

4 August, 2016



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

Dear Sir,

**Determination of Complying Development Certificate Application**  
**Property Address: 176 Barrenjoey Road, Newport**

For Council's information, please find enclosed Complying Development Certificate No. 2016/926CDC issued for Alterations to an Existing Dwelling House (Replace existing windows/doors only) at the above address, accompanied by:

- Copy of Complying Development Certificate application form
- Record of Site Inspection (Clause 129B Environmental Planning & Assessment Regulations 2000.)
- Notice of Commencement of Work and Appointment of Principal Certifying Authority
- Cheque made payable to Council for the required Security Deposit and Inspection Fee.
- Cheque for \$36.00 being the prescribed fee to receive the above certificate.

**NB:** Please forward receipt for the above fee to **Insight Building Certifiers Pty Ltd, PO Box 326, Mona Vale 1660.**

Yours faithfully

Rec: 398422 9/8/2016  
\$36-

PRVC.

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

# Determination of a Complying Development Certificate Application

made under the Environmental  
Planning and Assessment Act 1979  
Section 85 and 85A

**Certificate No. 2016/926CDC**

|   |  |
|---|--|
| <b>Council</b>  | Northern Beaches Council   |
| <b>Determination</b><br>Date of issue                                   | 4 August 2016  |
| <b>Subject land</b><br>Address<br>Lot No, DP No.<br>Land Use Zone       | 176 Barrenjoey Road, Newport<br>Lot 1 DP 656488<br>E2 - Environmental Conservation |
| <b>Applicant</b><br>Name<br>Address<br>Contact No.                      | Ms Pamela Ann Makin<br>176 Barrenjoey Road, Newport NSW 2106<br>0439 600 300       |
| <b>Owner</b><br>Name<br>Address<br>Contact No.                          | Ms Pamela Ann Makin<br>176 Barrenjoey Road, Newport NSW 2106<br>0439 600 300       |
| <b>Description of Development</b><br>Type of Work                       | Alterations to an Existing Dwelling House (Replace existing windows/doors only)    |
| <b>Builder or Owner/Builder</b><br>Name<br>Contractor Licence No/Permit | Barrenjoey Building Pty Ltd<br>202838C   |
| <b>Value of Work</b><br>Building  | \$21,000.00  |

**COUNCIL  
COPY**

The development is to be carried out in compliance with the following plans and documentation listed below and endorsed with *Insight Building Certifiers* stamp;

1. Architectural Plans & Construction Specification drawing no. 102, prepared by Walter Barda Design, dated 09.03.
2. Structural Details reference no. sd1602-008 drawing no.'s 1, 2, 3 & 4, prepared and endorsed by VDM Consulting Engineers dated March 2016.

and any other supporting documentation submitted as part of the application.

## Certificate

I certify that the proposed development is complying development and that if carried out in accordance with the plans, specifications and attached schedule of conditions will comply with the requirements of the State Environmental Planning Policy: Exempt and Complying Development Codes 2008, Part 4 (as amended on 22 February 2014) including the relevant conditions under Schedule 7, all requirements of the Environmental Planning and Assessment Regulations 2000 (as amended) concerning the issue of the Certificate and the relevant provisions of the Building Code of Australia.

Signed



4 AUG 2016

**Certificate No.** 2016/926CDC  
**Date on which this Certificate will lapse:** 4 August 2020

### Certifying Authority

|                              |  |
|------------------------------|--|
| Name of Accredited Certifier | Tom Bowden                               |
| Accreditation No.            | BPB0042                                  |
| Accreditation Authority      | Building Professionals Board             |
| Contact No.                  | (02) 9999 0003                           |
| Address                      | 13/90 Mona Vale Road, Mona Vale NSW 2103 |

**BCA Classification** 1a

## **Conditions of Complying Development Certificate no. 2016/926CDC**

*(Prescribed Conditions under the State Environmental Planning Policy: Exempt & Complying Development Codes 2008 (issued 22 February 2014))*

### **Notification to neighbours**

The person having the benefit of the complying development certificate must give at least 7 days' notice in writing of the intention to commence works to the owner or occupier of each dwelling that is situated within 20m of the lot on which the works shall be carried out.

## **Schedule 7 Conditions applying to complying development certificates Housing Alterations Code and General Development Code**

(Clauses 3.37 and 3A.39)

**Note 1.** Complying development under the Housing Alterations Code must comply with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions listed in this Schedule.

**Note 2.** Division 2A of Part 7 of the *Environmental Planning and Assessment Regulation 2000* specifies conditions to which certain complying development certificates are subject.

**Note 3.** In addition to the requirements specified for development under this Policy, adjoining owners' property rights, applicable common law and other legislative requirements for approvals, licences, permits and authorities still apply.

**Note 4.** If the development is in the proximity of infrastructure (including water, stormwater or sewer mains, electricity power lines and telecommunications facilities), the relevant infrastructure authority should be contacted before commencing the development.

**Note 5.** Under section 86A of the *Environmental Planning and Assessment Act 1979*, a complying development certificate lapses 5 years after the date endorsed on the certificate, unless the development has physically commenced on the land during that period.

### **Part 1 Conditions applying before works commence**

#### **1 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*.

#### **2 Garbage receptacle**

- (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.

### **Part 2 Conditions applying during the works**

**Note.** The *Protection of the Environment Operations Act 1997* and the *Protection of the Environment Operations (Noise Control) Regulation 2008* contain provisions relating to noise.

### **3 Hours for construction**

Construction may only be carried out between 7.00 am and 5.00 pm on Monday to Saturday and no construction is to be carried out at any time on a Sunday or a public holiday.

### **4 Compliance with plans**

Works must be carried out in accordance with the plans and specifications to which the complying development certificate relates.

### **5 Demolition**

Any demolition must be carried out in accordance with AS 2601—2001, *The demolition of structures*.

### **6 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) At the completion of the works, the work site must be left clear of waste and debris.

# APPLICATION FOR A COMPLYING DEVELOPMENT CERTIFICATE

**Information for the Applicant**

- This form may be used to apply for a complying development certificate (a "CDC") to carry out development classed as "complying development". To complete this form, please place a cross in the relevant boxes, fill out the white sections as appropriate and attach copies of all documents indicated in the form as being required to be provided. To minimise delay in receiving a decision about the application, please ensure that all relevant information and documents are provided.
- Once completed, this application form should be submitted to **Insight Building Certifiers Pty Ltd** "certifying authority" for determination.
- It is recommended that applicants should obtain a planning certificate issued under s.149 Environmental Planning and Assessment Act 1979 from the Local Council and provide it to the certifying authority with this application. This may expedite the determination of the application.
- A single application for a CDC maybe made for development comprising the concurrent construction of new single storey or two storey dwelling houses if each is to be erected on existing adjoining lots.
- If the certifying authority issues a CDC, the Applicant (or a subsequent owner of the land on which the development is proposed to be carried out) has permission to carry out the development without the need to obtain further development consent.

However, depending upon factors such as the type of development, the location of the development and whether there will be external work or activities involved (eg. road opening, use of footpath areas) there may still be a need to obtain other approvals in order for the work involved to be performed. A list of the possible additional approvals that may be required can be obtained from the Department of Planning at [www.planning.nsw.gov.au](http://www.planning.nsw.gov.au). In order to avoid potential delays in commencing any work, Applicants should ascertain whether other approvals will be needed, and if so, the stage at which they will be required.

**Section A: Details of the Applicant**

Mr  Ms  Mrs  Dr  Other:

First Name  Family name

Company (if applicable)  ABN (if applicable)

Unit/Street no.  Street name

Suburb or town  State  Postcode

Daytime telephone  Fax  Mobile

**Section B: Location and title details of the land where the development is to be carried out**

Unit/Street no.  Street name

Suburb or town  State  Postcode

Lot no.  Section

DP / SP no.  Volume/folio

**Section C: Describe the development proposed to be carried out**

Provide a brief description of the development. For example, if a dwelling is proposed, include information such as the type of building (house, townhouse, villa etc), the number of floors, the number of bedrooms, the major building material (brick, brick veneer, timber clad etc)

Replace existing windows + door  
to part w & western elevation  
to dwelling house.

**Section D: Estimated cost of the development**

The contract price, or if there is no contract a genuine and accurate estimate, for all labour and material costs associated with all demolition and construction required for the development, including the cost of construction of any building and the preparation of a building for the purpose for which it is to be used (such as the costs of installing plant, fittings, fixtures and equipment). GST is also to be included.

\$ 21,000

**Section E: Environmental planning instrument**

Provide the name of the "environmental planning instrument" under which the development is complying development.

**Note:** The criteria for complying development may vary between environmental planning instruments. You must nominate which instrument this Application is to be assessed under.

State Environmental Planning Policy (Exempt & Complying Development Codes) Amendment.  
(Commercial & Industrial Development & Other Matters.) 2013.

OR

State Environmental Planning Policy (Affordable Rental Housing) 2009

**Section F: Easements & Positive covenants**

Is the subject land affected or burdened by any easement (eg. Drainage, telecommunications, electricity power lines, sewer or similar), right of carriage way or similar, or any registered covenants or restrictions on the use of lands

Yes

No

If you don't know or are unsure a title search can be carried out online for a small fee by contacting NSW Departments of Land & Property Information.

