

Telephone 1300 663 215
Facsimile (02) 9836 3000
PO Box 6160
Baulkham Hills BC NSW 2153

FILE COPY

R Moy & Associates Pty Ltd
T/as Greenfield Accredited Certifiers
ACN 100 924 605
ABN 23 100 924 605

Final Occupation Certificate

Issued in accordance with section 109C(1)(c) of the Environmental Planning & Assessment Act 1979.

Subject Site Address 31 Clontarf Street, SEAFORTH 2092
Lot No 802
DP 109 4692
Council Area MANLY COUNCIL
Development Consent No. 519/07
CC or CDC No. CC2008-11086
Description of Building Work Construction of a new 2 storey dwelling

Applicant Name Ta Trung Quang
Applicant Address 31 Clontarf Street, SEAFORTH 2092

Owner Name Ta Trung Quang, Mr & Mrs
Owner Address 31 Clontarf Street, SEAFORTH.

Determination Approval granted

List of documents relied upon by the PCA in making the determination:

Engineers Certificates for Piers & Slab
Part A & B Pest Treatment Certificates
Smoke Detector Certificate
Glazing Certificate
Insulation Certificate
Sarking Certificate
BASIX Compliance Letter - 171011S
Wet Area Certificate
Set Out Survey Report
Floor Level Survey Report
88B Covenant
OC Application Form
Council Submission Cheque - \$30.00

Inspection of stages carried out during construction:

The following stages of construction were inspected in accordance with Environmental Planning and Assessment Act 1979 and Environmental Planning and Assessment Regulation 2000.

Date	Inspection Stage	Inspected By
30/01/09	Commence/Piers/Footings	Stephen Murray
03/02/09	Slab Ground Floor	Stephen Murray
18/02/09	Storm Water	Stephen Murray
15/05/09	Framework	Stephen Murray
01/06/09	Wet Areas	Stephen Murray
04/11/09	Preliminary Final	Stephen Murray
05/11/09	Final OC Completion	Luke Jeffree

(Continued on Page 2)

Subject Site Address 31 Clontarf Street, SEAFORTH 2092

Statement by Certifying Authority:

I, the Certifying Authority for building works as described in this certificate, am of the opinion that the following matters have been complied with:

- A current development consent or complying development certificate is in force for the building
- For building works, a current construction certificate (or complying development 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
- A fire safety certificate has been issued for the building where required under the Act
- A report from the Fire Commissioner has been considered where required under the Act

Signed

Certifying Authority
Accreditation Number
Accreditation Body



Luke Jeffree
BPB0196
Building Professionals Board

Date of this Certificate

16/11/2009

DONOVAN

YOUR REFERENCE

Quang

OUR REFERENCE

72026/7

DATE

3 February 2009

Edgewood Homes T/A Hotondo Hawkesbury
446 Terrace Road
FREEMANS REACH NSW 2756

RE: NEW RESIDENCE – LOT 802 CLONTARF STREET SEAFORTH

STRUCTURAL CERTIFICATE

This is to certify that an engineer from this office has inspected the pier holes at the above residence prior to any concrete being poured.

Pier holes have been dug to rock in accordance with the approved engineer's details.

Yours faithfully



J. DONOVAN
MIEAust CPEng

DONOVAN

YOUR REFERENCE

Quang

OUR REFERENCE

72026/8

DATE

10 February 2009

Edgewood Homes T/A Hotondo Hawkesbury
446 Terrace Road
FREEMANS REACH NSW 2756

RE: NEW RESIDENCE – LOT 802 CLONTARF STREET SEAFORTH

STRUCTURAL CERTIFICATE

This is to certify that an engineer from this office has inspected the waffle raft slab reinforcement, pods and damp-proofing membrane at the above address prior to any concrete being poured.

The reinforcement has been placed in accordance with the approved engineer's details.

Yours faithfully



J.DONOVAN
MIEAust CPEng

TERMguard (Sydney) Pty Ltd

P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone: 9643 8300 Fax: 9643 8388

A.C.N. 003 295 663

CERTIFICATE OF TREATMENT

This document is official certification that the building described has been treated by TERMguard (Sydney) Pty Ltd to provide protection from subterranean termite attack. Please note that further treatments may be required to completely protect your home.

SITE ADDRESS: SEAFORTH, 31 CLONTARF STREET [lot 882]

BUILDER OR OWNER: EDGEWOOD PTY LTD-HOTONDO HAWKE

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earthworks, including gardening adjacent to the building, may render the TERMguard barrier ineffective.

Perimeter Chemical Treatment

Ref. 38439004

LEGEND

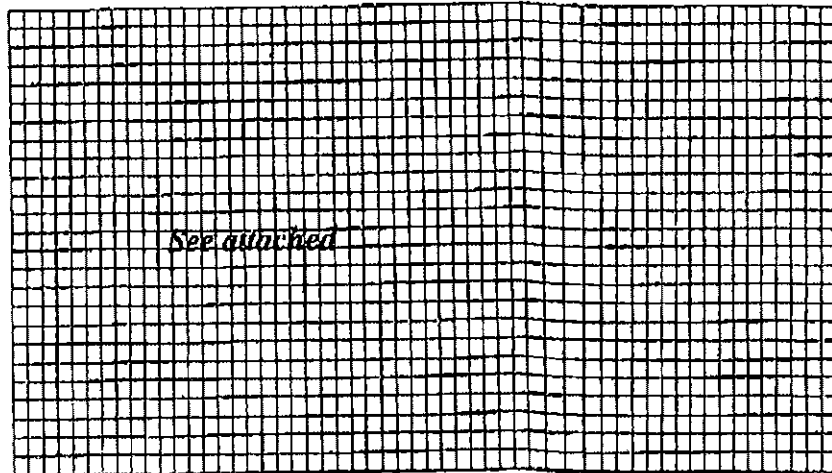
Treated area 

Plumbing line 

Pier 

Steps 

Rough sketch only -
refer builder's plans for
true dimensions.



DATE OF TREATMENT: 14-10-2009

SPECIAL CONDITIONS:

Volume of Concentrate: 0.825 litres

Volume of Emulsion: 330 litres

Application Rate: 5 litres / sq. metre

Linear Metres: 66 metres

Materials Applied: 0.25% BIFENTHRIN

Perimeter Treatment Certificate of Completion

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above.

Applied by: C Goodwin

Signature:



R. Sapsford

Warranty is 12 months unless indicated otherwise.



31537

(SYDNEY) PTY LTD

Unit 11, 12-18 Victoria St Lidcombe NSW 2141

INSTALLATION SHEET

Builder: Edgewood Holdings Date: 14/10/09
Site Address: 31 Centraf. St.
Seaford. Job Sheet No.: 071194
Installer: Chris Goodwin Lic No.:
SIGNED: Chris Goodwin Ref No.: 38439004

Environmental Information

Chemical Name: 3. Refor
Vol of Contribution: 825
Vol of Emulsion: 330
Equipment:
Hand held spray ☐
Truck mounted spray ☒
Other:

Chemical Name:
Vol of Contribution:
Vol of Emulsion:
Equipment:
Hand held spray ☐
Truck mounted spray ☐
Other:

Wind Speed: Wind Direction:
Time Start: Time Finish:

Area Protected

Under Slab M2: Perimeter Lit 66
Subfloor M2: Penetrations Qty:
Cure M2: Ringline Lit:

Slab ☐ Monolithic slab on ground
☐ In-fill slab ☐ Waffle pod
☐ R/T Timber floor ☐ Ultra floor

