

9 March 2011

Patrick Taurins C/- Rawson Homes Pty Ltd
PO Box 3094
North Strathfield NSW 2137

Final Occupation Certificate

Occupation Certificate No:	2011/0434	Approval Date:	09/03/2011
Construction Certificate No:	2009/339	Approval Date:	19/03/2009
Development Consent No:	N0388/07	Approval Date:	02/10/2007
Council:	Pittwater	Cost Of Works:	\$454,445.00

Applicant/Owner Details

Name: Patrick Taurins C/- Rawson Homes Pty Ltd – 9764 6422
Address: PO Box 3094, North Strathfield nSW 2137

Development Particulars

No: 18 Street: Palm Road Suburb: Newport
Description of Development: Demolition of existing dwelling & construction of a new two storey dwelling

Record Of Inspections

- | | |
|---|--------------|
| 1. Commencement of building work | Satisfactory |
| 2. Footings prior to pouring of concrete | Satisfactory |
| 3. Slab prior to pour | Satisfactory |
| 4. Timber frame prior to lining | Satisfactory |
| 5. Waterproofing of wet areas | Satisfactory |
| 6. Storm water pipes prior to backfilling | Satisfactory |
| 7. Final Inspection – Issue of Occupation Certificate | Satisfactory |

Attachments

<ul style="list-style-type: none"> • Smoke Alarm Certificate • Pest Control Certificate • Waterproofing Certificate • Letter from council regarding road reserve • Engineers certificate for piers/slab/frame 	<ul style="list-style-type: none"> • Basix Completion Receipt
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Certification

I, Paul Fitzgerald, as the certifying authority am satisfied that the building will not constitute a hazard to the health or safety of the occupants of the building and a current development consent is in force for the building, or a current complying development/construction certificate has been issued for the building in respect to the plans and specifications for the building and specifications for the building, the building is suitable for its use under the Building Code of Australia and, all the pre-conditions of development consent have been satisfied.

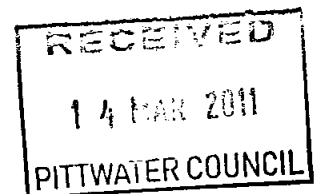
PCA: Paul Fitzgerald

Corporate Accreditation No: ABC 2

PCA Accreditation No: BPB 0119

Accreditation Body: Building Professionals Board

Signature of PCA: _____ Date: 9 March 2011



BASIX Completion Receipt

Receipt no.: CR-768775-177872S

This receipt is confirmation that the certifying authority identified below has satisfied the requirements of clause 154C of the Environmental Planning and Assessment Regulation 2000 for the development described in the 'BASIX Certificate details' section below.

Director-General
Date of issue: Wednesday, 09/03/2011



Principal certifying authority

Name:	Paul Fitzgerald
Accreditation scheme:	BPB
Accreditation number:	0119

Final Inspection

Date of final inspection:	Wednesday, 09/03/2011
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BASIX Certificate details

BASIX Certificate no.	177872S
Project name	Taurins (15.01.08)
Street address	18 Palm Road
Suburb	Newport
Postcode	2106
Local Government Area	Pittwater Council

WILKINS BROS LIMITED

WATERPROOFING CERTIFICATE

THIS CERTIFICATE IS ISSUED BY WILKINS BROS LIMITED IN CONNECTION WITH THE WATERPROOFING WORK DONE BY US FOR THE

CONTRACT NO.

FOR THE WATERPROOFING OF THE

WORK DONE BY US FOR THE

ON THE

WILKINS BROS LIMITED
WATERPROOFING CERTIFICATE

Certificate of Compliance in accord AS 3660.1



TRITHOR

This Certificate is to certify that Trithor Termite Protection was installed by a Trithor Authorised Installer in accord with the specifications of the manufacturer, Ensystem Australia Pty Ltd. Trithor Termite Protection complies with the requirements of AS 3660.1 Termite management - New building work the referenced Standard of the Building Code of Australia. Trithor Termite Protection forms part only of the termite management system for a new property. A concrete slab constructed in accordance with AS 2870 Residential slabs and footing construction is also required.

NB a copy of this Report is to be attached to the Trithor Termite Damage Warranty No. 2009-06-0004812 STB

Installation Date: 12 June 2019
 Installation Address: 18 Palm Road
 NEWPORT NSW 2108

Builder: Rawson Homes Pty Limited

Building Description:	Residential Building
Total Square Metres Installed:	0
No. of Service Penetrations Protected:	8
Lineal Metres of Building Protected:	70

Trithor Authorised Operator:	Safeguard Termite Barriers	Authorisation No. 14796
Address:	PO Box 164 Marulan NSW 2579	Phone: 1300 655 822

Comments:
 Installed Trithor Termite protection to the pipe penetrations and perimeter cavity of the residential building on site.