[www.lpi.nsw.gov.au](http://www.lpi.nsw.gov.au) or call 1300 052 637

**Section G: Asbestos**

If any bonded asbestos material or friable asbestos material will be disturbed, repaired or removed in carrying out the development, what is the estimated area of the material?

NIL

square metres

**Section H: Attachments relating to the proposed development**

Applicants must provide the documents listed below that are relevant to the type of development that is proposed. Please confirm that documents relating to the requirements below have been attached by placing a cross in the appropriate box(s). Applicants should confirm with the certifying authority how many copies of documents are required to be provided prior to lodging this application.

**Attachments for developments other than fire link conversions****A site plan of the land**

Provide a site plan indicating;

- a) the location, boundary dimensions, site area and north point of the land,
- b) existing vegetation and trees on the land,
- c) the location and uses of existing buildings on the land,
- d) existing levels of the land in relation to buildings and roads,
- e) the location and uses of buildings on sites adjoining the land,
- f) location of any easements or similar which burden the site

**A plan of the development**

Provide a site plan which indicates; plan

- a) the location of any proposed buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development,
- b) floor plans of any proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building,
- c) elevations and sections showing proposed external finishes and heights of any proposed buildings (other than temporary structures),
- d) elevations and sections showing heights of any proposed temporary structures and proposed finished levels of the land in relation to existing and proposed buildings and roads,
- e) proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site (including dimensions where appropriate),
- f) proposed landscaping and treatment of the land (indicating plant types and their height and maturity),
- g) proposed methods of draining the land,
- h) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)
- i) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included on the sketch. (See-BASIX NOTES at the end of this Section)

Does the development involve building work (including work in relation to a dwelling-house or a building or structure) that is ancillary to a dwelling house?

Yes

No

If 'Yes' provide;



- 1) **A detailed description of the development by completing SECTION P.**
- 2) **Appropriate building work plans and specifications, which are to include:**
  - a) detailed plans, drawn to a suitable scale and consisting of a block plan and a general plan, that show:
    - i. a plan of each floor section, and
    - ii. a plan of each elevation of the building, and
    - iii. the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground, and
    - iv. the height, design, construction and provision for fire safety and fire resistance (if any),
  - b) specifications for the development:
    - i. that describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply, and
    - ii. that state whether the materials to be used are new or second-hand and (in the case of second-hand materials) give particulars of the materials to be used,
  - c) a statement as to how the performance requirements of the *Building Code of Australia* are to be complied with (if an alternative solution, to meet the performance requirements, is to be used),
  - d) a description of any accredited building product or system sought to be relied on for the purposes of section 85A (4) of the Environmental Planning and Assessment Act 1979\*\*,
  - e) copies of any compliance certificate to be relied on,
  - f) if the development involves building work to alter, expand or rebuild an existing building, a scaled plan of the existing building,
  - g) in respect of BASIX affected development, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)
  - h) in respect of BASIX optional development for which a BASIX certificate(s) has been obtained, such other matters as the BASIX certificate(s) requires to be included in the plans and specifications. (See-BASIX NOTES at the end of this Section)

\*\* S.85A(4) EP&A Act provides that a certifying authority must not refuse an Application on the ground that any building product or system does not comply with a requirement of the Building Code of Australia if the building product or system is accredited in respect of that requirement in accordance with the EP&A Regulation 2000.

**Does the development involve building work (other than work in relation to a dwelling-house or a building or structure) that is ancillary to a dwelling house?**

Yes

No

**If 'Yes' provide;**

- 1) a list of any existing fire safety measures provided in relation to the land or any existing building on the land, and
- 2) a list of the proposed fire safety measures to be provided in relation to the land and any building on the land as a consequence of the building work.

**Does the development involve the erection of a wall to a boundary that has a wall less than 0.9m from the boundary?**

Yes

No

**If 'Yes' provide;**

- 1) A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of supporting the adjoining wall.

Does the development involve the demolition or removal of a wall to a boundary that has a wall less than 0.9m from the boundary?

 Yes

 No

If 'Yes' provide;

- 1) A report by a professional engineer (within the meaning of the BCA) outlining the proposed method of maintaining support for the adjoining wall after the demolition or removal.

Does the proposed development comprise internal alterations to, or changes of use of, an existing building that is subject to an alternate solution relating to a fire safety requirement under the BCA?

 Yes

 No

If 'Yes' provide;

- 1) A written report by another accredited certifier who is accredited for the purpose of issuing a CDC for a building of that kind, which includes a statement that the proposed development is consistent with that alternative solution

Does the Application involve a BASIX affected development, or a BASIX optional development for which a BASIX Certificate has been obtained?

 Yes

 No

If 'Yes' provide;

- 1) the BASIX certificate(s) for the development (being a certificate(s) that has been issued no earlier than 3 months before the date of the Application being made, and
- 2) such other documents as the BASIX certificate(s) for the development requires to accompany the Application.

(See-BASIX Notes at the end of this section)

## **BASIX NOTES**

BASIX (the Building Sustainability Index) is a system introduced by the NSW Government to ensure that homes are built to be more energy and water efficient.

BASIX is an on-line program that assesses a building's design, and compares it against energy and water reduction targets. The design must meet these targets before a BASIX Certificate can be printed from the on-line facility.

Any changes made to a building's design after a BASIX Certificate has been issued means that another BASIX assessment must be completed and a new BASIX Certificate obtained.

Buildings which are affected by the BASIX system ("**BASIX affected buildings**") are those that contain one or more dwellings (but do not include hotels or motels).

A BASIX Certificate **MUST** be obtained for every "**BASIX affected development**", which are any of the following developments (other than development that is "**BASIX excluded development**"-see below):

- a) development that involves the erection (but not the relocation) of a BASIX affected building,
- b) development that involves a change of building use by which a building becomes a BASIX affected building,
- c) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimated construction cost of the development is \$50,000 or more,
- d) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of 40,000 litres or more.

### **BASIX excluded development is**

- (a) development for the purpose of a garage, storeroom, car port, gazebo, verandah or awning,
- (b) alterations, enlargements or extensions to a building listed on the State Heritage Register under the *Heritage Act 1977*,
- (c) alterations, enlargements or extensions that result in a space that cannot be fully enclosed (for example, a veranda that is open or enclosed by screens, mesh or other materials that permit the free and uncontrolled flow of air), other than a space can be fully enclosed but for a vent needed for the safe operation of a gas appliance,
- (d) alterations, enlargements or extensions that the Director-General has declared, by order published in the Gazette, to be BASIX excluded development.

A BASIX Certificate **MAY** be obtained for certain developments by an Applicant even though there is no obligation to do so. This is called "**BASIX optional development**".

**BASIX optional development** means any of the following development that is not BASIX excluded development:

- (a) development that involves the alteration, enlargement or extension of a BASIX affected building, where the estimate of the construction cost of the development is less than \$50,000
- (b) development for the purpose of a swimming pool or spa, or combination of swimming pools and spas, that services or service only one dwelling and that has a capacity, or combined capacity, of less than 40,000 litres.

If the proposed development involves the alteration, enlargement or extension of a BASIX affected building that contains more than one dwelling, a separate BASIX certificate is required for each dwelling concerned.

Further information about BASIX and to obtain a BASIX Certificate, go to <http://www.basix.nsw.gov.au>. You should review the website to determine whether your development is affected or exempt from the BASIX provisions.

**Section I: List of Documents**

Prepare and attach a list of all of the documents provided under SECTION G.

**Section J: Copyright**

*Information for the Applicant:* Upon an application being made for a complying development certificate, the Applicant (not being entitled to copyright) is taken to have indemnified all persons using the application and any accompanying documents in accordance with the Act against any claim or action in respect of breach of copyright (See-Cl.129 EP&A Regulation 2000).

**Section K: Authority to enter and inspect land**

*Information for the Applicant:* A certifying authority must not issue a complying development certificate for development unless the certifying authority, or an accredited certifier or council on behalf of the certifying authority, has carried out an inspection of the site of the development.

By signing this Application, the Applicant, and if the Applicant is not the owner of the property, the owner also, authorise the certifying authority, or an accredited certifier or council, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this Application. The Applicant and the owner undertake to take all necessary steps make access available to the property to enable the inspection to be carried out.

**Section L: Long Service Payment Levy**

*Information for the Applicant:* Where a certifying authority completes a complying development certificate, that certificate must not be forwarded or delivered to the Applicant unless any long service payment levy payable under s.34 of the Building and Construction Industry Long Service Payments Act 1986 (or, where such a levy is payable by instalments, the first instalment of the levy) has been paid.

The Applicant should attach a copy of a receipt for any long service payment levy that has been made or make arrangements for a copy to be available to be provided to the certifying authority in the event that a complying development certificate is completed.

**Section M: Signature of Applicant(s)**

Name:

Name:

Signature: *Pandora Makin*

Signature: \_\_\_\_\_

Date:

Date:

**Section N: Signature of Owner(s)**

**Note:** If the Applicant is not the owner of the property, the owner(s) must sign the following statement.

*As the owner(s) of the above property, I/we consent to this application.*

Name:

Name:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date:

Date:

**Section O: Delivery of the Application**

**Information for the Applicant:** Applications for complying development certificates must be delivered:

- by hand, or
- sent by post, or
- transmitted electronically

to the principal office of the certifying authority.