Method of Protection

☐ Physical Barrier ☒ Chemical Barrier
Type: Ternguard

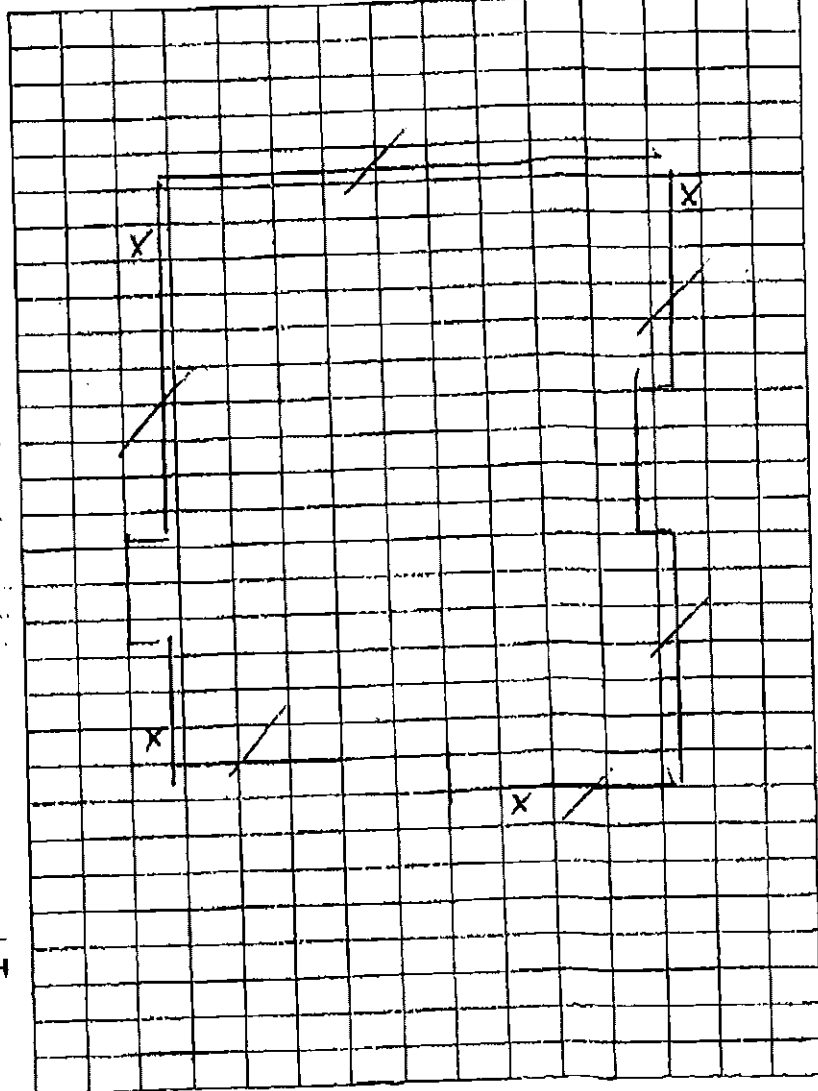
Reticulation Legend

Poth trap ☒ Drilled pipe
Undrilled pipe --- Red cap

Physical Barrier Legend

Penetration ☒ Start / Finish X
Area Protected //

JOB PLAN



TERMguard (Sydney) Pty Ltd

P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone: 9643 8300 Fax: 9643 8388

A.C.N. 003 295 663

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BUILDER OR OWNER: EDGEWOOD PTY LTD-HOTONDO HAWKE

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earth works, including gardening adjacent to the building, may render the TERMguard barrier ineffective.

Slab Penetrations

Ref. 38439000

LEGEND

Treated area



Plumbing line



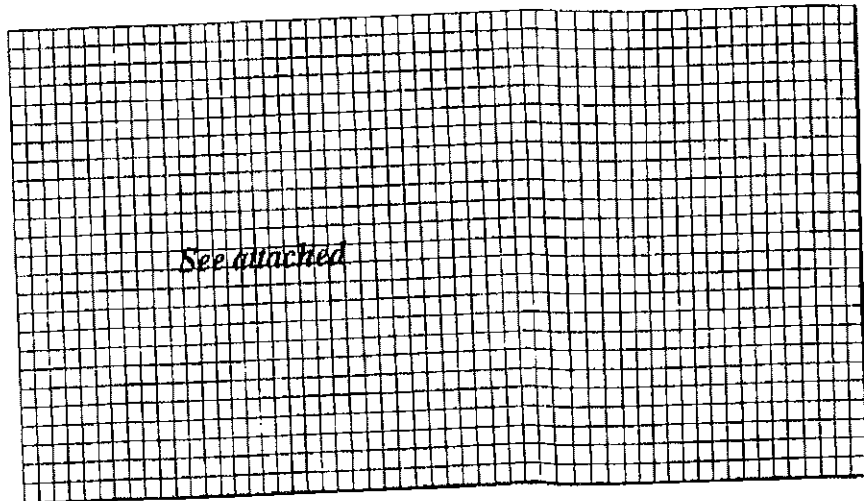
Pier



Steps



Rough sketch only -
refer builder's plans for
true dimensions.



DATE OF TREATMENT: 4-2-2009

SPECIAL CONDITIONS:

Number of Penetrations: 9

Materials Applied: TERMISHIELDS

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf

Applied by: S McLaren

Signature:

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

31537

31537

Targets termites - safeguards you
termguard
 reticulation system

(SYDNEY) PTY LTD

Unit 11, 12-18 Victoria East St Lidcombe NSW 2141

INSTALLATION SHEET

Builder: EDGEWOOD

Date: 4-2-09

Site Address: Cot 882-31-clontarf

Job Sheet No.: 064555

St (see Forth)

Installer: _____ Lic No.: _____

SIGNED: Shane

Ref No.: 38439000

Environmental Information		JOB PLAN					
External	Chemical Name						
	Vol of Concentration						
	Vol of Emulsion						
	Equipment: ☐ Hand held spray ☐ Truck mounted spray Other						
Cavity	Chemical Name						
	Vol of Concentration						
	Vol of Emulsion						
	Equipment: ☐ Hand held spray ☐ Truck mounted spray Other						
Wind Speed						Wind Direction	
Time Start						Time Finish	
Area Protected							
Under Slab M2		Perimeter L/m					
Subfloor M2		Penetrations Qty. <u>4</u>					
Cure M2		Ringline L/m					
Slab ☐ Monolithic slab on ground ☐ In-fill slab ☒ Waffle pod ☐ B/J Timber floor ☐ Ultra floor							
Method of Protection							
☒ Physical Barrier ☐ Chemical Barrier Type: <u>collars</u>							
Reticulation Legend							
Path wrap ☒ Drilled pipe _____ Undrilled pipe _____ End cap _____							
Physical Barrier Legend							
Penetration ☒ Start / Finish X Area Protected //							

TERMguard (Sydney) Pty Ltd

P.C. Licence No: 611

Unit 11/12 Victoria Street, LIDCOMBE NSW 2141
Phone: 9643 8300 Fax: 9643 8388

A.C.N. 003 295 663

CERTIFICATE OF TREATMENT

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BUILDER OR OWNER: EDGEWOOD PTY LTD-HOTONDO HAWKE

ATTENTION: Whilst the barrier system provides significant protection for many years, annual, complete inspection is recommended. Additional treatment is only required when bridging or breaching has occurred or is suspected. Any additions, alterations or earthworks, including gardening adjacent to the building, may render the TERMguard barrier ineffective.

Curing

Ref. 38439001

LEGEND

Treated area



Plumbing line



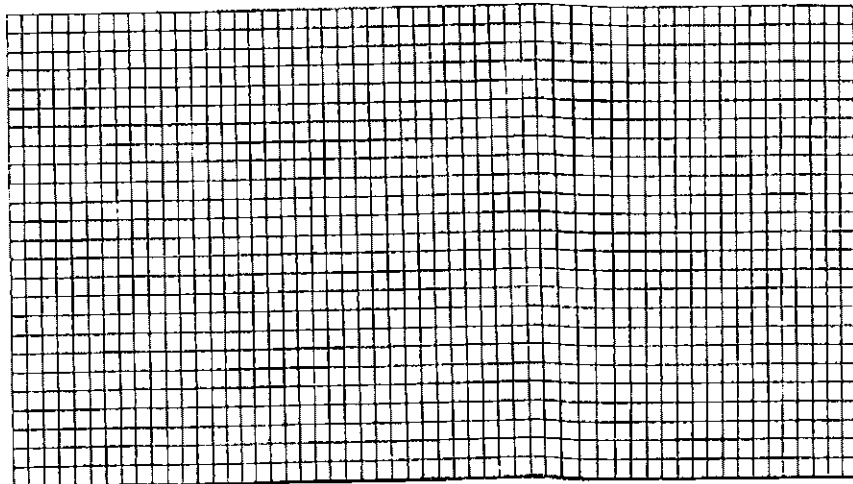
Pier



Steps



Rough sketch only -
refer builder's plans for
true dimensions.



