

5 DEC 2016

General Manager  
Northern Beaches Council  
PO Box 882  
Mona Vale NSW 1660

Dear Sir/ Madam

**Complying Development Certificate No. 2016/926CDC**

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For Council's information, please find enclosed the following:

1. Occupation Certificate No. 2016/926CDC.
2. A cheque for \$36.00 being Council's administration fee to accept the above. **Please send receipt to Insight Building Certifiers, PO Box 326, Mona Vale 1660.**

**NB:** The refund of Council's Security Bond as paid is now requested.

Yours faithfully,



**Tom Bowden**  
**Insight Building Certifiers Pty Ltd**



PRVC \$36  
Rec: 405154



## **Determination of a Final Occupation Certificate Application**

Made under Sections 109C(1)(c) and 109H of the Environmental Planning and Assessment Act 1979

### **Final Occupation Certificate No: 2016/926CDC**

**Land to which this certificate applies:**

**Address: 176 Barrenjoey Road, Newport**

**Lot No: 1 DP No: 656488**

**I approve the issuing of this Final Occupation Certificate and certify that:**

- I have been appointed as the Principal Certifying Authority under Section 109E of the Environmental Planning & Assessment Act 1979.
- Complying Development Certificate No. 2016/926CDC has been issued with respect to the plans and specifications for alterations to an existing dwelling house (replace existing windows/doors only).
- The building is completed in accordance with its classification under the Building Code of Australia.
- Refer to the attached Schedule of all critical stage inspections.

**Determination date: 5 December 2016**



**Tom Bowden**  
**Accredited Certifier – Accreditation No. BPB0042**



**Schedule of critical stage inspections carried out or missed by the Principal Certifying Authority** (Clause 151, 162A, 162B & 162C of the Environmental Planning & Assessment Regulations 1994)

<b>Critical Stage Inspections</b>	<b>Inspected or Missed</b>	<b>Date Inspected</b>
<b>Prior to issue of a Complying Development Certificate</b>	<b>Inspected</b>	<b>27/07/2016</b>
<b>Excavation for footings</b>	<b>n/a</b>	<b>n/a</b>
<b>Prior to pouring of any in-situ reinforced concrete</b>	<b>n/a</b>	<b>n/a</b>
<b>Prior to the covering of any framework</b>	<b>Inspected</b>	<b>30/08/2016</b>
<b>Prior to covering waterproofing in any wet area</b>	<b>n/a</b>	<b>n/a</b>
<b>Prior to covering any stormwater drainage connections</b>	<b>n/a</b>	<b>n/a</b>
<b>Other required inspections</b>	<b>n/a</b>	<b>n/a</b>
<b>Final Inspection</b>	<b>Inspected</b>	<b>19/10/2016</b>

**Schedule of Compliance Certificates or other documentary evidence relied upon to issue the Final Occupation Certificate**

<b>Structural Engineer's Compliance Certificate</b>	<b>Issued by VDM Consulting Engineers Pty Ltd dated 29 November 2016.</b>
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## BUILDING INSPECTION REPORT

Land to which this Building Inspection Report result sheet applies:

Council Area: Pittwater Date of Inspection 30 AUGUST 2016

Address: 176 BARRENJOEY ROAD NEWPORT

DA No. CC No. CDC No. 2016/926

Requested by: GRAHAM REGIE Ph No. 0414 014 165  
0437 600 300

### Critical Stage Inspections

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Site Assessment - Pre CC/ CDC Issue | <input type="checkbox"/> Footings and Excavation         | <input type="checkbox"/> Waterproofing                  |
| <input type="checkbox"/> PCA Signage                         | <input type="checkbox"/> Steel Placement                 | <input type="checkbox"/> Stormwater                     |
| <input type="checkbox"/> Sediment Controls                   | <input checked="" type="checkbox"/> Floor Framing / Slab | <input type="checkbox"/> Pool Fence                     |
| <input type="checkbox"/> Tree Protection Measures            | <input checked="" type="checkbox"/> Wall Framing         | <input type="checkbox"/> Final Inspection               |
| <input type="checkbox"/> Building Commencement               | <input checked="" type="checkbox"/> Roof Framing         | <input checked="" type="checkbox"/> Photographic record |
| <input type="checkbox"/> Other (specify) _____               |  |   |

☒ An inspection of frame construction has been carried out and has been found to be in compliance with the plans and specifications as approved in that Construction Certificate/Complying Development Certificate.

☐ Complete the work detailed hereunder.

