

COMPLYING DEVELOPMENT CERTIFICATE (NSW)

Environmental Planning and Assessment Act 1979

Our ref number: 00125096cdc

21 Oct 2025

Acumen Building Projects
38 Piper Street
CABOOLTURE QLD 4510

Dear Anna,

Property Address:	Shop 2600 145 Old Pittwater Rd BROOKVALE NSW 2100
Site Description:	Lot 103 DP1247294
Scope of Works:	Tenancy Fitout of Shop 2600 (CEX)

Thank you for using Professional Certification Group. Please find attached your Complying Development Certificate.

Warning - Critical Stage Inspections Required

Please refer to the attached Notice of Critical Stage Inspections.

To book an inspection, call us on 02 8376 4808 or email commercialnsw@pcgroup.com.au 24hrs before you require an inspection.

Certificates

The following certificates will be required to be supplied to Professional Certification Group prior to the issue of an occupation certificate:

Electrical Installation	Certificate of installation showing compliance with AS 3000 – 2018 Electrical Installations, AS/NZS 1680.0-2009 Interior lighting Safe Movement and NCC 2022 Vol 1 Clauses F6D5, J7, and J9.
Engineer - Structural Inspection	Compliance certificate showing compliance with Approved Design Plans and Design Certificate issued by a NER-registered engineer. The installation certificate must make reference to the approved plans
Final Fire Safety Certificate	Provide a completed Final Fire Safety Certificate.
Fire - Electrical services (Automatic detection and alarm system)	Certificate of installation showing compliance with BCA 2013 - Section E2.2a Clause 5(b) & AS1668.1-1998 OLSSON Fire & Risk - S13047 Rev 8 Dated 7th of October 2016
Fire - Electrical services (Emergency lights)	Certificate of installation showing compliance with NCC Volume 1 Part E4D2 and AS2293.1-2018 issued by an appropriately licensed and qualified electrician.
Fire - Electrical services (Sound systems and intercom systems for emergency purpose EWIS)	Certificate of installation showing compliance with BCA 2013 Section E4.9 & AS1670.4-2004 OLSSON Fire & Risk - S13047 Rev 8 Dated 7th of October 2016
Fire - Wet services (Automatic fire suppression system)	Certificate of installation showing compliance with AS2118.1-1999
Fire test certificate for finishes	Fire hazard test report from manufacturer demonstrating compliance with NCC 2022 Volume 1 Specification 7 for all carpet, vinyl, timber flooring and / or wall linings.
Glazing - Commercial	Compliance certificate showing compliance with AS1288 for the shopfront glazing
Mechanical services - Ventilation	Certificate of installation showing compliance with AS1668.1 and AS1668.2
Occupation Certificate - Portal application	Evidence of the Occupation Certification application having been lodged on the NSW Planning Portal (to lodge an application, go to www.planningportal.nsw.gov.au)

NSW Planning Portal

Now that the CDC application has been approved, you will then need to lodge further information on the portal at various stages, including the *PC appointment*, *Commencement Notice* and *Occupation Certificate Application*. Please refer to the attached portal factsheet for information about the mandatory portal lodgements. Please note that applications cannot proceed to the next step until the portal lodgements have been made. NSW Government fees are payable for lodging OC applications on the portal – an invoice will be sent directly to you from the NSW Planning Portal for payment.

Additional Information

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- To book an inspection, contact us on 1300 060 136.
- The Complying Development Certificate contains numerous conditions, which are required to be addressed before and during the course of construction.

Should you require any further information, please do not hesitate to contact me at your convenience.