Applications MAY NOT be sent by facsimile transmission.

**Section P: Date of Receipt of Application**

To be completed by the certifying authority immediately after receiving this Application.

This Application was received on

RECEIVED  
22 JUL 2016

(insert date).

BY: .....

**NOTE: COMPLETE SECTION P ON THE FOLLOWING PAGE**

Land to which this Site Inspection Report result sheet applies:

Council Area

Northern Beaches

Date of Inspection

27.07.2016

Address

176 Barrenjoey Road, Newport

DA No.

N/A

CC No.

N/A

CDC No.

2016/926CDC

Date CDC Application was made

Requested by

Reggie Byrne

Contact No.

0439 600 300

Inspection details

Prior to issue of CDC

Prescriptive requirements

1. Do all plans and specifications accompanying the application accurately depict existing site conditions and existing buildings subject of the inspection?

Yes

2. Have any works authorised by the relevant development consent commenced on the site? (CC ONLY)

N/A

3. Are there any features of the site or of any building on the site that would result in the proposed development the subject of the application; (i) not being complying development, or (ii) not complying with the BCA? (CDC ONLY)

No

4. Details of current fire safety measures in the existing buildings on the site that will be affected by the proposed works

N/A

Accredited Certifiers Details

Tom Bowden BPB0042

Certification

*Tom Bowden*



Policy Number : HBCF16037421

Policy Date : 02/08/2016

## Statement of Cover

Barrenjoey Building Pty Ltd

22 Coonanga Rd  
AVALON NSW 2107

MASTER BUILDERS QUEENSLAND  
INSURANCE SERVICES  
18 CENTRAL PARK AVENUE  
ASHMORE QLD 4214

**Note: This document contains an extract of details kept on the HBCF Certificates Register. To confirm the authenticity of this document as proof of a valid contract of insurance, please visit the Certificates Register at [www.hbcf.nsw.gov.au](http://www.hbcf.nsw.gov.au). The Certificates Register will also notify you if any claims have been made on this insurance cover and any other relevant information.**

### CERTIFICATE IN RESPECT OF INSURANCE RESIDENTIAL BUILDING WORKS BY CONTRACTORS

A contract of insurance complying with sections 92 and 96 of *the Home Building Act 1989* (the Act) has been issued by the NSW Self Insurance Corporation who is responsible for management of the Home Building Compensation Fund.

|                |  |
|----------------|--|
| In respect of  | Single Dwelling Alterations / Additions - Structural |
| At             | 176 Barrenjoey Road<br>Newport                       |
| Homeowner      | Reginald Foster Byrne                                |
| Carried out by | Barrenjoey Building Pty Ltd                          |
| Licence Number | 202838C  |
| Contract Sum   | \$21,000.00  |
| Contract Date  | 08/08/2016(Proposed)                                 |
| Premium Paid   | \$191.84   |

Subject to the Act, the Home Building Regulation 2014 and the conditions of the insurance contract, cover will be provided to a beneficiary described in the contract and successors in title to the beneficiary.

This Certificate is to be read in conjunction with the policy wording current as at the policy date and available at the Home Building Compensation Fund website at [www.hbcf.nsw.gov.au](http://www.hbcf.nsw.gov.au)

Issued on the 04/08/2016

Issued by Residential Builders Underwriting Agency Pty Ltd as agent for Great Lakes Reinsurance (UK) SE

On behalf of **NSW Self Insurance Corporation (ABN 97 369 689 650)**

## Notice to Council of Appointment of Principal Certifying Authority (PCA)

NOTICE TO (insert Council details and address)

Name:

Northern Beaches Council

Address:

\_\_\_\_\_  
\_\_\_\_\_

### Section A: Development Details

Address:

176 Barrernjey Road, Newport.

Description of the building work or subdivision work:

Replace existing windows & doors  
only.

### Section B: Details of Complying Development Certificate (CDC)

Name of Certifying Authority:

Tom Bowden

Date of CDC:

4 AUG 2016

CDC number/identifier:

2016/928

### Section C: Details of person appointing the PCA

Name:

Pamela Makin

Address:

176 Barrernjey Road  
Newport NSW 2106

Phone:

0439 600300

Fax:

\_\_\_\_\_

Email:

Reggie@LASINTERIORS  
.com.au

### Section D: PCA Details

Name: Tom Bowden

Accreditation no. BPB0042

Address: Suite 13/90 Mona Vale Road, Mona Vale NSW 2103

PO Box: PO Box 326, Mona Vale NSW 1660

Phone: (02) 9999 0003

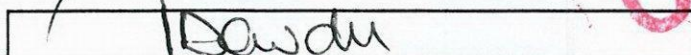
Fax: (02) 9979 1555

Email: [info@insightcert.com.au](mailto:info@insightcert.com.au)

### Section E: Consent to appointment

I, Tom Bowden, consent to being appointed as the Principal Certifying Authority (PCA) for the development.

Signature:



Date:

4 AUG 2016



# CONSTRUCTION NOTES

## GENERAL

- G1 These drawings is to be read in conjunction with the architectural drawings.
- G2 During construction the structure shall be maintained in a stable condition and no part shall be over stressed. Builder to ensure stability of existing structures in the vicinity of excavation works.
- G3 U.N.O. stands for unless noted otherwise.
- G4 The structural elements shown on these drawings have been designed for live loads as follows:
- Balconies & Stairs - 4.0kPa
  - Office & Garage - 3.0kPa
  - Roofs - 0.25kPa
  - Elsewhere - 1.5/1.8/2.0kPa
  - as required in accordance with AS 1170
- G5 Dimensions shall not be obtained by scaling from the drawings. All setting out dimensions shall be verified and any discrepancies shall be referred to the Engineer prior to commencement of works.
- G6 Annual probabilities of exceedance - Importance level  
The importance level for this structure has been ascertained using AS/NZS 1170.0 Structural design actions Part 0: General Principles and the Building Code of Australia (BCA) as described below:
- Consequence of failure - Ordinary
  - Description - Medium consequence for loss of human life, or considerable economic, social or environmental consequences
  - Importance level - 2
- G7 Probability of Exceedance
- Design working life - 60 years
  - Importance level - 2
  - Wind (non-cyclonic) - 1/1000 (Category - N3)
  - Earthquake - 1/1000

## CONCRETE

C1 All workmanship and materials shall be in accordance with current editions of AS3600 except as varied by contract documents.

C2 Cement to Type 'A' U.N.O. Concrete components and quality shall be as follows:-

| Element            | f <sub>c</sub> MPa | Slump mm | Max Size Agg. | Density (kg/cu.m) |
|--------------------|--------------------|----------|---------------|-------------------|
| Piers              | 25                 | 80       | 20            | 2400              |
| Footings           | 25                 | 80       | 20            | 2400              |
| Slabs on ground    | 32                 | 80       | 20            | 2400              |
| Suspended concrete | 32                 | 80       | 20            | 2400              |
| Columns            | 32                 | 80       | 20            | 2400              |
| Beams              | 32                 | 80       | 20            | 2400              |

C3 Clear cover to reinforcement unless otherwise shown shall be:

| Element           | Exposure classification | Formed not Exposed to Weather | Formed exposed to weather or Earth backfill | Not formed Poured against Membrane |
|-------------------|-------------------------|-------------------------------|---|------------------------------------|
| Slab on ground    | A1                      | 30                            | 40  | 45                                 |
| Susp Slabs (ext)  | B1                      | 30                            | 40  | 45                                 |
| Susp Slabs (Int.) | B1                      | 25                            | 40  | 45                                 |
| Beams             | B1                      | 25                            | 40  | 45                                 |
| Columns           | B1                      | 30                            | 40  | 45                                 |
| Piers             | A1                      | 30                            | 40  | 45                                 |
| Footings          | A1                      | 40                            | 60  | 45                                 |

- C4 Mechanically vibrate all concrete in the forms to give maximum compaction without segregation.
- C5 Conduits shall not be placed between reinforcement and concrete shown or specifically approved by the Engineer.
- C6 Construction joints shall be properly formed and used only where shown or specifically approved by the Engineer.
- C7 No holes, chases or embedment of pipes, other than those shown on the structural drawings, shall be made in concrete members without prior approval by the Engineer.
- C8 Splices in reinforcement shall be made only in the positions shown or as otherwise approved by the Engineer.

## INSPECTION BY ENGINEER

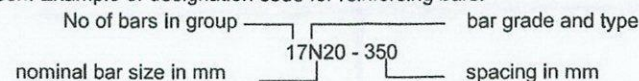
### 48 HOURS NOTICE IS REQUIRED BEFORE ANY SITE INSPECTION

- Bearing strata of all footings prior to concrete pour
- Any reinforcement prior to concrete pour
- Timber & Steel framing prior to cladding and/or lining
- Lintels after installation
- CONTACT YOUR PCA (Principal Certifying Authority) AS TO REQUIREMENTS FOR MANDATORY CRITICAL STAGE INSPECTIONS IN ACCORDANCE WITH REVISED EP&A ACT REGULATIONS EFFECTIVE JULY 1, 2004

C9 Lapped fabric splices shall be so made that the overlap, measured between outermost transverse wires of each sheet of fabric, is not less than the spacing of the wires plus 25mm.