DATE OF TREATMENT: 10-2-2009

SPECIAL CONDITIONS:

Area Protected: 200 square metres

Materials Applied: COLORCURE WBS

Certification

This document certifies that the above structure has been treated in accordance with AS3660-1 except for the limitations listed above &/or overleaf

Applied by: G Ashmore

Signature:

Warranty is 12 months unless indicated otherwise. See Warranty Conditions overleaf.

Line Em

Electrical Services Pty Ltd

Ph: 02 4369 0500 • Fax: 02 4369 0800 • Mobile: 0414 797 135
Email: lineelectrical@gmail.com • Lic No. 151109C
PO Box 6379 Kincumber NSW 2251 • ABN 64 104 734 278

Re: 31 Clontarf Street Seaforth

Please note that the smoke detectors installed at the above address are connected to 240 volt supply and are provided with a 9 volt battery for back up.

The detector installed is SSL approved.
Certificate No. 285
List No. 562

It complies with the Building Code of Australia 3.7.2
The detector has a certificate of suitability to comply with AS3786/1993 and has been issued with a notification of electrical work under AS3000 requirements.

Yours Faithfully,

Mark Hedley
FOR Mark Hedley
Director

A-RESTRICTION ON THE USE OF LAND 3 WIDE

WAKEHURST PARKWAY

CALCULATION SUMMARY	
SITE AREA	=
EXISTING IMPERVIOUS	=
PROPOSED IMPERVIOUS	=
Q _s PRE DEVELOPED	=
Q _s POST DEVELOPED	=
Q _{10ap} POST DEVELOPED	=
VOLUME REQUIRED	=
VOLUME PROVIDED	=

NAME _____
 ADDRESS _____
 CITY _____
 STATE _____
 ZIP _____
 PHONE _____
 FAX _____
 E-MAIL _____
 TITLE _____
 COMPANY _____
 INDUSTRY _____
 COUNTRY _____
 LEGEND

STORMWATER NOTES

DRAINAGE PLAN

SCALE 1.200

----- GRAVITY LINES
----- 100 DIA. SEWER GRADE SOLVENT
----- WELDED CHARGED LINES TO RWI TANK

NOTES

1. DOWNPIPES DP1, DP4 & DPS ARE CHARGED

3L2032Z (PIPIES)
1L 2032 (PIT)
REFER TO DETAILS
ON SHEET No.4

1. DOWNPIPES DPl, DP4 & DP5 ARE CHARGED AND ARE TO BE 100 DIA SEWER GRADE PIPES FOR FULL LENGTH

2. ALL CHARGED LINES TO BE 100 SEWER GRADE TO ENSURE INTEGRITY OF CHARGE AND SOLVENT WELDED

3. ONLY ROOF WATER TO DRAIN TO RW TANK

4. GUTTER PROTECTION TO BE INSTALLED TO MINIMISE DEBRIS ENTERING THE SYSTEM

5. CLEANING EYES TO BE INSTALLED TO BASE OF ALL DOWNPIPES

33000538 MEN 03506004
(1) 370004

PLANWELL DESIGNER HOMES
FOR MR. & MRS. QUANG

J & F DESIGNS
CONSULTING HYDRAULIC, STRUCTURAL
AND CIVIL ENGINEERS
34 BETTINGTON ROAD, DATLANDS
DUNDEE, S.A. 9432 4142

[illegible]

4275-1A 11 OF 41

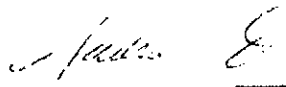
- b. the Council may recover from the registered proprietor in a Court of competent jurisdiction:
- a) any expense reasonably incurred by it in exercising its powers under this positive covenant - such expense shall include reasonable wages for the Council's own employees engaged in effecting the said work, supervising the said work and administering the said work together with costs, reasonably estimated by the Council, for the use of machinery, tools and equipment in conjunction with the said work
 - b) legal costs on an indemnity basis for issue of the said notices and recovery of the said costs and expenses together with the costs and expenses of registration of a covenant charge pursuant to section 88F of the Act or providing any certificate required pursuant to section 88G of the Act or obtaining any injunction pursuant to section 88H of the Act.
- v. This covenant shall bind all persons who claim under the registered proprietors as stipulated in section 88E (5) of the Act.

For the purposes of this covenant:

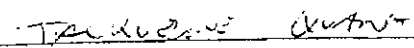
Structure and Works shall mean the on-site stormwater detention system constructed on the land as set out in the plan annexed hereto and marked with the letter 'B' including all gutters, pipes, drains, walls, kerbs, pits, grates, tanks, chambers, basins and surfaces designed to temporarily detain stormwater on the land.

The Act means the Conveyancing Act 1919.

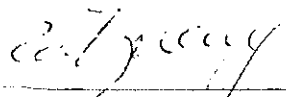
EXECUTION by the registered proprietors,
TA TRUNG QUANG and PAULETTE TA
TRUNG QUANG:



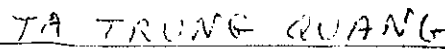
Signature of witness



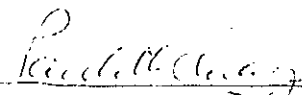
Name



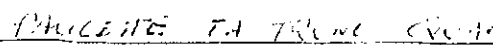
Signature of Ta Trung Quang



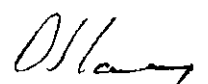
Name



Signature of Paulette Ta Trung Quang



Name



ANNEXURE A TO THE POSITIVE COVENANT
(Form 13 PC, Section 88E(3) Conveyancing Act)

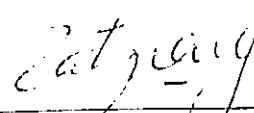
**BENEFITTING MANLY COUNCIL AND BURDENING LAND OWNED BY
TA TRUNG QUANG AND PAULETTE TA TRUNG QUANG KNOWN AS
PART FOLIO IDENTIFIER 802/1094692**

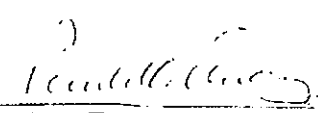
Dated: 01/10/07

**Terms of the Positive Covenant for maintenance and repair of on-site
stormwater detention system**

The registered proprietors covenant with Manly Council (the Council) that they will maintain and repair the structure and works on the land in accordance with the following terms and conditions:

- i) The registered proprietor will:
 - a. keep the structure and works clean and free from silt, rubbish and debris
 - b. maintain and repair at the sole expense of the registered proprietors the whole of the structure and works so that it functions in a safe and efficient manner.
- ii) For the purpose of ensuring observance of the covenant the Council may by its servants or agents at any reasonable time of the day and upon giving to the person against whom the covenant is enforceable not less than two days notice (but at any time without notice in the case of an emergency) enter the land and view the condition of the land and the state of construction maintenance or repair of the structure and works on the land.
- iii) By written notice the Council may require the registered proprietors to attend to any matter and to carry out such work within such time as the Council may require to ensure the proper and efficient performance of the structure and works and to that extent section 88F(2) (a) of the Act is hereby agreed to be amended accordingly.
- iv) Pursuant to section 88F(3) of the Act the authority shall have the following additional powers pursuant to this covenant:
 - a. in the event that the registered proprietor fails to comply with the terms of any written notice issued by the Council as set out above the Council or its authorised agents may enter the land with all necessary equipment and carry out any work which the Council in its discretion considers reasonable to comply with the said notice.