Yours faithfully



Mark Maxwell
BDC3396
Professional Certification Group

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DESCRIPTION OF DEVELOPMENT

Description:	Tenancy Fitout of Shop 2600 (CEX)
Site address:	Shop 2600 145 Old Pittwater Rd BROOKVALE NSW 2100
Site description (lot/plan):	Lot 103 DP 1247294
Consent Authority / Council	Northern Beaches Council
Applicant:	Mitch Jack Pty Ltd
Applicant's address:	38 Piper Street CABOOLTURE QLD 4510
Site Zone	E2 Commercial Centre, E4 General Industrial
Planning Use:	Shop (no change)
BCA Version:	2022.2
BCA Classification	6

CERTIFICATION

I 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 the requirements prescribed by the *Environmental Planning & Assessment Regulation 2021* concerning the issue of this certificate. The code applicable to this CDC is:

☒ Complying Development Code:

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 - Part 5 - Industrial and Business Alterations Code

☐ Environmental Planning Instrument -

☐ Development Control Plan -

The documents listed below accompanied the application for this certificate:

Architectural	Plans by CeX Ltd; Drawings CEX-WAR-01 to 18; Dated 25/08/2025.
Structural	Plans by MLH; Job 22256; Drawings S01 to S08; Dated 12/08/2025.
Fire Service Drawings	Plans by Premier Fire; Drawing FS-01; Revision A dated 13/08/2025.

All the above information has been issued to the applicant for this building approval. This documentation can be accessed by contacting the relevant local Council.

FIRE SAFETY ATTACHMENTS

☒ Fire Safety Schedule	☐ Fire Link Conversion Schedule	☐ Not Applicable
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CERTIFICATION DETAILS

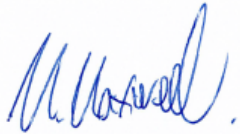
Is the certifier a registered body corporate	☒ Yes, the certifier is a registered body corporate	☐ No, the certifier is an individual
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Registered Body Corporate Certifier	Professional Certification Group (Registration No.: RBC00009)
Signing Certifier's Name:	Mark Maxwell (Registration No. BDC3396)

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Signature:	
Date of Certificate	21 Oct 2025
CDC lapse date:	21 Oct 2030
Status:	Approved with Conditions
Certificate No.	00125096cdc

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CONDITIONS

Conditions of Complying Development Certificate as required by the *Environmental Planning & Assessment Regulation 2021* (EP&A Regulation) and State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

BEFORE WORKS BEGIN	
Description	Condition
Evidence of payment of contributions	Sufficient evidence must be provided to the principal certifying authority before works begin to reasonably satisfy the principal certifying authority that any contribution required to be paid under section 7.11 or 7.12 of the Act in respect of the development has been paid.
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.
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 if 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.
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.
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.
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—

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	(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. (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.
Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989	(1) A complying development certificate for development that involves building work must be issued subject to the following conditions— (a) the work must be carried out in accordance with the requirements of the Building Code of Australia,(b) for residential building work that requires a contract of insurance under the Home Building Act 1989—a contract of insurance must be in force before the building work authorised to be carried out by the certificate commences. (2) A complying development certificate for a temporary structure that is used as an entertainment venue must be issued subject to a condition that the temporary structure must comply with Part B1 and NSW Part H102 in Volume 1 of the Building Code of Australia. (3) This section does not limit the other conditions to which a complying development certificate may be subject. (4) This section does not apply— (a) to the extent to which an exemption from a provision of the Building Code of Australia or a fire safety standard is in force under the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, or (b) to the erection of a temporary building, other than a temporary structure to which subsection (2) applies. (5) In this section, a reference to the Building Code of Australia is a reference to the Building Code of Australia as in force on the date on which the application for the relevant complying development certificate is made.
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 certifier 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,

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	(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 certifier 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.
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 certifier 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.
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.

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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 certifier 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 certifier 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 an accredited practitioner (fire safety) 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 certifier with a statement that the certifier 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 certifier with a statement that the principal certifier 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.
Protection of adjoining area	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 works, if 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

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	temporary construction site fences are exempt development and state the applicable standards for that development.
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.
Waste management	(1) A garbage receptacle must be provided at the work site before works begin and must be maintained until the works are completed. (2) The garbage receptacle must have a tight fitting lid and be suitable for the reception of food scraps and papers.