C10 Reinforcement is shown diagrammatically: it is not necessarily shown in true projection

C11 All reinforcement fabric shall be to AS 1304 **Galvanized where external**  
All reinforcement bars shall be to AS 1302 **Galvanized where external**  
Symbols SL: wire reinforcing fabric, R: structural grade round bar, N: ribbed bar 500MPa structural grade, Y: ribbed bar 410MPa structural, BTM: bottom, T: Top, TM/L#TM trench mesh. Example of designation code for reinforcing bars:-



- C12 Where transverse tie bars are not shown, provide N12-400. Splice where necessary and lap with main bars for 400mm.
- C13 All concrete shall be placed and "cured" in accordance with AS 3600. Where curing compound is used it must applied (a) onto slabs within 2 hours of finishing operation, (b) onto walls and columns immediately after removal of formwork.
- C14 Horizontal formwork shall be stripped when approved by the Engineer.
- C15 Slabs and beams shall bear only on the beams, walls, etc., shown on the drawings; all other building elements shall be kept 15mm clear from soffit of structure
- C16 All slabs-on-ground shall be placed on 200µm damp proof membrane over 50mm layer of compacted sand UNO.
- C17 No concrete shall be placed directly with the ground. Isolate all surfaces from contact with Forticon (or similar) with taped joints, UNO.
- C18 Compact fill areas and subgrade under building and pavement to minimum 98% standard maximum dry density in accordance with AS 1289 Cl 5.2.1

## EXCAVATION

- E1 All excavation and backfill shall be carried out neatly to the lines. Levels and grades specified
- E2 Any backfill material required or specified shall be compacted generally to at least 95% of its maximum dry density (test method in accordance with AS 1289-E1.1 - Standard Compactive effort).
- E3 Fill material beneath edge beams to be compacted in accordance with clause 6.4.2 of AS 2810-1996 and as specified in E2 above.
- E4 All top soil, vegetation and deleterious material shall be stripped from the building platform prior to the commencement of earthworks.

## FOUNDATIONS

- F1 Footings have been designed for a uniform allowable bearing pressure of **150kPa** and as stipulated in the Geotech report. Foundation material shall be approved for this pressure before placing concrete in footings.
- F2 Footings must bear into undisturbed natural ground clear of organic material.
- F3 Footings to be constructed and back filled as soon as practical following excavations to avoid softening by rain or drying out by exposure.

## STRUCTURAL REINFORCEMENT STEELWORK

- SR1 All workmanship and materials to be in accordance with AS 4100, AS 1554 and for tubular members AS 1163.
- SR2 Unless otherwise noted all structural steel shall be F<sub>y</sub> = 300MPa in accordance with AS 3679, tubular members AS1163, black bolts AS1111 and high strength bolts AS1252.
- SR3 All welds to be min. 6.0mm continuous fillet U.N.O. and welding to be in accordance with AS1554. SRAU.N.O. all structural steel work bearing on masonry to be bedded on 20mm thick and full width non-shrinkable cement mortar grout pad.
- SR5 Except where steelwork is concrete encased or where noted otherwise all **structural steelwork to be Galvanized Steel**. Should welding *in-situ* is required on any galvanized material the affected area **MUST** be painted/coated using galvanized paint in accordance with AS/NZS 4680 .
- SR6 Two copies of checked workshop drawing to be submitted to the Engineer and approval obtained in writing from him/her before fabrication is commenced. Approval covers structural sufficiency of joints and members and not dimensioning accuracy.
- SR7 Trench mesh shall be spliced where necessary by a lap of 500mm. All cross wires to trench mesh shall be cut flush with outer main wires.
- SR8 All reinforcement shall be supported @ **800mm maximum centres** to maintain the nominated position and covers
- SR9 Splices in reinforcement shall be made in accordance with the provisions of Table 13.1.2.2.A of AS3600-2000 or in accordance with the following table:

| Bar Size              | N12 | N16 | N20 | N24  | N28  | N32  |
|-----------------------|-----|-----|-----|------|------|------|
| Splice Length (in mm) | 400 | 600 | 800 | 1200 | 1200 | 1200 |

## MASONRY

- M1 Provide sliding surface consisting of 2 layers of galvanized iron sheets with graphite grease in between top and bottom of all load bearing masonry walls in contact with suspended slabs. Prior to application of sliding surface the concrete or masonry shall be level and smooth.
- M2 No masonry walls to be erected on suspended slabs and beams until all propping has been removed.
- M3 Bricks used in load bearing construction shall have a minimum compressive strength (as per A.S. 3700) of 20 MPa unless otherwise noted.
- M4 Provide 12mm polystyrene bond breaker between vertical face of masonry walls and concrete.

## STRUCTURAL TIMBER

- T1 All workmanship and materials to be in accordance with current editions of AS 1720 and AS 1684.
- T2 All timber to be minimum stress grade F7 U.N.O. All hardwood to be minimum stress grade F14 U.N.O..
- T3 No timber beams or joists to be notched unless specified by the Engineer.
- T4 Provide double joists around openings and under walls above U.N.O..
- T5 External timber to be durability class 1 or 2.
- T6 Treat all exposed cut ends with Reseal by Protin to manufacturer's specifications to achieve required hazard level exposure classification.
- T7 Joists deeper than 150mm shall be blocked over supports and at a maximum of 3,000mm centres.
- T8 All holes for bolts to be exact size. Washers shall be 3.0mm thickness (min.) and at least 2½ times the bolt diameter. All bolts shall be M16 Grade 4.6 U.N.O..
- T9 Hot dip galvanized nails/clouts/screws to be used with all the timber connections.

## BLOCKWORK

- B1 Block walls shall be constructed with Double "U" blocks throughout.
- B2 "Clean-Out" openings shall be provided at the base of the wall to permit removal of mortar droppings.
- B3 Where horizontal reinforcement is used, special block units with recessed webs are to be provided.
- B4 Grout shall have a 28 day compressive strength of 25 MPa (min) and a slump of 120 mm.
- B5 Mortar shall be composed of one part cement, one tenth part lime and three parts sands.
- B6 Mortar droppings at joints to be rodded and removed at bottom of blocks through clean out openings prior to filling all cores.
- B7 Where vertical reinforcement is to be provided in both faces, bars are to be located in alternate cores.
- B8 Where horizontal reinforcement is to be provided in both faces it shall be provided in staggered courses.
- B9
- total cover to outside of blockwork shall 65mm,
  - vertical & horizontal bars shall be galv. & if inspection reveals the vertical steel cannot be placed accurately the wall must be demolished
  - starter bars must be accurately positioned by templates or similar means. Starter bars must be approved by Council's Building Surveyor and by the Structural Engineer prior to commencement of blockwork,
  - vertical bars shall be tied to starter bars through inspection openings at the base of the wall & also accurately fixed in position at the top by an appropriate method.
  - steel shall be accurately placed and firmly held into position to a tolerance of 10mm
  - grout shall be compacted by vibrating or rodding

## STRUCTURAL STEELWORK

- S1 All workmanship and materials to be in accordance with AS 4100, AS 1554 and for tubular members AS 1163.
- S2 Unless otherwise noted all structural steel shall be F<sub>y</sub> = 300MPa in accordance with AS 3679, tubular members AS1163, black bolts AS1111 and high strength bolts AS1252.
- S3 Unless shown otherwise minimum connection shall be 2M16 Grade 8.8S bolts, 10mm gusset plates, and 6mm CFW (continuous fillet weld)
- S4 Bolt designation
- 4.6S - commercial bolts Grade 4.6, snug tightened,
  - 8.8S - high strength structural bolts Grade 8.8, snug tightened,
  - 8.8TB - high strength structural bolts Grade 8.8, fully tightened to AS 1511 and acting as a bearing joint,
  - 8.8TF - high strength structural bolts Grade 8.8, fully tensioned to AS 1511 and acting as a bearing joint.
- S5 All welds to be min. 6.0mm continuous fillet U.N.O. and welding to be in accordance with AS1554.
- S6 U.N.O. all structural steel work bearing on masonry to be bedded on 20mm thick and full width non-shrinkable cement mortar grout pad.
- S7 Except where steelwork is concrete encased, used internally or where noted otherwise all **structural steelwork to be Galvanized Steel**. Should welding *in-situ* is required on any galvanized material the affected area **MUST** be painted/coated using galvanized paint in accordance with AS/NZS 4680 .
- S8 Two copies of checked workshop drawing to be submitted to the Engineer and approval obtained in writing from him/her before fabrication is commenced. Approval covers structural sufficiency of joints and members and not dimensioning accuracy.
- S9 Rolled steel sections including steel plates shall comply with AS 1538-1988
- S10 UNO all welds shall be category SP using E41xx electrodes. All butt welds shall be complete penetration category SP.
- S11 Grouting of anchor bolt sleeves and base plates shall be completed by the contractor using high strength, non-shrinkable grout.
- S12 Purlin bolts shall be M12 - 4.6S
- S13 Steel work shall have one of the following grades of corrosion protection:-

## INTERNAL

- thoroughly cleaned wire brushing, followed by two coats of zinc phosphate primer equivalent to Dulux Luxaprime applied by hand using brushes to achieve a total dry film thickness (dft) of 70µm (microns)

## EXTERNAL ELEMENTS & ELEMENTS WITHIN EITHER SKIN OF EXTERNAL CAVITY WALLS

- Preparation blast clean to a minimum standard class 2.5 in accordance with AS 1627 Part 4, Primer 2-pack epoxy phosphate at dft of 75µm (Dulux Durepon P14) Barrier coat 2-pack epoxy micaeous iron oxide, dft of 100µm Finish coat 2-pack epoxy high gloss acrylic to dft of 75µm (e.g. Dulux Acrathane 1 F) in an approve colour.
- Hot dipped galvanized to AS 4680

Where the galvanic (hot dip galvanized) coating is compromised by welding, bolting or damage, inorganic zinc-rich paint (minimum 95% zinc content) is to be applied after wire brushing affected area (use 3 coats minimum) or hot metal spray in accordance with AS 4680.