Ta Trung Quang


Paulette Ta Trung Quang

Form: 13PC
Release: 2.1
www.lands.nsw.gov.au

31601 15

POSITIVE COVENANT
New South Wales
Section 88E(3) Conveyancing Act 1919

51601 15

Leave this space clear. Affix additional pages to the top left-hand corner.

PRIVACY NOTE: Section 31B of the Real Property Act 1900 (RP Act) authorises the Registrar General to collect the information required by this form for the establishment and maintenance of the Real Property Act Register. Section 96B RP Act requires that the Register is made available to any person for search upon payment of a fee, if any.

(A) **TORRENS TITLE**

Part Folio Identifier 802/1094692

(B) **LODGED BY**

Document Name, Address or DX, Telephone, and LLPN if any
Collection
Box
Reference:

CODE

PC

(C) **REGISTERED PROPRIETOR**

Ta Trung Quang and Paulette Ta Trung Quang

(D) **LESSEE MORTGAGEE or CHARGE**

Of the above land agreeing to be bound by this positive covenant

Nature of Interest	Number of Instrument	Name
NOT APPLICABLE	N.A.	N.A.

(E) **PRESCRIBED AUTHORITY**

Manly Council

(F) The prescribed authority having imposed on the above land a positive covenant in the terms set out in annexure A hereto applies to have it recorded in the Register and certifies this application correct for the purposes of the Real Property Act 1900.

DATE 12/11/09

(G) **Execution by the prescribed authority**

I certify that an authorised officer of the prescribed authority who is personally known to me or as to whose identity I am otherwise satisfied signed this application in my presence.

Signature of witness: ☐

Name of witness: ☐

Address of witness: ☐

Signature of authorised officer: ☐

Name of authorised officer: ☐

Position of authorised officer: ☐

(G) **Execution by the registered proprietor**

I certify that the person(s) signing opposite, with whom I am personally acquainted or as to whose identity I am otherwise satisfied, signed this instrument in my presence.

Certified correct for the purposes of the Real Property Act 1900 by the Registered Proprietor.

Signature of witness: ☐

Name of witness: ☐

Address of witness: ☐

Signature of Registered Proprietor:

(H) **Consent of the N.A.**

The N.A. under N.A.

I certify that the above N.A. signed this application in my presence.

Signature of witness: ☐

Name of witness: ☐

Address of witness: ☐

No. N.A.

, agrees to be bound by this positive covenant, who is personally known to me or as to whose identity I am otherwise satisfied

Signature of N.A.



BORAL WINDOW SYSTEMS LTD ABN 78 004 069 523
312 Woodpark Road
Smithfield NSW 2164
Telephone (02) 9757 0555
Facsimile (02) 9604 9440

GLAZING CERTIFICATE

26/08/2009

EDGEWOOD HOMES PTY LTD
446 TERRACE ROAD
FREEMANS REACH
NSW

Dear Customer,

RE: CLONTARF ST LOT 802
SEAFORTH NSW

Sales Order No: 49546 Rep No: Slavulji
Customer Order No:

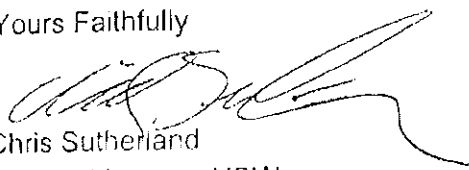
We Confirm that the Dowell Aluminium Windows and doors supplied to the above project were manufactured to conform with the requirements of an N2 rating and glazed and assembled in accordance with the requirements of the following Australian Standards:
AS2047-1999 Windows in Buildings
AS1288-2006 Glass in buildings
AS4055-2006 Wind Loads for Housing.

Note: based on the 2006 revision to AS1288 and AS4055 'ultimate limit state design pressure', the following applies;

N1 - 700paUWP N2 - 1000pa UWP N3 - 1500paUWP N4 - 2200paUWP
N5 - 3300paUWP N6 - 4400paUWP

The responsibility for installing windows in the correct manner and position within the structure lies with the purchaser. Further, if the windows have been supplied to comply with a window schedule and not from a take off from a plan, Dowell A Boral Company will not accept responsibility for the accuracy of the 'Human Impact' requirements encompassed in AS1288.

Yours Faithfully


Chris Sutherland
Branch Manager NSW


Ranjana Shankar
Credit Officer



Hotondo Hawkesbury

Edgewood Homes Pty Ltd Lic. No. 123584c

A.B.N. 17 079 001 577

446 Terrace Road, Freemans Reach, NSW 2756

Phone: 02 4579 7772

Fax: 02 4579 7773

www.hotondosydney.com.au

Att: Glenda McGregor
Greenfield Certifiers

11 August 2009

Dear Glenda

RE: Lot 802, 31 Contarf Street, Seaforth

This letter is to confirm the following items have been installed to comply with the BASIX No 171011S requirements for the above job;

ITEM	TYPE	RATING	COMPLIANCE	INSTALLED
Showerheads	Dorf Myriad Square Pycos	3A	Yes	Yes
Toilet	Villeroy & Bosch Omnia Pro BTW	4	Yes	Yes
Kitchen Tap	Dorf Kemi Lever and Cross sets	3A	Yes	Yes
Basin Taps	Dorf Kemi Lever and Cross Sets	3A	Yes	Yes
HWS	Dux 170 Lt Gas Proflo	4 star	Yes	Yes
Cooktop	Miele KM371G, Gas	Not available from Miele	Yes	Yes
Oven	Miele H4271BP Pyrolytic Oven	Not available from Miele	Yes	Yes
Airconditioning System	Eclipse 18KW (7hp) reverse cycle unit	3 Phase	Yes	Yes
Rainwater Tank	3000 lt Slimline Tank		Yes	Yes

I trust this information is of assistance. Should you require any further information, please do not hesitate to contact this office.

Kind Regards,

Tammy Warton
Administrative Manager
Hotondo Hawkesbury

Boral Roofing
Division



BORAL MONTORO PTY LIMITED
ABN 34 632 944 894

Mackellar Street, Emu Plains
Locked Bag 9001
Penrith NSW 2751

Telephone (02) 4728 8888
Facsimile (02) 4735 6512

www.boral.com.au

Certification of Compliance

Builder **EDGEWOOD HOMES PTY LTD**
446 TERRACE ROAD
FREEMANS REACH 2756

Ref. No **58578**

Completion Date **13/05/2009**

Site Address **Lot 802 Clontarf St**
SEAFORTH (N) 2092

Tile Profile **Linea**
Tile Colour **Charcoal Grey**

BORAL ROOFING certifies that the items listed below have been installed in accordance with the relevant Australian Standards or as per the Manufacturer's specifications.

Roof Tiles: In accordance with Australian Standards AS2049.2002 AS2050.2002, Boral Roofing standards and any builders instructions

Sarking: In accordance with Australian Standard AS4200.2.1994. and Boral Roofing standards. Sarking is classified LOW (less than 5) in the flammability index when tested in accordance with AS1530.2.1993

If you require any further assistance please do not hesitate to contact the undersigned.

Yours faithfully

Lloyd Johnston
Products Fixing Manager

Bradford™
for smarter environments



Bradford Home Insulation and Installation Guarantee Certificate

This is to certify that Bradford™ Insulation product has been installed at:

Address LOT 802, (31) CLONTARF ST, SEAFORTH

Date of Installation: Ceiling/Roof 3/07/2009

Walls 19/05/2009

Floor

Product Installed:

Bradford Gold™

Bradford SoundScreen™

Bradford FireSeal™

Product R-Value		
Walls	Ceiling/Roof	Floor
R1.5	R3.5	

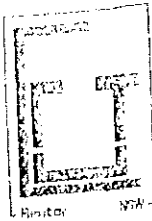
It is guaranteed that all products from Bradford™ Insulation will meet the following conditions, when installed in accordance with our directions.

