition referred to in subclause (1) does not apply if the person having the benefit of the complying development certificate owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

136I Traffic generating development

If an application for a complying development certificate is required to be accompanied by a certificate of Roads and Maritime Services as referred to in clause 4 (1) (j1) or (k) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the certificate of Roads and Maritime Services must be complied with.

136J Development on contaminated land

- (1) If an application for a complying development certificate is required to be accompanied by a statement of a qualified person as referred to in clause 4 (1) (l) of Schedule 1, the complying development certificate must be issued subject to a condition that any requirements specified in the statement must be complied with.
- (2) Subclause (1) does not apply to complying development carried out under the complying development provisions of *State Environmental Planning Policy (Three Ports) 2013* in the Lease Area within the meaning of clause 4 of that Policy.

136K When complying development certificates must be subject to section 4.28 (9) condition

- (1) This clause applies if a council's contributions plan provides for the payment of a monetary section 7.11 contribution or section 7.12 levy in relation to development for a particular purpose (whether or not it is classed as complying development under the contributions plan).
- (2) The certifying authority must issue the relevant complying development certificate authorising development for that purpose subject to a condition requiring payment of such contribution or levy, as required by section 4.28 (9) of the Act.
- (3) Subclause (2) applies despite any provision to the contrary in the council's contributions plan.

136L Contributions and levies payable under section 4.28 (9) must be paid before work commences

- (1) A complying development certificate issued subject to a condition required by section 4.28 (9) of the Act must be issued subject to a condition that the contribution or levy must be paid before any work authorised by the certificate commences.
- (2) Subclause (1) applies despite any provision to the contrary in the council's contributions plan.

136M Condition relating to payment of security

- (1) This clause applies to a complying development certificate authorising the carrying out of development if:
 - (a) the development is demolition of a work or building, erection of a new building or an addition to an existing building and the estimated cost of the development (as specified in the application for the certificate) is \$25,000 or more, and
 - (b) the development is to be carried out on land adjacent to a public road, and
 - (c) at the time the application for the certificate is made, there is specified on the website of the council for the area in which the development is to be carried out an amount of security determined by the council that must be paid in relation to:
 - (i) development of the same type or description, or
 - (ii) development carried out in the same circumstances, or
 - (iii) development carried out on land of the same size or description.
- (2) A complying development certificate to which this clause applies must be issued subject to a condition that the amount of security referred to in subclause (1) is to be provided, in accordance with this clause, to the council before any building work or subdivision work authorised by the certificate commences.
- (3) The security may be provided, at the applicant's choice, by way of:
 - (a) deposit with the council, or

- (b) a guarantee satisfactory to the council.
- (4) The funds realised from a security may be paid out to meet the cost of making good any damage caused to any property of the council as a consequence of doing anything (or not doing anything) authorised or required by the complying development certificate, including the cost of any inspection to determine whether damage has been caused.
- (5) Any balance of the funds realised from a security remaining after meeting the costs referred to in subclause (4) is to be refunded to, or at the direction of, the person who provided the security.

136N Principal certifying authority to be satisfied that preconditions met before commencement of work

- (1) This clause applies to building work or subdivision work that is the subject of a complying development certificate.
- (2) A principal certifying authority for building work or subdivision work to be carried out on a site, and over which the principal certifying authority has control, is required to be satisfied that any preconditions in relation to the work and required to be met before the work commences have been met before the work commences.

Complying development certificates—additional conditions for Telecom facilities.

If the development is part of infrastructure for a public mobile phone network—the principal certifying authority must, before work commences, be given:

- (i) In the case of development that will produce electromagnetic radiation—a report in the format required by the Australian Radiation Protection and Nuclear Safety Agency that shows the predicted levels of electromagnetic energy surrounding the development comply with the safety limits imposed by the Australian Communications and Media Authority and the Electromagnetic Radiation Standard, and
- (ii) A report showing compliance with the Mobile Phone Networks Code.

State Environmental Planning Policy (Transport & Infrastructure) 2021

Current version for 1 July 2018 to date (accessed 7 August 2018 at 14:25)

[Part 2 Division 5 Clause 20B](#)

20B General requirements for complying development

- (1) This clause applies to any development that this Policy provides is complying development.
- (2) To be complying development, the development must:
 - (a) not be exempt development under this Policy, and
 - (b) be permissible, with consent, under an environmental planning instrument applying to the land on which the development is carried out, and

Note.

Accordingly, development that is permitted to be carried out without consent is not complying development.

- (c) meet the relevant provisions of the *Building Code of Australia*, and
- (d) before the complying development certificate is issued, have written consent from the relevant roads authority, if required by the [Roads Act 1993](#):

- (i) for each opening of a public road required by the development, and
- (ii) to operate or store machinery, materials or waste required by the development on a road or footpath reserve, and
- (e) if it is the alteration or erection of improvements on land in a mine subsidence district within the meaning of the *Mine Subsidence Compensation Act 1961*, have the prior approval of the Mine Subsidence Board, and

Note.

Information about mine subsidence is information that is a prescribed matter for the purpose of a planning certificate under section 10.7 (2) of the Act.

- (f) not involve the removal or pruning of a tree or other vegetation that requires a permit or development consent for removal or pruning, unless that removal or pruning is undertaken in accordance with a permit or development consent, and

Note.

A permit for the removal or pruning of a tree or other vegetation may be granted under a local environmental plan. A development consent for the removal of native vegetation may be granted under the *Native Vegetation Act 2003*.

- (g) not be carried out within 1m of any public sewer, if the development comprises the erection of a building, except with the written approval of the authority that has management or control of that sewer, and
- (h) not involve the removal of asbestos, unless that removal is undertaken in accordance with *Working with Asbestos: Guide 2008* (ISBN 0 7310 5159 9) published by the WorkCover Authority.