This part of the Construction Notes forms part of Complying Development Certificate no. 2016/926 - CDC

| ISSUE | DESCRIPTION      | DATE     |
|-------|------------------|----------|
| A     | For construction | March 16 |

AMENDMENTS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |

APPROVED FOR CONSTRUCTION

DATE: March 2016

CONSTRUCTION NOTES

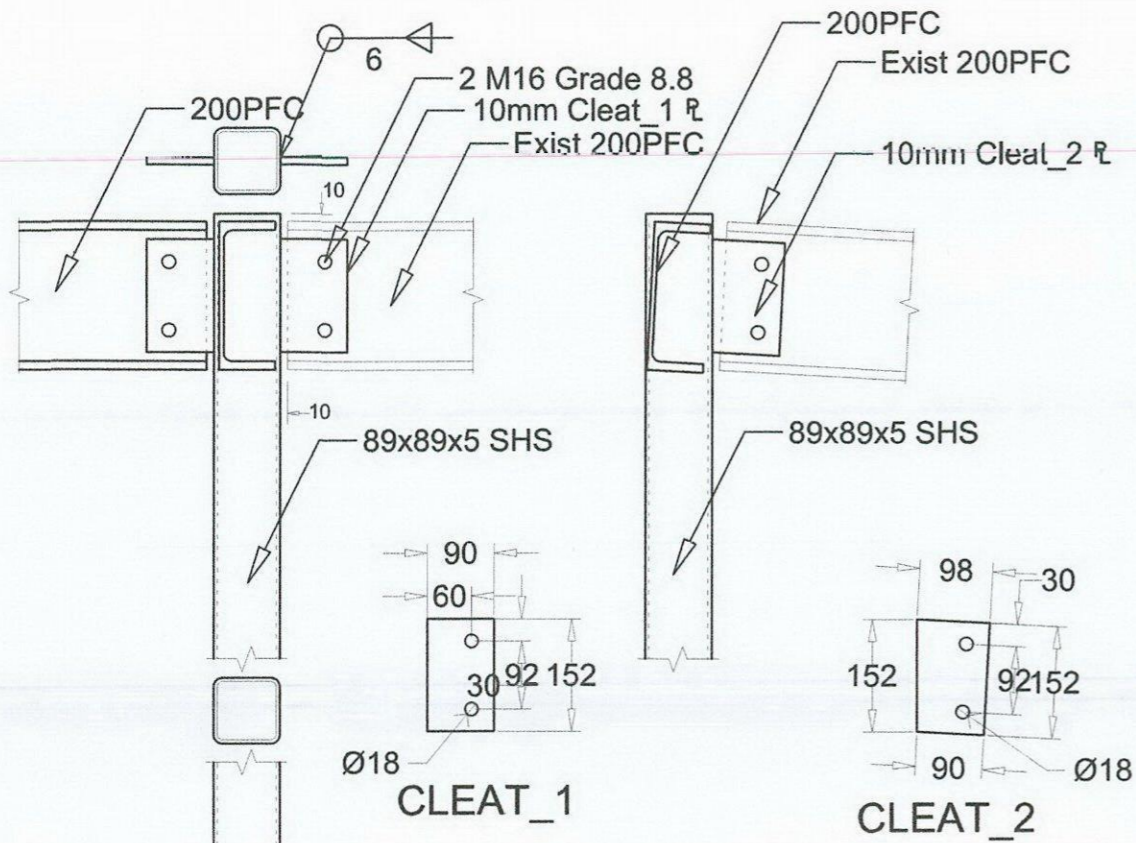
NO. 1/4 SD 1602-008

REGISTERED PROFESSIONAL ENGINEER  
Mario F. Benitez, BE (Struct.) MIEAust., CPEng., (418917) MIPENZ (111943)  
I am appropriately qualified to certify this component of the project.  
I hereby state that these plans or details comply with the conditions for development consent provisions of the BCA (Building Code of Australia), AS1170.1, AS1170.2, AS 1720, AS1684, AS3600, AS3700 & AS4100

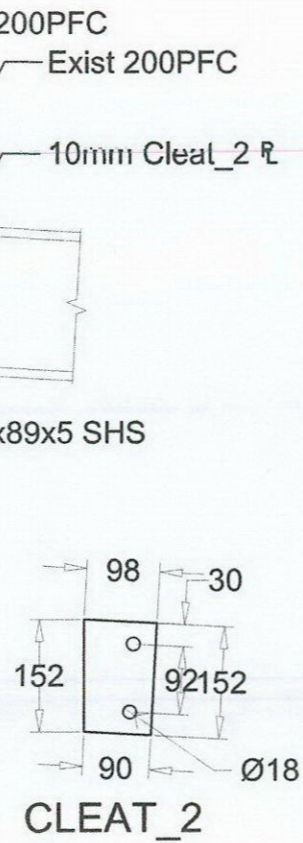
VDM  
ENGINEERS

94 Bassett Street  
Mona Vale, NSW, 2103  
Ph: (02) 9999 4285  
Fax: (02) 9999 0193  
ACN 101 544 763  
ABN 40 101 544 763

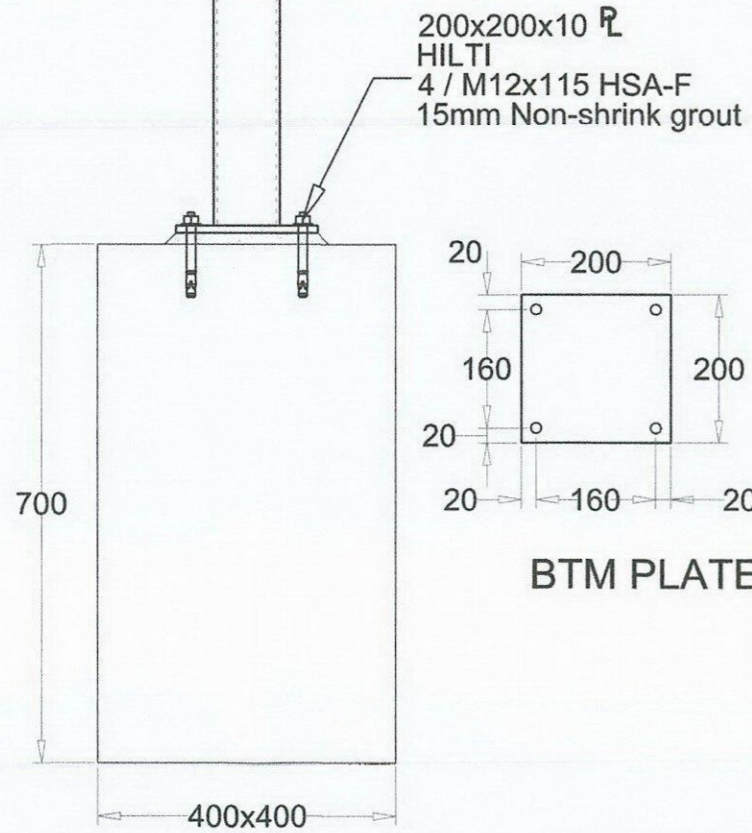
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CLEAT\_1