1. Guaranteed for the life of your home.
2. Achieve Simultaneous Determination of Ignitability, Flame Propagation, Heat Release, and Smoke Release Indices of: Ignitability 0, Spread of Flame 0, Heat Evolved 0, Smoke Developed 0, when tested in accordance with Australian Standard 1530 part 3 of 1999 (these are the best results possible).
3. Be non-conductive, allergy free, will not pack down, will not rot, mould or deteriorate.
4. Achieves the stated thermal resistances in accordance with AS/NZS4859.1.
5. In the unlikely event of any damage occurring as a direct result of the installation of Bradford Insulation products, that damage will be rectified by the installer.

Ray Thompson
Group Marketing Manager
Bradford Insulation Group
CSR Building Products Limited
ABN 55 008 631 356

Date of Issue: 10 February 2009 v2





FLEXITRAY N.S.W.

No: ~~7623~~ 6165

APPLICATOR TRUE BLUE WATERPROOFING
NICHOLAS RAWLING

LIC. No. 209154C

Date: 1/6/09

Certificate of Completion

This certificate is issued to show that the wet areas listed below have been water-proofed by an approved applicator of FLEXITRAY - NSW in accordance with the manufacturers instructions and Australian Standard AS3740 and complies with the requirements of the BCA

Name of Owner:

Name of Builder: HORTON & HAWKESBURY

Job Address:

802 MONTAGUE BLVD

Builder's Address:

SEAFOUR

AREAS WATERPROOFED:

Shower Area Base ☒
Shower Area Flashings ☒
Flashings around Bathroom ☒
Flashings around Toilet ☒
Flashings around Laundry ☒
Ensuite Shower Floor ☒
Ensuite Shower Flashings ☒
Flashings around Ensuite ☒
Full Bathroom Floor ☒
Full Ensuite Floor ☒
Full Toilet Floor ☒
Full Laundry Floor ☒
Balcony ☒
Planter Box ☒

PRODUCTS USED:

Flexitray 102

" 102

" 102

" 102

" 102

" 102

" 102

" 102

" 102

" 102 Flashings only

Elastoseal TR

NA

Signed:

Comments: Whole House completed no problems

Applicator Guarantee - 7 YEAR WORKMANSHIP

I hereby guarantee work carried out to the above premises, for 7 years from the date hereof against all defects in workmanship. This guarantee does not cover damage to the work caused by others.

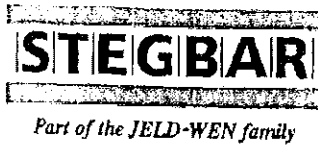


Date:

29/5/09

Signed:

[Signature]



Compliance Certificate

Stegbar Pty Ltd certifies that the showerscreen, mirror, glass splashback or glass wardrobe door supplied to:

Address:

L802 CLONTARF RD
SEAFORTH NSW 2092

Order No:

79894

Customer PO: 00019702

Invoice No: 8860101342

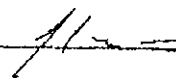
Delivery Date:

22/07/09

complies with the Australian Standard AS1288 - 2006 (Glass in building - selection and installation).

Stegbar Representative.

Date.



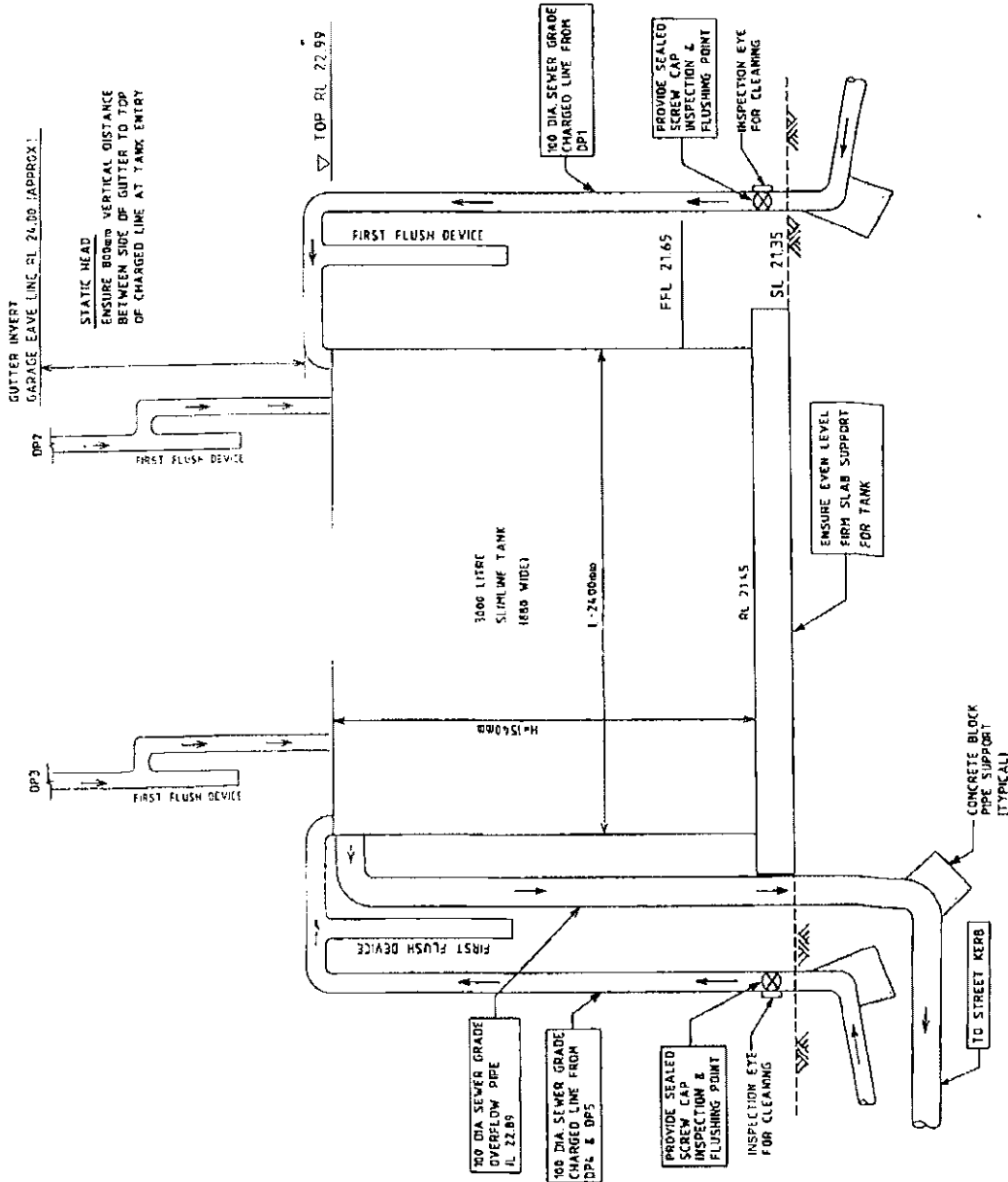
23/07/2009

RAINWATER RE-USE SYSTEM NOTES

1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO COLD WATER WASHING MACHINE TAP/ALL TOILETS & ALL EXTERNAL TAPS
2. TOWNWATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF SYDNEY WATER. THIS MAY REQUIRE PROVISION OF:
 - A PERMANENT AIR GAP
 - A BACKFLOW PREVENTION DEVICE
 - NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN SUPPLY
 - AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
3. PROVIDE AT LEAST ONE (1) EXTERNAL HOSE LOCK ON THE TOWN WATER FOR FIRE FIGHTING
4. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP ZONE INDICATED ON THE TYPICAL DETAIL
5. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH ASS5001 NATIONAL PLUMBING AND DRAINAGE CODE
6. PRESSURE PUMP ELECTRICAL CONNECTION TO BE OUT CARRIED BY LICENSED ELECTRICIAN
7. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK SURFACE. WATER INLETS ARE NOT TO BE CONNECTED.
8. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO ASS500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED "RAINWATER". THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE MADE IN ACCORDANCE WITH AS26181 OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1341).
9. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELLED "RAINWATER" ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
10. ALL INLETS & OUTLETS TO THE RAINWATER TANK TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT HOSQUITO & VERMIN ENTRY
11. PROVIDE ADDITIONAL WASHING MACHINE (COLD) WATER SUPPLY TAP FROM MAINS WATER FOR FUTURE OPTIONAL CHOICE BY RESIDENTS
12. SYDNEY WATER'S APPROVAL IS REQUIRED FOR ANY TOP UP FROM DRINKING WATER SUPPLY, REGARDLESS OF TANK SIZE
13. THE INLET FILLING RATE FROM DRINKING WATER SUPPLY IS TO BE RESTRICTED TO A MAXIMUM OF TWO(2) LITRES PER MINUTE FOR EACH HOUSE TOWN HOUSE OR UNIT SUPPLIED FROM THE TANK.