Signed by _____



SMOKE ALARM

For Residential Housing
Installation & Test Report

A.C.N. 002 761 686

A.B.N. 83 270 753 325

LICENCE NO. EC29586

PO BOX 3037, NARELLAN DC, 2567 • PH: (02) 4647 0800 • FAX: (02) 4647 0900

Smoke Alarms have been installed in accordance with AS 3786-1995
Part 3.7.2 of Building Code of Australia - Housing Provisions
Tested and Passed by SSI to AS3786 - Listed on SSI Register of Approved Products

Builder: Rawson Homes Pty Ltd
Address: Lot 16 Palm Road
Newport
Building Application No.: [blank]
Clients Name: Laurins

Type of System

New

Addition to Existing

Alarm Details

Manufacturer:

Lifesaver

Product Model No.:

TH 3000

Location of Detectors (Wired to Mains Power and Interlinked)

Entry

Bedroom

Other [handwritten: front of house]

Installers Details

Name: P&N Rogers Electrical Contractors Pty Ltd

Address: PO Box 3037, Narellan DC, N.S.W. 2567

Phone: (02) 4647 0800

Fax: (02) 4647 0900

Date of Installation & Testing: [handwritten: 12/12/2012]

Signature: [handwritten: P. Rogers]



**RESIDENTIAL
ENGINEERING**

NSW BPB 0265
VIC EC 24609
QLD RPEQ 4109

CONSULTING STRUCTURAL ENGINEERS
ACCREDITED CERTIFIERS

12 June 2009

Rawson Homes
PO Box 3094
North Strathfield NSW 2137

Our Ref RW079
Your Ref H:000416

Taurins
Lot 16 (18) Palm Road, Newport

We hereby certify that the membrane and reinforcing steel to the slab were all placed to our satisfaction in accordance with the structural details ready for the placing of the concrete and that the completed slab will satisfactorily support all normal domestic loads acting upon it and that the building has been located generally in accordance with the approved site plan

It should be noted that this certification applies to the structural components of the floor slab and does not warrant the dimensional accuracy of the building

A W McCarthy

B Sc (Eng) MIEAust CPEng

Shop 1 - 19 Jonathan Street, GREYSTANES NSW 2146
Tel: 02 9896 5494 Fax: 02 9636 1064
AFFR 01 1624 11 11

www.residentialengineering.com.au



**RESIDENTIAL
ENGINEERING**

NSW BPS 0255
VIC EC 24609
QLD RPEQ 4109

**CONSULTING STRUCTURAL ENGINEERS
ACCREDITED CERTIFIERS**

27 July 2009

Rawson Homes
PO Box 3094
North Strathfield NSW 2137

Our Ref: RW079
Your Ref: H 000416

**Taurins
Lot 16 (18) Palm Road, Newport**

This is to certify that an inspection was made of the reinforcing steel to the Bondek suspended slab at the above address on 27th July 2009 and we are satisfied that all have been placed in accordance with the structural details and our instructions ready for the placing of concrete.

A W McCarthy
B.Sc.(Eng.) MIEAust CPEng

Shop 1 19 Jonathan Street, GREYSTANES NSW 2145
Tel: 02 9896 5494 Fax: 02 9536 1064
www.residentialengineering.com.au

www.residentialengineering.com.au



BUILDING SYSTEMS

Screw Pier Installation

August 2008 version 3

Certificate of Compliance 2

1. Client Project Information	Client Project Number H000416 (Rev C)	Client Representative Alan Astley
2. Site address and details All property details.	Street address (include lot no., street, suburb/locality & postcode) Lot 16, (B) Palm Rd Newport Postcode 2106 Plan details (Drawing number & sheets numbers) RW079A (Rev C) / Sheets 1-8	
3. Scope of Work for Compliance	Scope of the work covered and subject of the certification: (tick) <input checked="" type="checkbox"/> Screw piers installed in accordance with AS 2159 <input checked="" type="checkbox"/> Methods used for installation comply with Heltech Site Installation Procedure Manual July 2008 Ninth Edition <input checked="" type="checkbox"/> Constructed in accordance with plans and specifications issued by Heltech. Other (provide details e.g. scanning etc.) 	
4. Installation Details	When was the request for the installation made? Date 14/05/2009 When was the installation started? Date 27/05/2009 When was the installation completed? Date 28/05/2009	
5. Declaration Full details and signature of the responsible person will need to be provided to verify that the work covered complies with AS 2159 - 1995 and Heltech Site Installation Procedure Manual July 2008 - Ninth Edition.	I hereby state that the work has been completed in compliance with the AS 2159 - 1995, Heltech Site Installation Procedure Manual July 2008 - Ninth Edition and constructed in accordance with the relevant plans and specifications as supplied by Heltech for the works and that the information provided in this form is a true and accurate record. Company Name Screw Pier Operations Pty Ltd Name Phil Cooney (Company Officer) Licence Number Phone Number (02) 9725 5522 Fax Number (02) 9756 5724 Address 14 Copper Street Smithfield Postcode 2154 Signature <i>[Signature]</i> Date 28/05/2009	