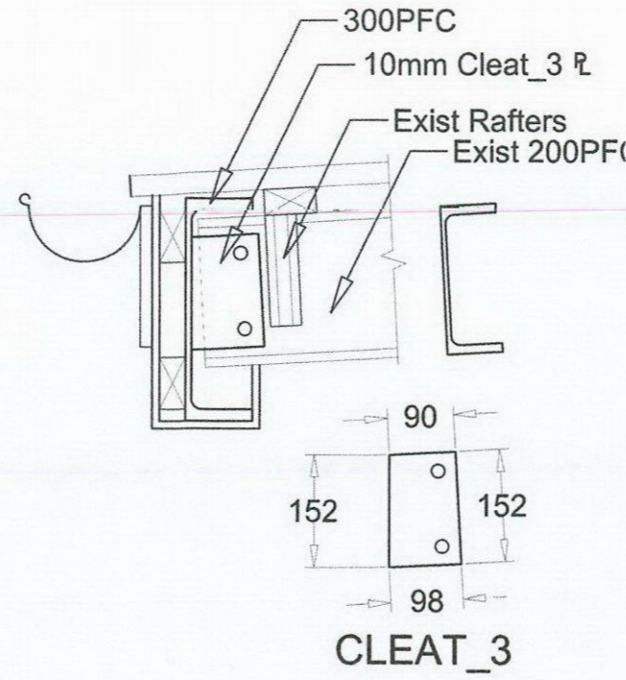


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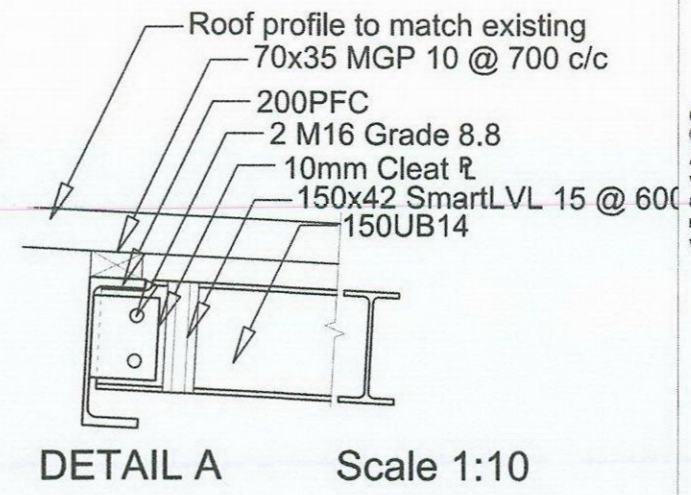
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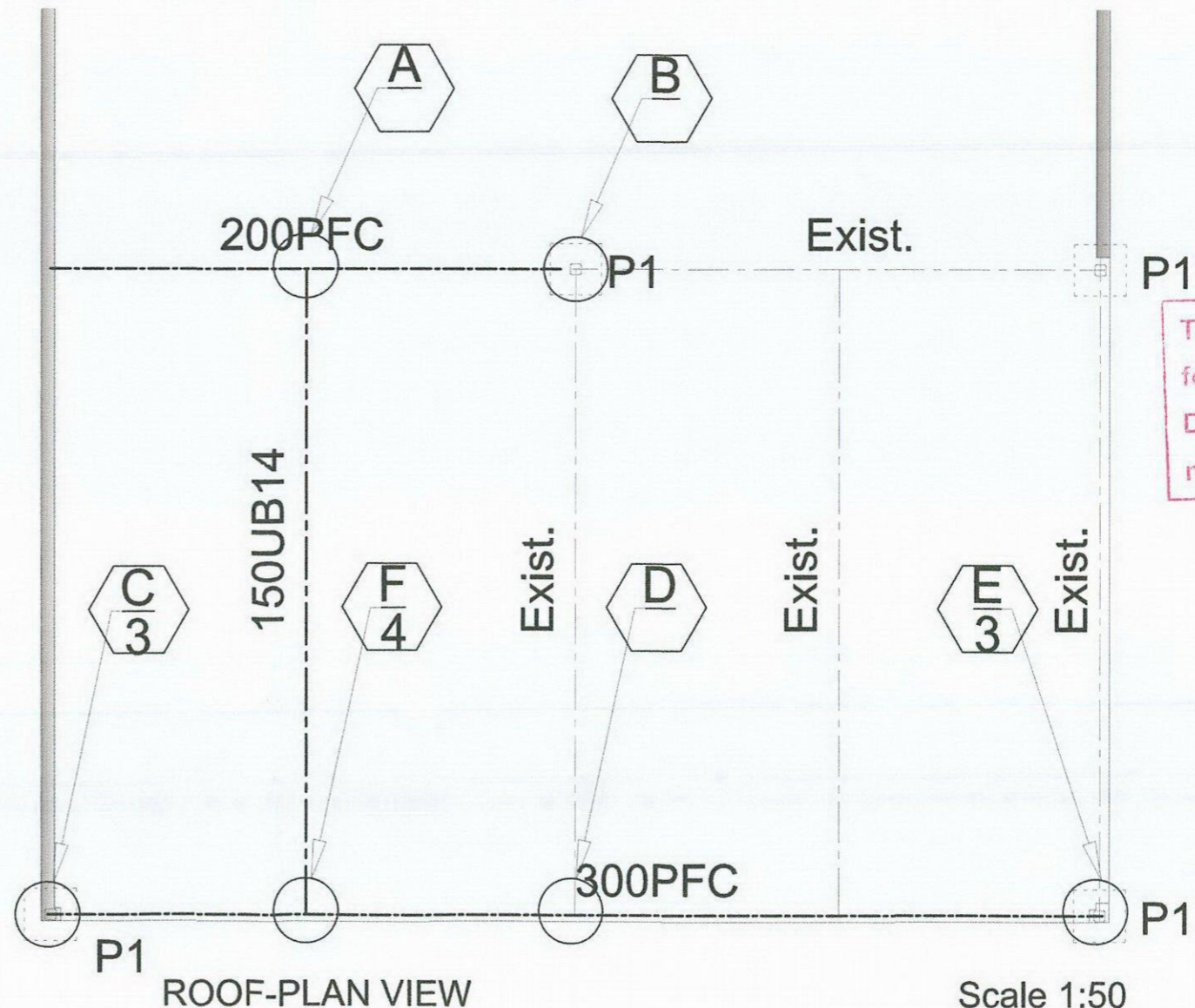
DETAIL D