RAINWATER TANK NOTES

1. INSTALL LEAF STRAINERS, SCREENS, STOP VALVES CHECK VALVE, PUMPS, FLOW RESTRICTORS TO AUSTRALIAN STANDARDS MANUFACTURERS DETAIL AND TO SYDNEY WATER REQUIREMENTS.
2. ALL PLUMBING & ELECTRICAL TO BE COMPLETED IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS



RAINWATER TANK DETAIL

NOT TO SCALE

J & F DESIGNS
CONSULTING HYDRAULIC, STRUCTURAL AND CIVIL ENGINEERS
34 BERTINGTON ROAD, DARTLANDS
PO BOX 441
MOORE PARK NSW 1510

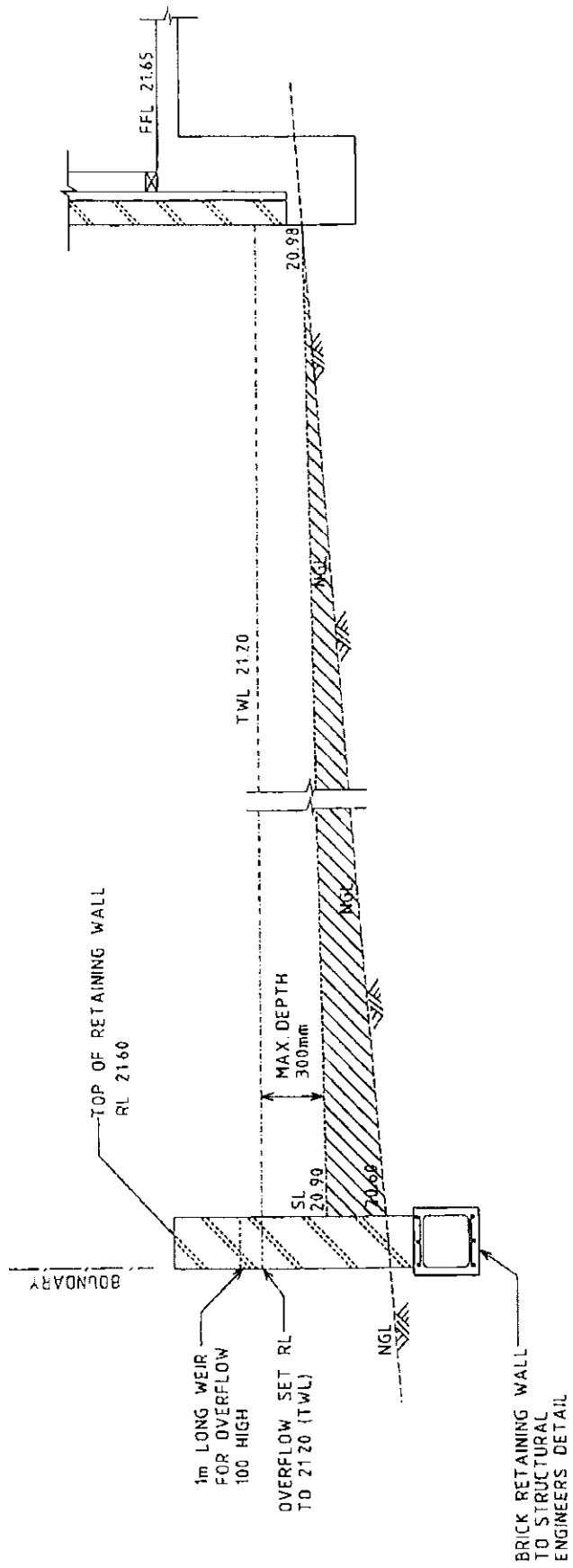
PLANWELL DESIGNER HOMES
FOR MR & MRS QUANG

PROPOSED BRICK VENER RESIDENCE

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LOT 802 CLONTARF STREET,
SEAFOORTH

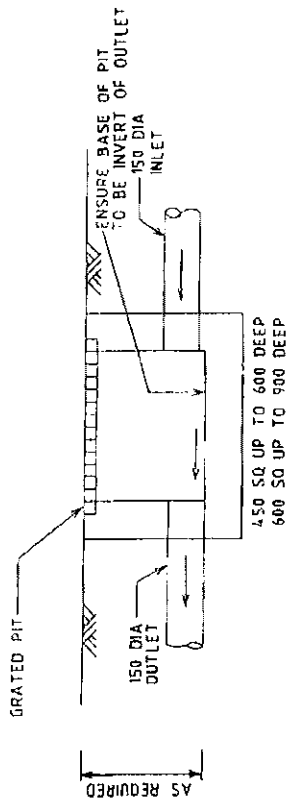
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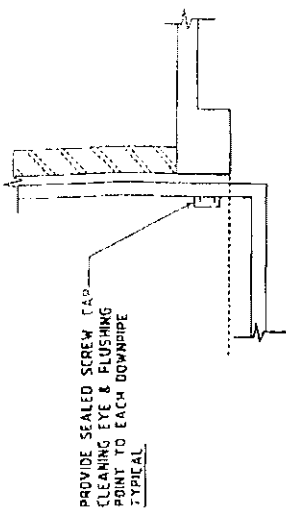
SECTION A
1

J & F DESIGNS CONSULTING HYDRAULIC, STRUCTURAL AND CIVIL ENGINEERS 36 BITTINGTON ROAD, DARTLANDS PHONE/FAX 9413 4441 MOBILE 9414 882 388		CLIENT PLANWELL DESIGNER HOMES FOR MR. & MRS. QUANG		PROJECT PROPOSED BRICK VENEER RESIDENCE	
NO. 1	DATE 10/10/11	DRAWN BY JF	CHECKED BY JF	SCALE 1:10	SHEET NO. 1
PROJECT LOCATION 101 802 CLONTARE STREET, SEAFORTH		PROJECT NO. 4225-3A			

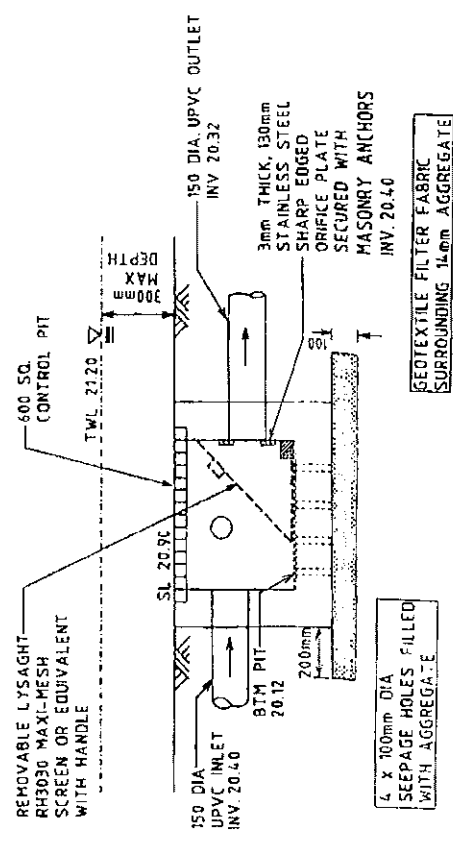
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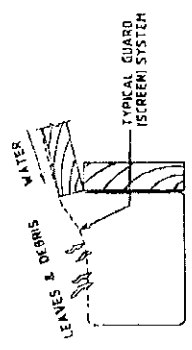
TYPICAL PIT DETAIL
SCALE 1:20



