

# COMPLYING DEVELOPMENT CERTIFICATE



**Complying Development Certificate No.:** CBS230001572

*This certificate authorises the Applicant (or person having the owners authority) to carry out the development in accordance with the conditions set out in the certificate and the plans and specifications that have been approved.*

## SECTION A. DETAILS OF THE APPLICANT

Mr ☐ Ms ☐ Mrs ☐ Dr ☐

Other:

Applicant Name (company or individual)

**Decjuba Head Office**

Applicant Address (Unit/Street no. , Street Name, Suburb or Town , State , Postcode)

**56-60 Gwynne Street, Cremorne VIC 3121**

Daytime Telephone

Fax

Mobile

**03 6361 0399**

Email

## SECTION B. ADDRESS OF THE LAND

Unit / Street no.

Street Name

**Shop 10, 87**

**Baylis Street (Wagga Wagga Marketplace)**

Suburb or Town

State

Postcode

**Wagga Wagga**

**NSW**

**2650**

Lot no.

DP / SP no.

**1**

**739654**

## SECTION C. DECISION OF THE CERTIFIER

**This Complying Development Certificate is issued:**

- ☒ with conditions
- ☒ subject to the conditions listed in Attachments B & C
- ☐ to erect a temporary building
- ☒ the issue of this certificate has been endorsed on the plans, specifications or other documents that were lodged with the application
- ☐ subject to conditions of the kind referred to in Sections 25-29, 115-117 or 111 of the Environmental Planning and Assessment (Development Certification & Fire Safety) Regulation 2021
- ☒ with fire safety engineering alternative solution report;

**This Complying Development Certificate is for:**

- ☒ Building work Building or Part under the Building Code of Australia when works are complete.
- ☐ Subdivision work

**Description of work:**

Internal fitout for "Decjuba" (Excluding core hole penetrations in the fire rated elements which has been confirmed as being lessor works that will be certified separately by the lessor's Certifier).

**BCA Classification:**

**Class 6**

Building under the Building Code of Australia classification of the building to which the certificate relates

**The decision was made under the following planning instrument:**

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

**Land use zone within which the land is situated:** Zone B3 Commercial Core

**Equivalent land use zone:**

*\*Note: insert the equivalent land use zone if the land use zone is not zoned under a 'standard instrument' (i.e. an environmental planning instrument made in a standard form, by order of the Governor under Section 3.20 (2) of the EP&A Act). See Section 136 (3)(b) EP&A Reg.*

#### SECTION D. DEFERRED COMMENCEMENT

- ☐ the proposed development is **NOT** to operate until such time the certifier has been satisfied **ALL** development standards applicable to the development and with such other requirements prescribed by this regulation concerning the issue of the certificate are satisfied.

#### SECTION E. CERTIFICATION

Clem Giambattista (For Checkpoint Building Surveyors) **certifies that:**

- ☒ the proposed development is complying development
- ☒ the proposed development (if carried out as specified in the certificate) will comply with all development standards applicable to the development and with such other requirements prescribed by this regulation concerning the issue of the certificate.
- ☐ Exemption of building work on fire safety systems;

The issue of this certificate has been endorsed on the documents listed in Attachment A.

*Pursuant to Section 4.29 of the EP&A Act 1979, the duration of a complying development certificate is based on the following:*

1. A complying development certificate becomes effective and operates from the date endorsed on the certificate;
2. A complying development certificate lapses 5 years after the date endorsed on the certificate;
3. However, a complying development certificate does not lapse if the development to which it relates is physically commenced on the land to which the certificate applies within the period of 5 years after the date endorsed on the certificate;
4. No proceedings may be taken before court or tribunal to extend the 5-year period.

**Date of this certificate:** 13 March 2023

**Date on which this certificate lapses:** 13 March 2027

#### SECTION F. SIGNATURE OF CERTIFIER

For this certificate to be valid, it must be signed by the Certifier

**Signature:** 

**Name:** Clem Giambattista

**Accreditation body of the certifier:** NSW Fair Trading

**Accreditation no. of the certifier:** BDC3312

#### SECTION G. INFORMATION ATTACHED TO THIS DECISION

- ☒ **Attachment A:** Schedule of endorsed plans and documents relied upon
- ☒ **Attachment B:** Conditions applying to complying development certificate under SEPP (Exempt and Complying Development Codes) 2008
- ☒ **Attachment C:** Prescribed conditions in accordance with Division 5 of the Environmental Planning and Assessment Regulation 2021
- ☒ **Attachment D:** Fire Safety Schedule for new / modified essential fire safety measures
- ☒ **Attachment E:** Notice of Appointment of the Principal Certifier (PC)