☐ Complete the work detailed hereunder and contact the Principal Certifying Authority to arrange a re-inspection. NB A re-inspection fee of \$\_\_\_\_\_ will be charged, which is payable **PRIOR TO THE RE-INSPECTION BEING CARRIED OUT.**

Engineers certificate for the proposed pier and modified  
frame construction

Signed: AD Bailey Accreditation No. BPB0015 Date: 30 AUGUST 2016  
Accredited Building Surveyor



29 November 2016

Our ref: SD1502-003  
Your ref: CDC0148/16

General Manager  
Northern Beaches (Pittwater) Council  
PO Box 882  
Mona Vale NSW 1660  
Australia

## ENGINEERING COMPLIANCE CERTIFICATE

### ALTERATIONS & ADDITIONS

Address: **176 Barrenjoey Rd, Newport, NSW, 2106**  
Type of Building Work: **Residential**  
Subject of this short report: **Alterations + Additions (CDC)**

#### 1. Introduction

This certificate is based on the requirements of Northern Beaches (Pittwater) Council as the final certification for the structural integrity, adequacy and construction of the Alterations & Additions at the above address.

The structural components associated with the structure's construction at the above address have been designed, inspected and checked by VDM Consulting Engineers Pty Ltd (VDM) using the following Australian Standards and references;

- ⇒ AS/NZS 1170.0:2002: *Structural design actions - General principles*,
- ⇒ AS/NZS 1170.1:2002: *Structural design actions - Permanent, imposed and other actions*,
- ⇒ AS/NZS 1170.1:2011: *Structural design actions - Wind actions*,
- ⇒ AS 1170.4:2007: *Structural design actions - Earthquake actions in Australia*,
- ⇒ AS 1684:1999: *Residential timber - frame construction - design criteria*,
- ⇒ AS 1720:2010: *Timber structures*,
- ⇒ AS 2870-2011: *Residential Slabs and Footings-Construction*,
- ⇒ AS 3600:2009: *Concrete structures*,
- ⇒ AS 4100:1998: *Steel structures*,
- ⇒ Building Code of Australia (BCA)
- ⇒ Principles of structural engineering
- ⇒ Northern Beaches (Pittwater) Council conditions.

#### 2. Loadings

Loads used for the analysis included:

- Dead load (DL) – 1.0kPa (102 kg/m<sup>2</sup>),
- Dead load (DL) – timber – 550 kg/m<sup>3</sup> (softwood), 850 kg/m<sup>3</sup> (hardwood),



- Live load (LL) – 1.5 kPa (153 kg/m<sup>2</sup>),
- Live load (LL) – 3.0 kPa (306 kg/m<sup>2</sup>), (Balcony/Deck),
- Concrete self weight (sw) – 25 kN/m<sup>3</sup> (2,548 kg/m<sup>3</sup>) includes steel reinforcement
- Concrete –  $f'_c = 32\text{MPa}$

Combination factors:

- Short term  $\psi_s = 0.7$
- Long term  $\psi_l = 0.4$
- Earthquake  $\psi_E = 0.3$

Hazard factor -  $Z = 0.08$

Strength factors

- Dead load – 1.2,
- Live load – 1.5,
- Wind load –  $W_u = 1.0$ ,  $W_s = 1.0$
- Wind parameters
- Wind Loads –  $V_u = 56.2\text{m/s}$ ,  $V_s = 45.0\text{m/s}$
- $M_s = 1.0$ ,  $M_t = 1.0$ ,  $M_{z.cat} = 1.25$

Serviceability factors

1.0  
1.0

### 3. Site inspection

Critical stages inspections were carried out as follows:

- 24<sup>th</sup> February, 2016 – Initial inspection,
- 18<sup>th</sup> August, 2016 – footings and demolition of deck, steel framing,
- 3<sup>rd</sup> November, 2016 – roof + connections + tie-downs, final inspection.

Other minor inspections were carried out but no dates were recorded.

### 4. Conclusion

VDM hereby certifies that, the structural components associated with the construction at the above location, comply with the above mentioned standards and regulations.

This report, assessment, analyses and certification has been based on areas inspected in the building in consideration, any attempt to place these comments elsewhere shall require further analysis to ensure the integrity, adequacy and stability of the structure is maintain.

***This certificate shall not construe as relieving any other party of their responsibilities, liabilities or contractual obligations.***

### CERTIFICATION

Responsibility for this report is acknowledged as follows:  
Name of person signing – Mario F. Benitez BE(UTS-Struct)  
CPEng. MIEAust. (418917), MIPENZ (111943)  
Position – Senior Structural Engineer  
Name of responsible firm for and on behalf of person  
is signing for – VDM Consulting Engineers Pty. Ltd.



Digitally signed by Mario F Benitez  
DN: cn=Mario F Benitez, o=VDM  
Consulting Engineers P/L,  
ou=structures/geotechnical,  
email=vdm1@optusnet.com.au,  
c=AU  
Date: 2016.11.29 07:47:36 +11'00'

Signature