TYPICAL DOWNPIPE DETAIL
NTS



DETAIL A
SCALE 1:20
CONTROL PIT



TYPICAL DETAIL OF GUTTER PROTECTION
SCALE 1:20

J & F DESIGNS
CONSULTING HYDRAULIC STRUCTURAL
AND CIVIL ENGINEERS
36 BERTINGTON ROAD, GAT: ANDS
PHONE/FAX 9613 4441

PLANWELL DESIGNER HOMES
FOR MR & MRS QUANG

PROPOSED BRICK VENER RESIDENCE
LOT 102 CLONTARF STREET,
CLONTARF, DUBLIN 15

Handwritten notes:
1. 150 DIA UPVC INLET
2. 150 DIA UPVC OUTLET
3. 600 SQ CONTROL PIT
4. 3mm THICK 130mm STAINLESS STEEL SHARP EDGED ORIFICE PLATE SECURED WITH MASONRY ANCHORS
5. 4 x 100mm DIA SEEPAGE HOLES FILLED WITH AGGREGATE
6. GEOTEXTILE FILTER FABRIC SURROUNDING 14mm AGGREGATE
7. MAX DEPTH 100mm

DONOVAN
Donmap Digital Images Pty Ltd
ABN 23 050 096 743

REGISTERED SURVEYORS AND
LAND DEVELOPMENT CONSULTANTS

SUITE 102, 30 COWPER STREET PARRAMATTA 2150
DX 28325 PARRAMATTA

PHONE (02) 9806 3050

FAX (02) 9891 2806

Your Ref: Quang 2307

Our Ref: 1026A16/109558

SURVEY REPORT

Client: Edgewood Homes T/A H
Site: Lot 802 Clontarf Street, Seaforth
Purpose: Pegout Survey

12 November, 2008

THIS SURVEY has been made in accordance with the Surveyors (Practice) Regulations for the purpose as stated above and should not be used for any other purpose. The information is based upon the Certificate of Title as on 7 August, 2007.

DESCRIPTION: FOLIO IDENTIFIER 802/1094692, LOT 802 DP 1094692
PARISH OF MANLY COVE AND COUNTY OF CUMBERLAND

Edgewood Homes T/A H
446 Terrace Road
Freemans Reach 2756

As instructed by you we have surveyed the above described land.

The land is situated in the Local Government Area of Manly.

The subject land is affected by:

- Restriction on the Use of Land 3 wide.
- Positive Covenant in DP 1044080.
- Positive Covenant in DP 1094692.
- Restriction(s) on Use of Land in DP 1044080.
- Restriction(s) on Use of Land in DP 1094692.

Survey marks painted yellow have been placed on the prolongations of the walls of the proposed brick residence in the manner and position as shown on the plan attached.

IN MY OPINION

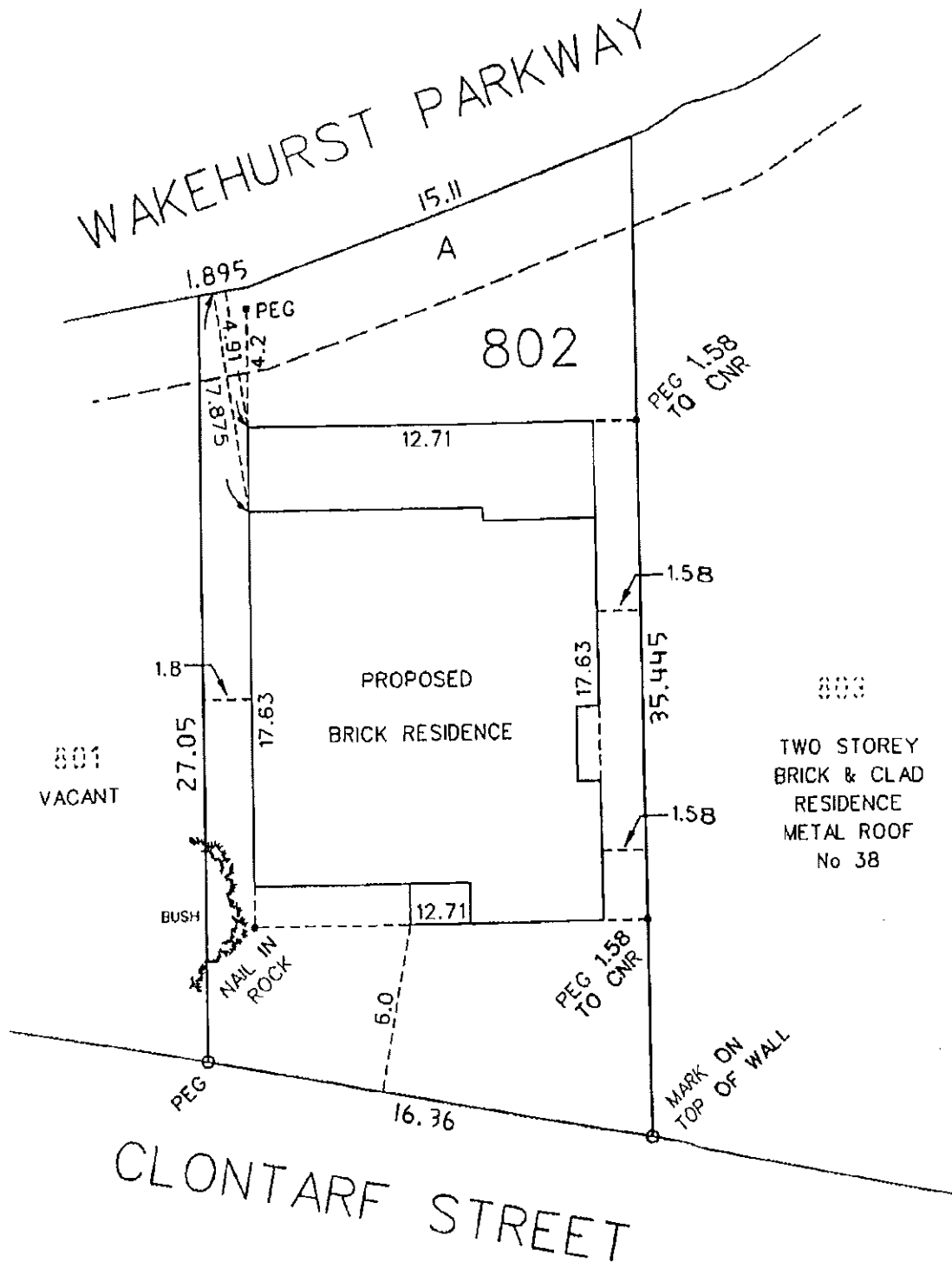
The clearances of the proposed walls from the boundaries is shown on the plan attached.

Yours faithfully,



Registered under Surveying Act, 2002

A: RESTRICTION ON THE USE OF LAND 3 WIDE



DONOVAN ASSOCIATESENGSURVEY PTY LTD
ABN 84 134 616 078**REGISTERED SURVEYORS AND
LAND DEVELOPMENT CONSULTANTS**SUITE 102, 30 COWPER STREET PARRAMATTA 2150
DX 28325 PARRAMATTA

PHONE (02) 9806 3050

FAX (02) 9891 2806

Your Ref: Quang 2307**Our Ref:** 1026A16/110467**SURVEY REPORT****Client:** Edgewood Homes T/A H**Site:** Lot 802 Clontarf Street, Seaforth**Purpose:** Identification Survey on Formwork

3 February, 2009

THIS SURVEY has been made in accordance with the Surveyors (Practice) Regulations for the purpose as stated above and should not be used for any other purpose. The information is based upon the Certificate of Title as on 7 August, 2007.