DURING WORKS	
Description	Condition
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.
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.
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.
Compliance with plans	Works must be carried out in accordance with the plans and specifications to which

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	the complying development certificate relates.
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.
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.
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.
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. (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.
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

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	or final) for the work is issued.
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.
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.
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.
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.
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. (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.
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.
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

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	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.
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 certifier 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 certifiers 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).
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.
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)(j) 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.
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

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	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.
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 work 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.
Alarm signalling equipment	Any work to existing alarm signalling equipment must not result in any loss of monitoring service continuity unless fire watch measures are implemented for the full duration of the period in which the work is carried out.
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 work can continue.
Compliance with plans	Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.
Demolition	Any demolition must be carried out in accordance with AS 2601—2001, The demolition of structures.
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 direct the flow of any surface or ground water or cause sediment to be transported onto an adjoining property, and (c) that involve 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 involve excavated soil being 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 the Excavation Work: Code of Practice (ISBN 978-08-642-785442), published in July 2012 by Safe Work Australia.
Hours for construction	Work may only be carried out between 7.00 am and 6.00 pm on Monday to Friday or between 8.00am and 1.00pm on Saturdays, and no work is to be carried out at any time on a Sunday or a public holiday.
Maintenance of site	(1) All materials and equipment must be stored wholly within the work site unless an

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

OPERATIONAL REQUIREMENT	
Description	Condition
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.
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.
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— (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

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	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.
Noise	(1) The development must comply with the requirements for industrial premises contained in the Noise Policy. (2) Noise emitted by the development— (a) must not exceed an L A (15 min) of 5dB(A) above background noise when measured at any lot boundary of the property where the development is being carried out, and (b) must not cause the relevant amenity criteria in Table 2.1 in the Noise Policy to be exceeded. (3) In this clause, the Noise Policy means the document entitled NSW Industrial Noise Policy (ISBN 0 7313 2715 2) published in January 2000 by the Environment Protection Authority.
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.

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NOTICE OF CRITICAL STAGE INSPECTIONS AND OTHER INSPECTIONS

DESCRIPTION OF DEVELOPMENT

Description:	Tenancy Fitout of Shop 2600 (CEX)
Site address:	Shop 2600 145 Old Pittwater Rd BROOKVALE NSW 2100
Site description (lot/plan):	Lot 103 DP 1247294
Consent Authority / Council	Northern Beaches Council
BCA Classification	6

CRITICAL STAGE INSPECTIONS AND OTHER INSPECTIONS

Inspection type
Pre-approval Inspection
Final Inspection

CERTIFICATION DETAILS

Is the certifier a registered body corporate	☒ Yes, the certifier is a registered body corporate	☐ No, the certifier is an individual
Registered Body Corporate Certifier	Professional Certification Group (Registration No. RBC00009)	
Signing Certifier's Name:	Mark Maxwell (Registration No. BDC3396)	

Notes:

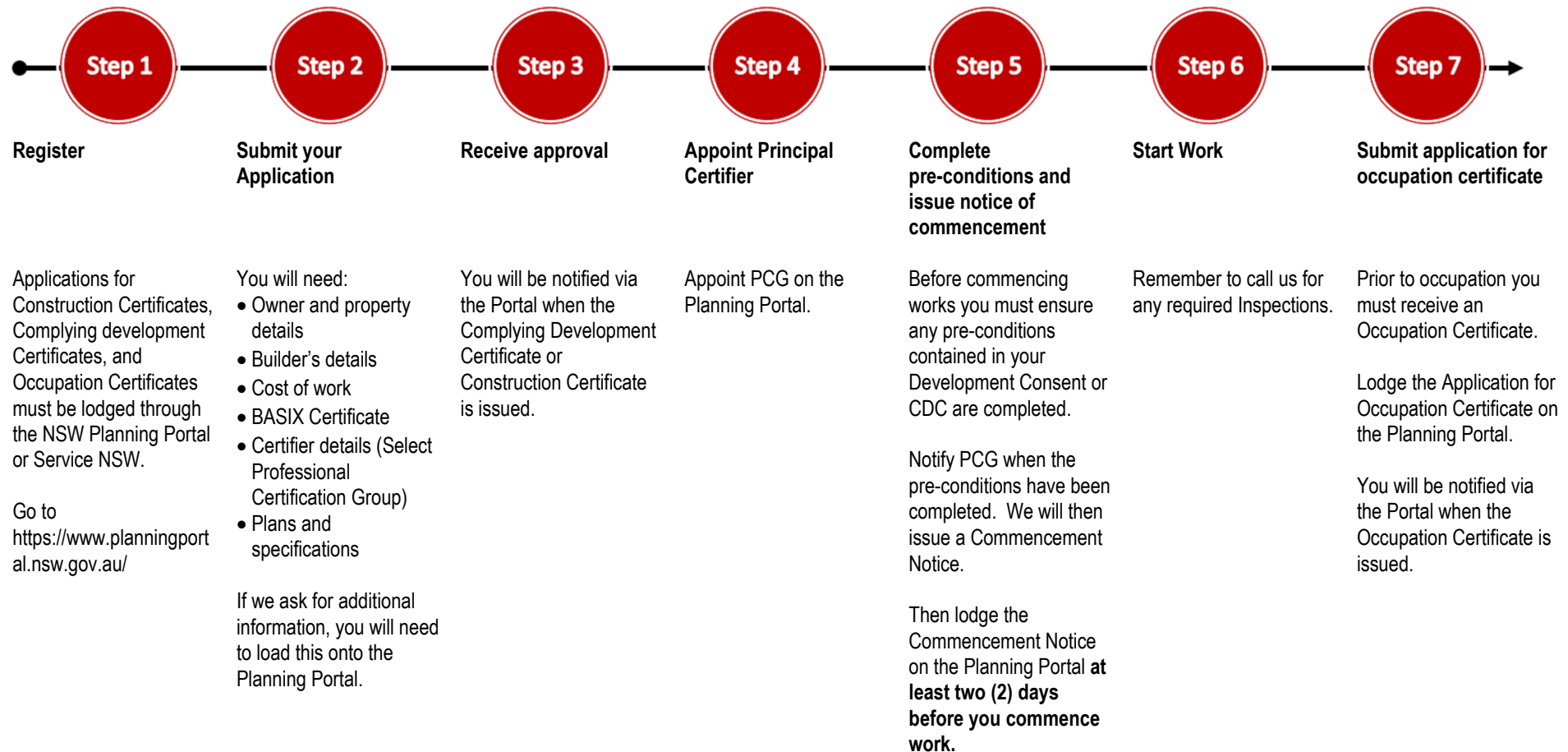
Inspection bookings: Please ensure you book the above inspections when they are due. To book an inspection, call us on 02 8376 4808 or email commercialnsw@pcgroup.com.au 48hrs before you require an inspection.

Warning: Missed critical stage inspections must be notified to PCG as soon as possible. An Occupation Certification cannot be issued where the inspection has been missed.

NSW PLANNING PORTAL FACT SHEET

To commence work you will require either a Complying Development Certificate (CDC) – no Council consent required – or a Construction Certificate (CC) – Council consent required.

If you're unsure you can request a written assessment by emailing us at enquiry@pcgroup.net.au



Further assistance?

For information on the portal or assistance, please visit the [NSW Planning Portal](#) or view the [Frequently asked questions](#) or [Quick reference guides](#). A helpline is available on 1300 305 695 or email info@service.nsw.gov.au



PRINCIPAL CERTIFIER - REGISTRATION NO. RBC00009

SYDNEY REGION | SUITE 315, 20B LEXINGTON DRIVE, BELLA VISTA, NSW

NORTHERN RIVERS | UNIT 14, 11-13 PEARL STREET, KINGSCLIFF, NSW

QUEENSLAND | UNIT 15, 8 NAVIGATOR PLACE, HENDRA, QLD

PRINCIPAL CONTRACTOR:

Acumen Building Projects

AFTER HOURS CONTACT NO:

PHONE 1300 060 136

UNUATHORISED ENTRY TO THE WORK SITE IS PROHIBITED