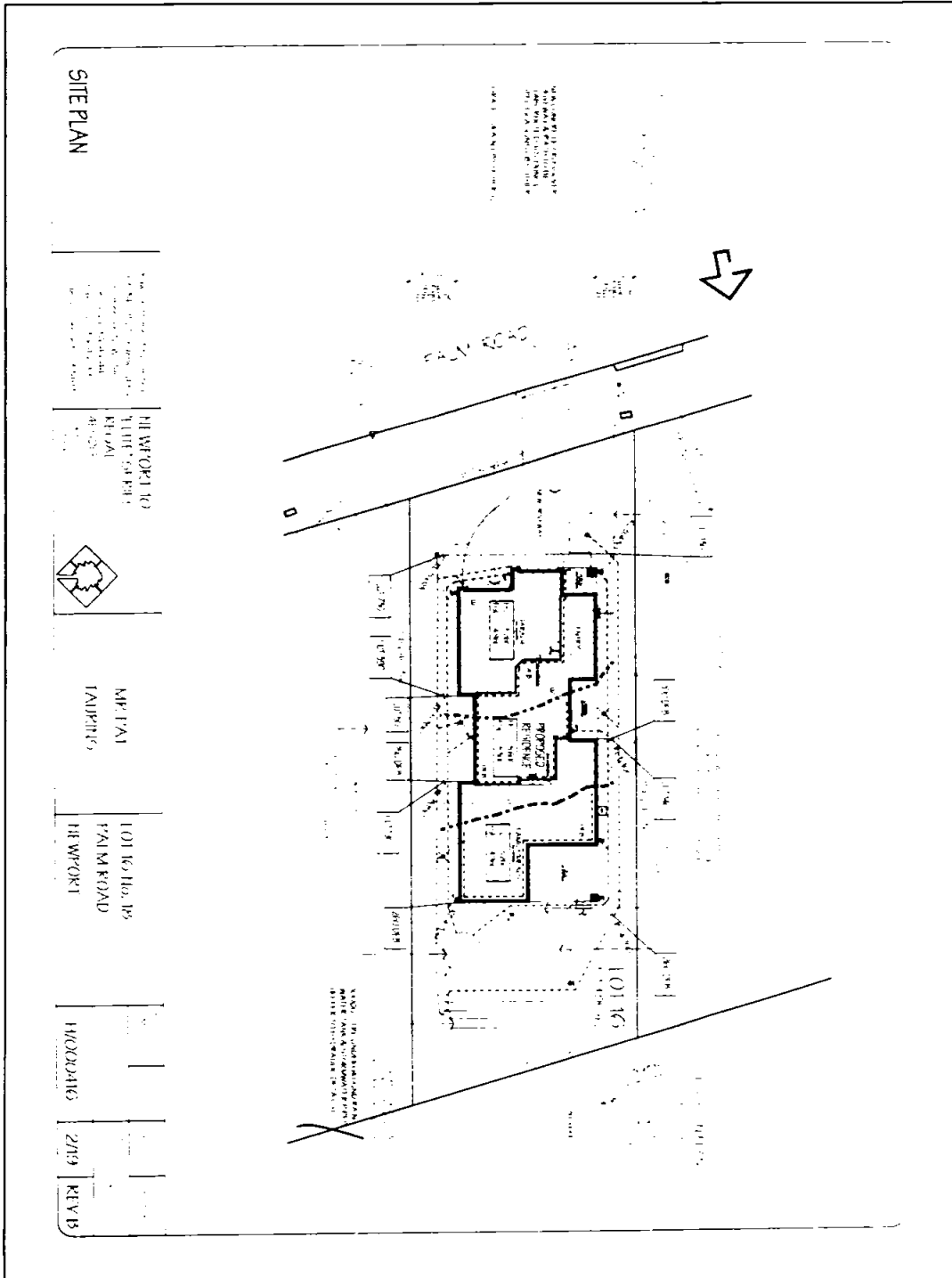
OFFICE USE ONLY REFERENCE NUMBERS

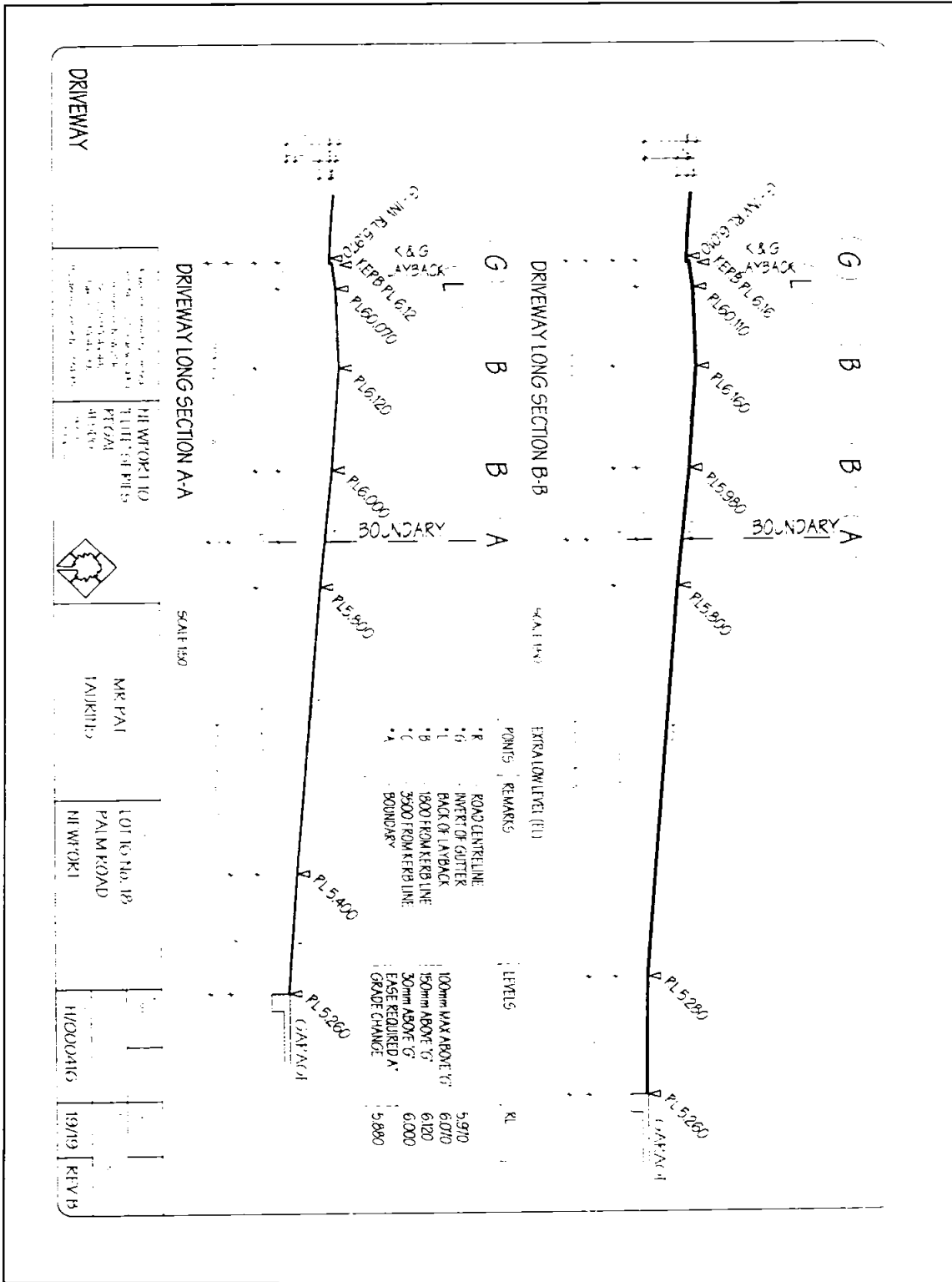
- Provide plans and street levels and a certificate from a chartered professional engineer stating that works in the road reserve comply with council requirements as per DA condition E1

I hereby certify that the levels and placement of the council crossing at 18 Palm Road Newport are in accordance with drawings H/000416 2/19 REV B & 19/19 REV B and thus in compliance with all council requirements.



P.M. Taurins
B.E. (Mech) C.P.Eng.







APPOINTMENT
02 9970 1111
02 9970 7150
PO Box 882
Mona Vale NSW 1660
DX 9018 Mona Vale

Ross McWhirter, Project Leader – Road Reserve Management
8am to 4:30pm Mon - Fri
Phone 9970 1207 Mobile 0419 629 007

8 March 2011

Patrick Taurins
18 Palm Road
NEWPORT NSW 2106



Dear Sir,

Re: Final Inspection of Works in Road Reserve at 18 Palm Road, Newport

DA No. N0388/07 - Compliance

A final inspection of the approved works in the road reserve at the above address was carried out on 8 March 2011.

The work has been completed in accordance with the approved application to Council's satisfaction.

Should you wish to discuss the matter further, please contact the abovementioned Officer.

Yours faithfully

A handwritten signature in black ink that reads "R McWhirter".

Ross McWhirter
PROJECT LEADER – ROAD RESERVE MANAGEMENT