Scale 1:10



DETAIL A

Scale 1:10



ROOF-PLAN VIEW

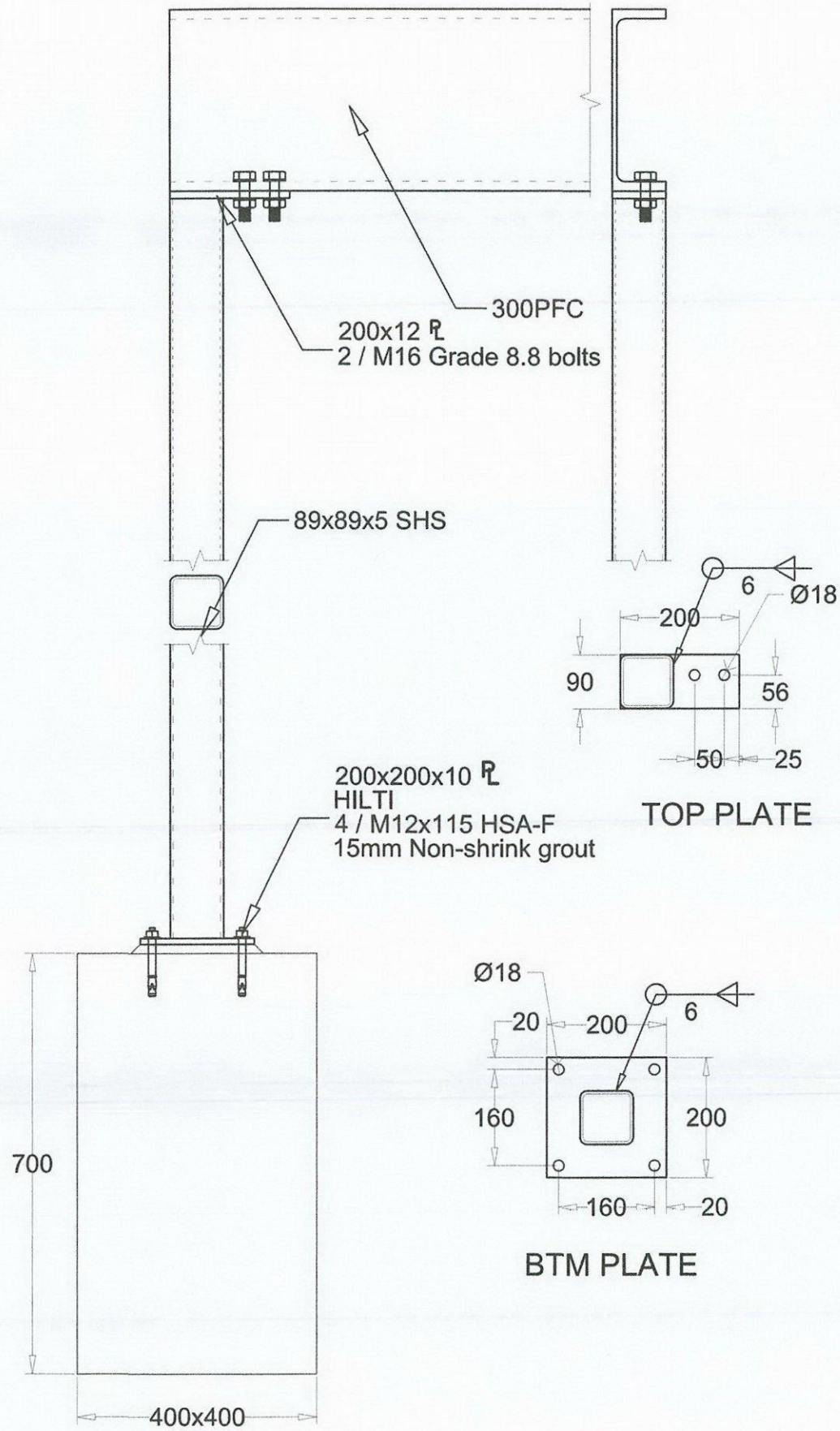
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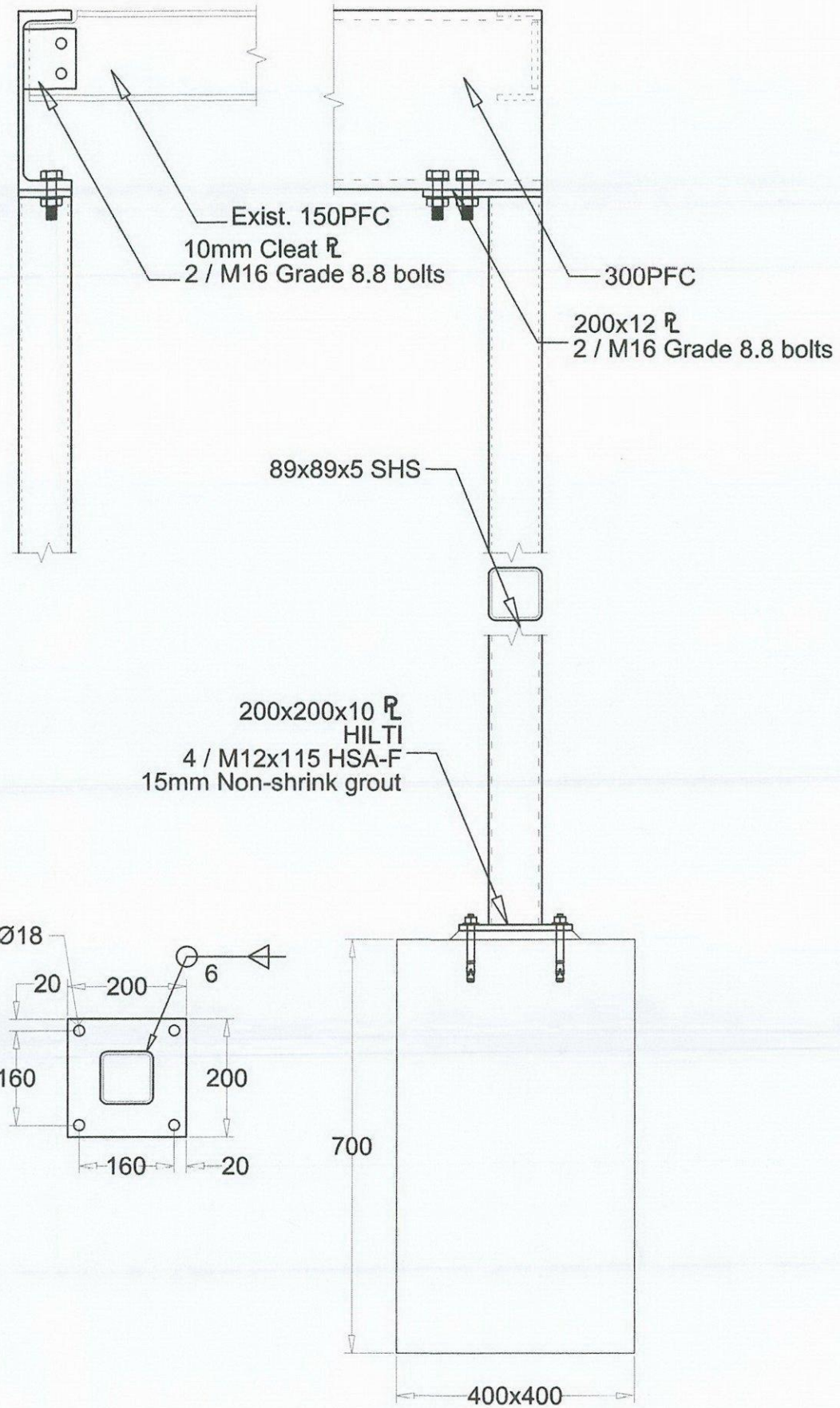
| AMENDMENTS  |                  | DATE       |
|---|------------------|------------|
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| APPROVED: <i>Marie F. Bentley</i><br>B.E.(Struct), C.Peng., M.E.Aust.(418917), M.P.E.N.Z.(111943)                   |                  |            |
| ISSUE   | DATE             |            |
| A   | March 2016       |            |
| ISSUE   | SCALE            | A3         |
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|   | 1:50             |            |
| PROJECT:<br>ALTERATIONS & ADDITIONS<br>for:- Mr. R. BYRNE & Ms. P. MAKIN<br>176 Barrenjoey Rd<br>NEWPORT, NSW, 2106 |                  |            |
| DETAILS:<br>GARAGE<br>PLAN VIEW & SECTIONS_1  |                  |            |
| DRAWING No.   | JOB No.          | SD1602-008 |
|   |                  |            |

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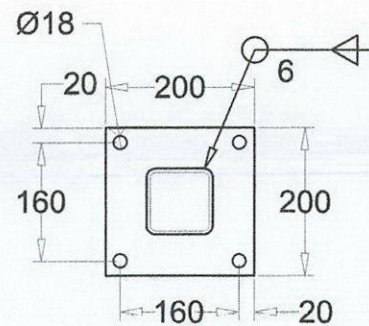
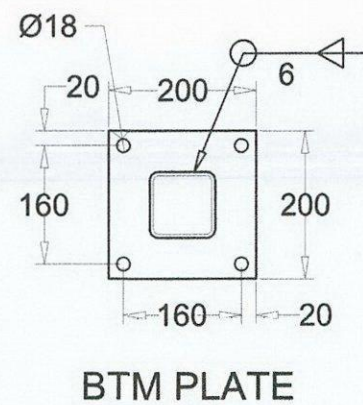
DETAIL C

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DETAIL E

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APPROVED: *Mario F. Benitez* DATE: March 2016  
B.E.(Struct), CPENG, MBEAust(418917), MPEN(111043)

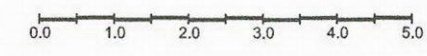
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PROJECT: ALTERATIONS & ADDITIONS  
 for: Mr. R. BYRNE & Ms. P. MAKIN  
 176 Barrenjoey Rd  
 NEWPORT, NSW, 2106

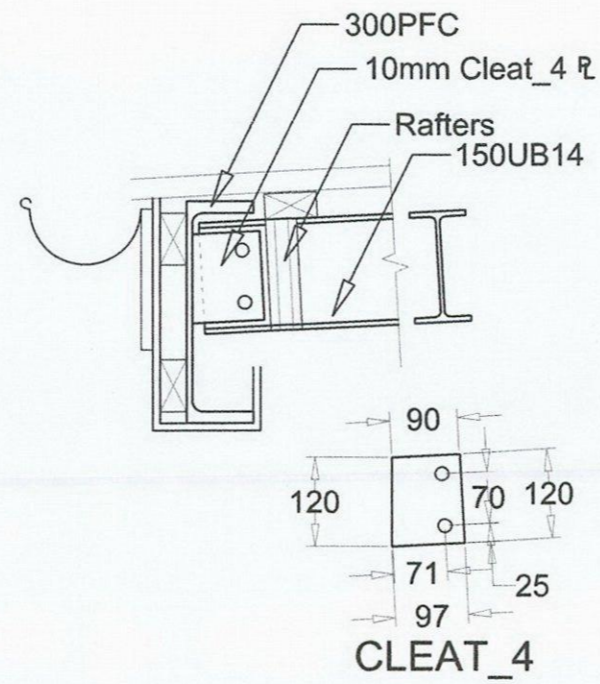
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DRAWING No. 212 JOB No. SD1602-008

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DETAIL D Scale 1:10

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| A            | For construction | March 2016 |
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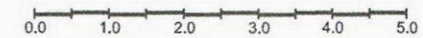
*Mavis F. Bunney*  
B.E.(Struct), CPEng, MCAust(418917), MPENZ(111843)

