

06 September 2011

The General Manager  
Pittwater Council  
PO Box 882  
MONA VALE NSW 1660

Dear Sir/Madam,

282 LOWER PLATEAU ROAD, BILGOLA PLATEAU  
DEVELOPMENT APPLICATION NO N0545/06  
FINAL OCCUPATION CERTIFICATE NO 26201

City Plan Services have issued a Final Occupation Certificate for the above-mentioned project under Section 109H of the Environmental Planning and Assessment Act 1979

Please find enclosed the following documentation

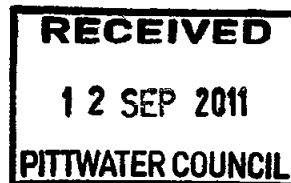
- Final Occupation Certificate No OC 26201
- Documentation used to determine the occupation certificate
- A cheque for Council's registration fee

Should you need to discuss any issues please do not hesitate to contact the Project Building Surveyor Darren Bugg on 8270-3500

Yours faithfully,

Brendan Bennett  
Managing Director

Encl



R- 389314  
\$36 PRVC  
12/09/11



282 Lower Plateau Road, Bilgola Plateau  
Final Occupation Certificate No 26201

# FINAL OCCUPATION CERTIFICATE NO FOC 26201

Issued under Part 4A of the Environmental Planning and Assessment Act 1979  
Sections 109C(1)(C) and 109H (Occupation/Use of a New Building)

## APPLICANT

Name  
Address of applicant  
Contact Details

Dusan Poljak  
282 Lower Plateau Road, Bilgola Plateau  
Phone 0409 116 485

## OWNER

Name  
Address of applicant  
Contact Details

Dusan Poljak  
282 Lower Plateau Road, Bilgola Plateau  
Phone 0409 116 485

## RELEVANT CONSENTS

Consent Authority/Local Government Area  
Development Consent No  
Date of Development Consent  
Construction Certificate No  
Date of Construction Certificate

Pittwater Council  
N0545/06  
11 10 06  
CC 26201  
23/10/06

## PROPOSAL

Address of Development  
Building Classification  
Type of Construction  
Scope of building works covered by this Notice  
Attachments  
Fire Safety Schedule  
Exclusions

282 Lower Plateau Road, Bilgola Plateau  
Class 10a  
Type N/A  
Deck and pergola  
Schedule 1  
N/A  
Nil

## PRINCIPAL CERTIFYING AUTHORITY

Brendan Bennett for and on behalf of  
City Plan Services Pty Ltd

## ACCREDITATION BODY

BPB 0027

*That I Brendan Bennett as the certifying authority for and on behalf of City Plan Services Pty Ltd certify that*

- I have been appointed as the Principal Certifying Authority under s109E*
- A current Development Consent or Complying Development Certificate is in force with respect to the building*
- A Construction Certificate has been issued with respect to the plans and specifications for the building,*
- The building is suitable for occupation or use in accordance with its Classification under the Building Code of Australia,*
- Where required, a final Fire Safety Certificate has been issued for the building*
- Where required, a report from the Commissioner of Fire Brigades has been considered*

## DETERMINATION

Approval dated this 6<sup>th</sup> day of September 2011

Brendan Bennett  
Managing Director

NB Prior to the commencement of work S81A(2)(b)(i) and (ii) and (b2)(i) and (ii) and (iii) and (c) of the Environment Planning and Assessment Act 1979 must be satisfied



## SCHEDULE 1

### 1 Attachments to the Occupation Certificate

Title	Prepared By	Reference	Date
Occupation Certificate Application	D Poljak	-	30/08/11
Structural Engineering Certificate – Final	VDM Consulting Engineers	SD 0610-4	14/06/11
Inspection Report – Footings	City Plan Services	26201	28/10/06
Inspection Report – Final	City Plan Services	26201	18/08/11

PLANNING  
BUILDING  
HERITAGE  
URBAN DESIGN

CITY  
PLAN  
SERVICES

Received

01 SEP 2011  
CC26201

## OCCUPATION CERTIFICATE APPLICATION

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

### TYPE OF APPLICATION

Tick Appropriate Boxes

- ☐ Interim Certificate  
☒ Final Certificate  
☐ Change of Building Use of an Existing Building  
☐ Occupation/Use of a New Building

