

5 DEC 2016

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

Dear Sir/ Madam

Complying Development Certificate No. 2016/926CDC

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)

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

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

Structural Engineer's Compliance Certificate	Issued by VDM Consulting Engineers Pty Ltd dated 29 November 2016.
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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 REGGIE 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 plan and modified frame construction

Signed: AO 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/m²),
- Dead load (DL) – timber – 550 kg/m³ (softwood), 850 kg/m³ (hardwood),

- Live load (LL) – 1.5 kPa (153 kg/m²),
- Live load (LL) – 3.0 kPa (306 kg/m²), (Balcony/Deck),
- Concrete self weight (sw) – 25 kN/m³ (2,548 kg/m³) 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 – $V_u = 56.2.0\text{m/s}, V_s = 45.0\text{m/s}$
- $M_s = 1.0, M_t = 1.0, M_{z.cat} = 1.25$

Serviceability factors

1.0
1.0

3. Site inspection

Critical stages inspections were carried out as follows:

- 24th February, 2016 – Initial inspection,
- 18th August, 2016 – footings and demolition of deck, steel framing,
- 3rd 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