APPROVED: MFB DATE: March 2016

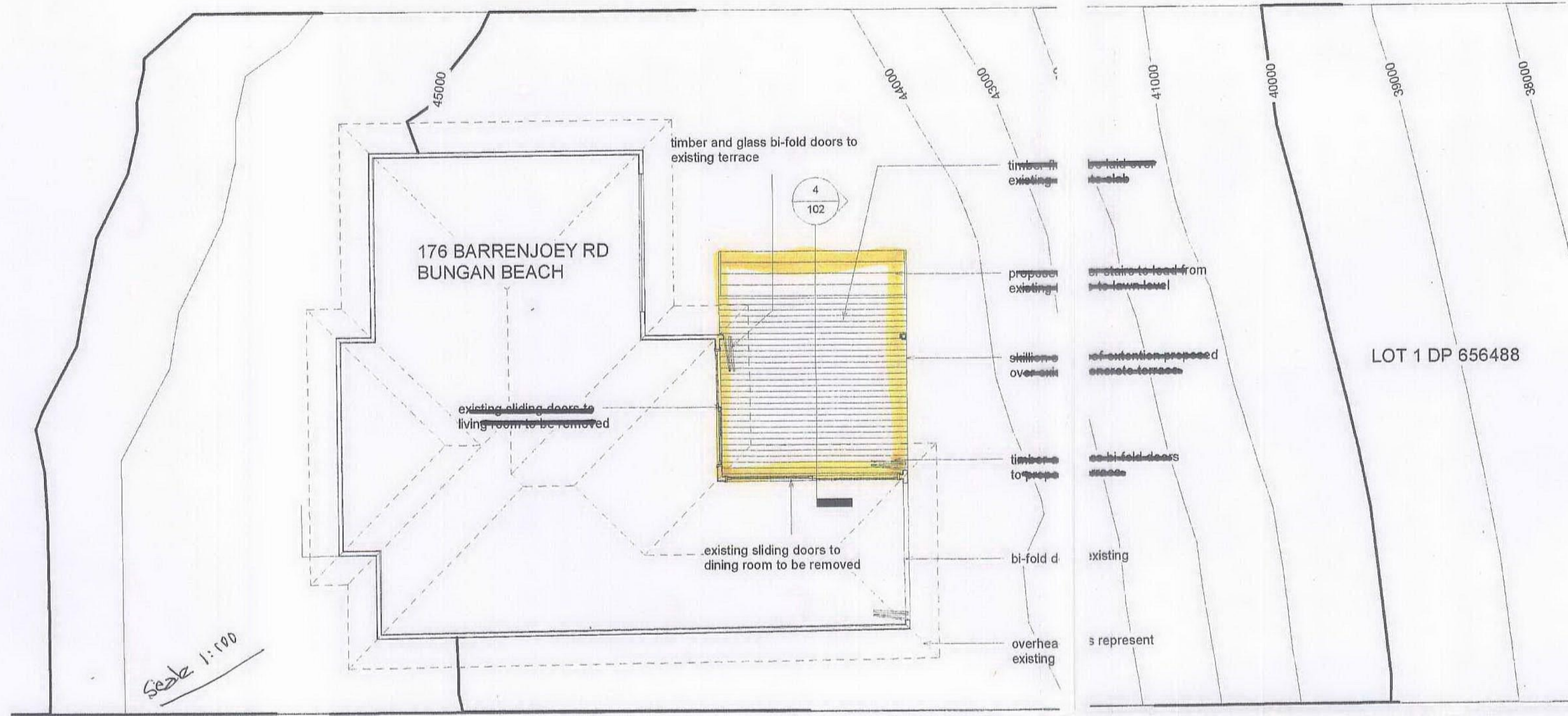
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PROJECT:  
ALTERATIONS & ADDITIONS  
for:- Mr. R. BYRNE & Ms. P. MAKIN  
176 Barrenjoey Rd  
NEWPORT, NSW, 2106

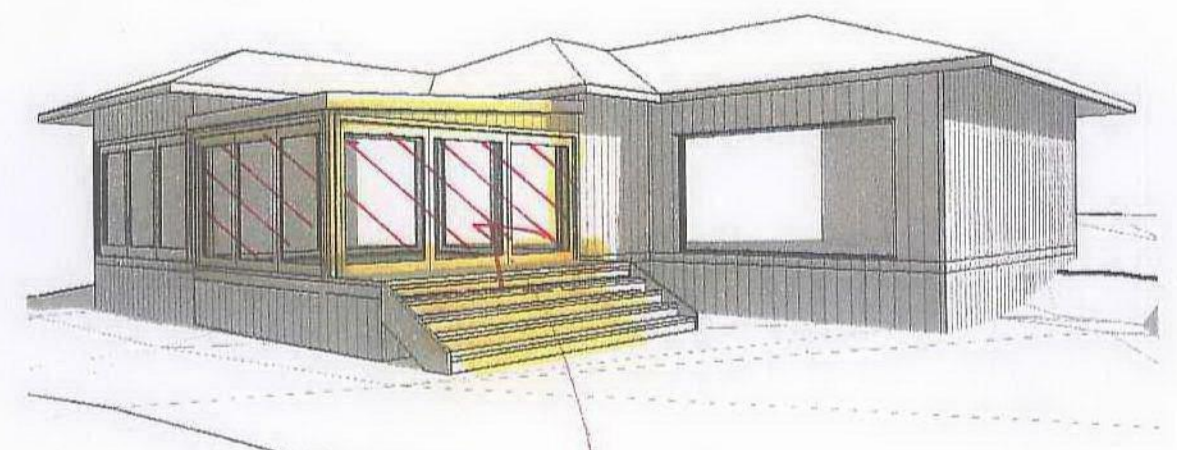
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ROOF  
SECTIONS 3  
DRAWING No. 318 JOB No. SD1602-008



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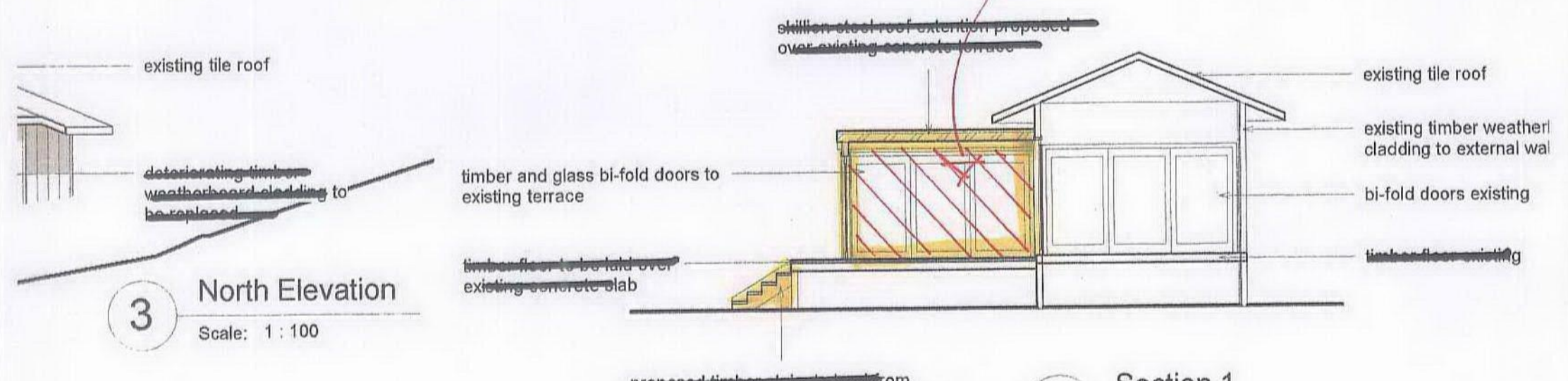
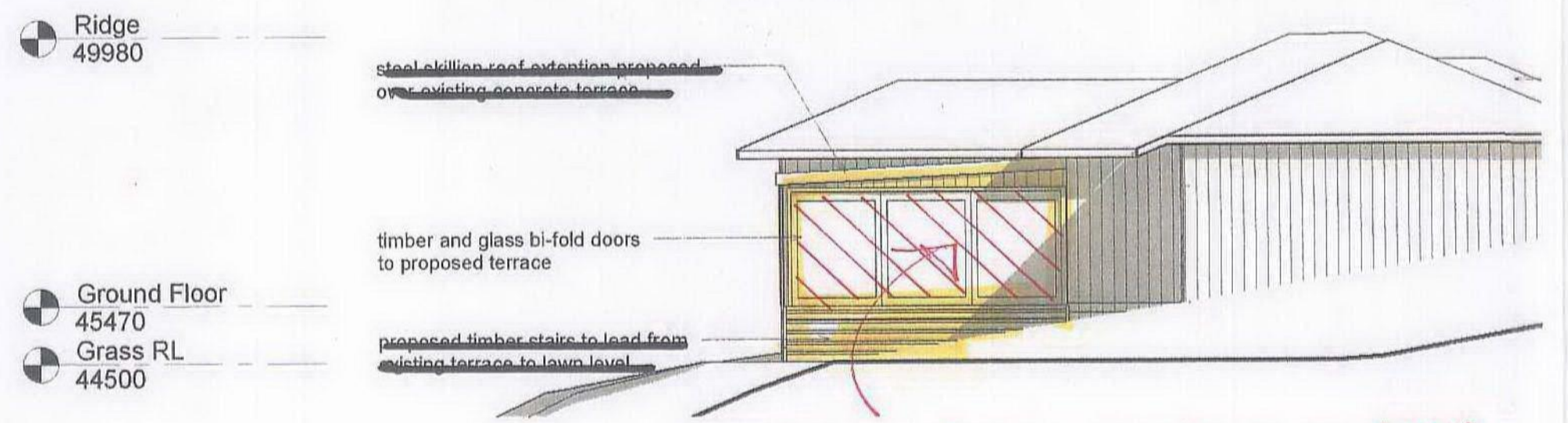


1 Ground Floor  
Scale: 1:100



6 3D View  
Scale:

*Keep existing windows & doors & make good.*



3 North Elevation  
Scale: 1:100

4 Section 1  
Scale: 1:100



2 East Elevation  
Scale: 1:100

**insight** building certifiers pty ltd  
COMPLYING DEVELOPMENT CERTIFICATE PLANS  
CERTIFICATE NO. 2016/926 CDC  
I certify that the work completed in accordance with these plans & specifications will comply with Section 85 of the Environmental Planning & Assessment Act 1979  
*Insight* - 4 AUG 2016  
T. Bowden Accreditation No. BPB0042

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Date 09.03 Scale 1:100 Issue  
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