### IDENTIFICATION OF BUILDING

Address BILGOLA 2107  
282 LOWER PLATEAU RD

Lot DP/MPS etc \_\_\_\_\_

Suburb or town BILGOLA Post Code 2107

### DESCRIPTION OF DEVELOPMENT

Detailed Description

DECK & PERGOLA

### RELEVANT CONSENTS

Development Consent

DA No DA N0545 /06 Date 11/10/06

Construction Certificate /  
Complying Development Certificate

CC/CDC No CC 26201 Date 23/10/06

### APPLICANT

Name of person having benefit of the  
development consent

Name Mr D POLTAK company —

Address 282 LOWER PLATEAU RD

Suburb or town BILGOLA Post Code 2107

Phone B/H 04 09116 985 Fax No \_\_\_\_\_

Mobile 04 09116 405 Email dusanpoljak@hotmail  
com

As the applicant, I/we hereby

- 1 Submit this Occupation Certificate Application under the *Environmental Planning & Assessment Act 1979* for determination by the Principal Certifying Authority
- 2 Certify that the works have been completed in accordance with the relevant Development Consent
- 3 Attach a Fire Safety Certificate where relevant for the subject building work in accordance with the Fire Safety Schedule

Signature of applicant

Sign DP Date 30/8/11

LEVEL 1 364 KENT STREET SYDNEY NSW 2000 TEL 82/03600  
CITY PLAN SERVICES PTY LTD ABN 30 075 223 353  
CITY PLAN STRATEGY & DEVELOPMENT PTY LTD ABN 58 133 501 774

FAX 82/03601 WWW.CITYPLAN.COM.AU  
CITY PLAN URBAN DESIGN PTY LTD ABN 41 107 317 206  
CITY PLAN HERITAGE PTY LTD ABN 46 103 185 413



Civil – Structural - Geotechnical

VDM Consulting Engineers Pty Ltd  
ABN 40 101 544 763  
94 Bassett Street  
Mona Vale NSW 2103 Australia  
T (02) 9999 4285  
F (02) 9999 0193  
E [vdm1@optusnet.com.au](mailto:vdm1@optusnet.com.au)

14 June 2011

Our ref - SD 0610-4

Your ref - N0545-06

Mr Dusan Poljack  
282 Lower Plateau Road  
Bilgola Plateau  
NSW 2107

## STRUCTURAL ENGINEERING CERTIFICATE - FINAL

Re 282 Lower Bilgola, Bilgola Plateau, NSW 2107 – Rear Pergola

We hereby certify that the structure and structural components associated with the Alterations and Additions of the proposed development at the above-mentioned address have been designed, checked and inspected by VDM Consulting Engineers Pty (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 2 2002 *Structural design actions - Wind actions*
- ⇒ AS 1170 4-1993 *Minimum design loads on structures (known as the SAA Loading Code) - Earthquake loads*
- ⇒ AS 1720 1-1997 *Timber structures - Design methods*
- ⇒ AS 2870-1996 *Residential Slabs and Footings-Construction*
- ⇒ AS 3600-2001 *Concrete structures*

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

The structure was inspected on

- 26<sup>th</sup> October 2006 – foundations
- 27<sup>th</sup> November 2006 – final inspection comprising - timber sub-framing, upper framing and connections

### CERTIFICATION

Responsibility for this report is acknowledged as follows

Name of person signing – Mario F Benitez B E (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

Signature

## INSPECTION REPORT

*This inspection report is a record of a certified stage inspection or any other inspection carried out because it was required by the Principal Certifying Authority in accordance with Clause 162B and a copy shall be retained by the Principal Certifying Authority for a period of not less than 10 years from the date of the Environmental Planning & Assessment Regulation 2000*

CC No	26201
DA/ CDC No	N0545/06
PCA	Brendan Bennett, BPB0027
Site Address	282 Lower Plateau Road, Bilgola
Inspection Type	Footings
Date Requested	28/10/06

### RESULT OF INSPECTION

Satisfactory	<input checked="" type="checkbox"/>	No re-inspection required
Satisfactory subject to actions	<input type="checkbox"/>	No re-inspection required
Unsatisfactory/actions required	<input type="checkbox"/>	Re-inspection required Yes <input type="checkbox"/> No <input type="checkbox"/>

### ACTIONS

Signature



Inspected by	Brendan Bennett
Accreditation No	BPB0027
Date	28/10/06

## INSPECTION REPORT

*This inspection report is a record of a certified stage inspection or any other inspection carried out because it was required by the Principal Certifying Authority in accordance with Clause 162B and a copy shall be retained by the Principal Certifying Authority for a period of not less than 10 years from the date of the Environmental Planning & Assessment Regulation 2000*

CC No	26201
DA/ CDC No	N0545/06
PCA	Brendan Bennett BPB0027
Site Address	282 Lower Plateau Road Bilgola
Inspection Type	Final
Date Requested	18/08/11

### RESULT OF INSPECTION

Satisfactory	<input checked="" type="checkbox"/>	No re-inspection required
Satisfactory subject to actions	<input type="checkbox"/>	No re-inspection required
Unsatisfactory/actions required	<input type="checkbox"/>	Re-inspection required Yes <input type="checkbox"/> No <input type="checkbox"/>

### Notes

Signature



Inspected by	Brendan Bennett
Accreditation No	BPB0027
Date	18/08/11