DESCRIPTION: FOLIO IDENTIFIER 802/1094692, LOT 802 DP 1094692
PARISH OF MANLY COVE AND COUNTY OF CUMBERLAND

Edgewood Homes T/A H
446 Terrace Road
Freemans Reach 2756

As instructed by you we have surveyed the above described land.

The land is situated in the Local Government Area of Manly.

The subject land is affected by:

- Restriction on the Use of Land 3 wide.
- Positive Covenant in DP 1044080.
- Positive Covenant in DP 1094692.
- Restriction(s) on Use of Land in DP 1044080.
- Restriction(s) on Use of Land in DP 1094692.

The position of the subject improvements in relation to the boundaries is shown on the plan attached.

IN MY OPINION

The clearances of the formwork from the boundaries is shown on the plan attached.

Yours faithfully,

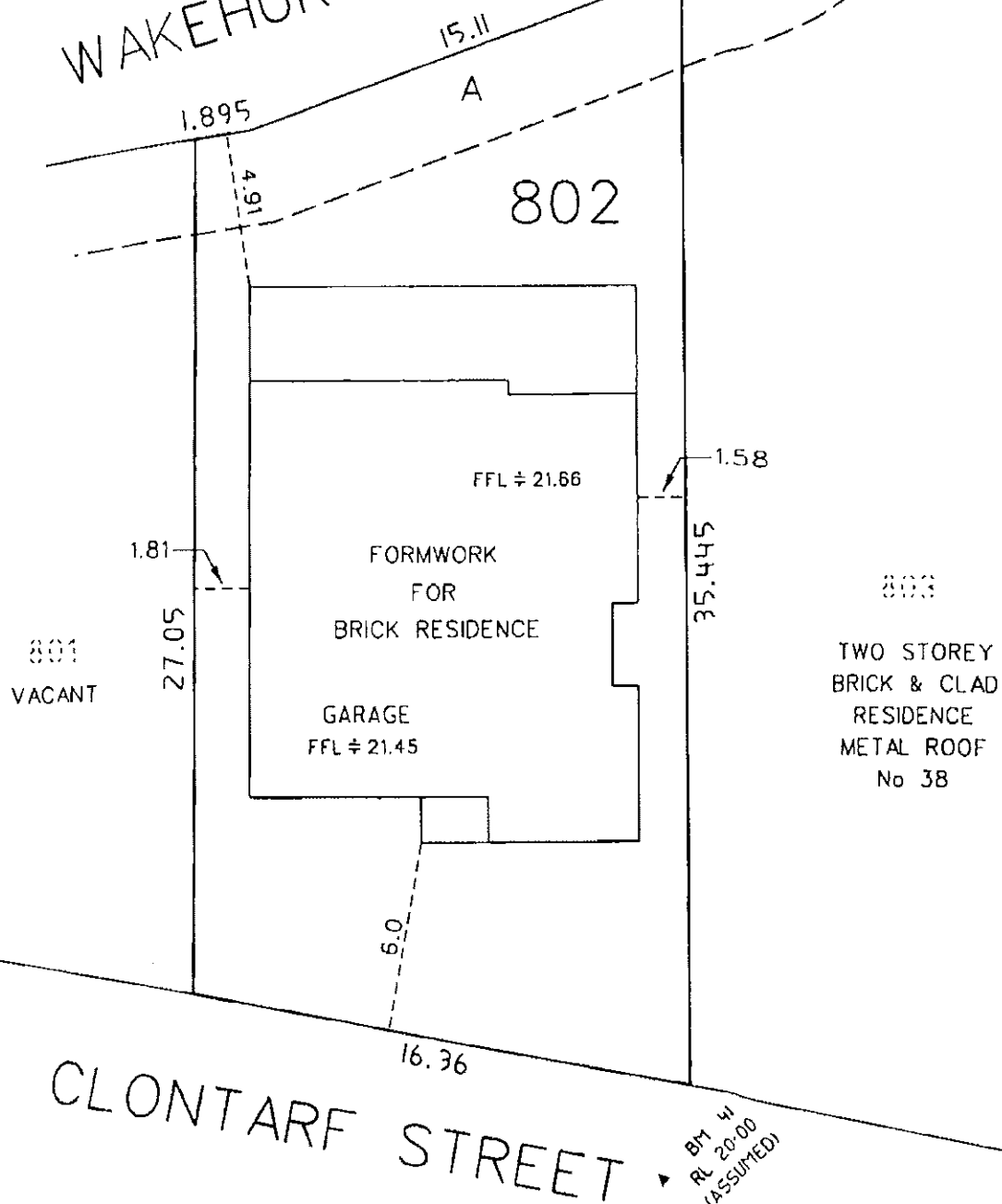


Registered under Surveying Act, 2002

MGA
DP 1094692
SCALE 1:200

A: RESTRICTION ON THE USE OF LAND 3 WIDE

WAKEHURST PARKWAY





GREEN

field

Accredited Certifiers

31601 C.M.

OCCUPATION CERTIFICATE APPLICATION FORM

CHECKLIST

- ☒ Complete & sign this Application form – only originals will be accepted. Legislation prohibits Greenfield from accepting faxed application forms.
- ☒ Provide all documentation required per "OC Checklist" provided at CC stage of project.
- ☒ Complete payment details or make payment upon this application.

SECTION 1 : PARTICULARS

Applicant Name	TA TRUNG QUANG	
Applicant Address (This is the address all correspondence will be delivered)	31 CLONTARF STREET SEAFORTH NSW Postcode 2092	
Applicant Contact Details	Tel: 02-99493198 Fax: Email: taquang43@tpg.com.au	
SITE Address of the Proposed Building Works	31 Clontarf Street, SEAFORTH 2092	
Local Government (Council) Area	MANLY	
Development Consent No.	519/07	
Detailed description of completed building works	NEW DOUBLE STOREY DWELLING WITH DRIVEWAY & LANDSCAPE	
Application Type (Please select one) NB: It is recommended you contact our office before selecting the "Interim" option	X	Final Occupation Certificate (recommended) Interim Occupation Certificate

ENTRUSTED

TR

SECTION 2 : TERMS OF APPLICATION

Scope

The scope of works covered under this application is restricted to those building works as described in the "PARTICULARS" section of the form.

Terms and Conditions

1. All information provided by the Applicant on this form will be taken to be accurate and correct. Greenfield does not accept any responsibility for any intentional or unintentional error or omission made by the Applicant on this form.

Fees

Failure to pay the quoted fee for services will generally result in a refusal to release the Occupation Certificate. Should an Occupation Certificate be released and payment not honoured the Applicant will be liable in addition to any associated debt recovery costs plus interest incurred from the time of the application. Greenfield may suspend where fees have not been paid in accordance with the provisions of the Building and Construction Industry Security of Payment Act 1999.

SECTION 3 : DECLARATIONS BY THE APPLICANT

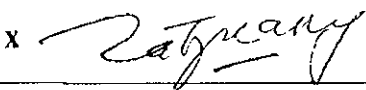
I, the aforementioned person or authorised representative of a legal entity as described as the Applicant in the PARTICULARS section hereby declare the following:

- I, to the best of my knowledge, have completed all details in the PARTICULARS section in a correct and accurate manner and hereby indemnify Greenfield against any damages, losses or suffering as a result of incorrect information provided under that section.
- I have read, understood and hereby accept the terms and conditions outlined in Section 2 of this form.
- I understand that the Application for Occupation Certificate is not complete until all required documentation has been received by Greenfield.

SECTION 4 : CONSENT TO SUPPLY BUILDER WITH COPY OF OCCUPATION CERTIFICATE

- ☒ Please tick this box if you, as the Applicant, consent for Greenfield to forward a copy of the Occupation Certificate to your builder upon its issue. Many builders require a copy of an Occupation Certificate for Home Warranty Insurance purposes.

APPLICANT SIGNATURE

Signature of Applicant	x 
Full Name of Applicant	TA TRUNG QUANG
Dated	30/10/09

CHECKLIST

All works are complete and are ready for inspection.	YES / NO
I will contact Greenfield Certifiers once all works are complete to arrange final inspection.	