

Keith Charles Cox & Hiu Yu Carol Leung C/-
Rawson Homes Pty Ltd
PO Box 3099
Rhodes NSW 2138

Final Occupation Certificate

Date of Application:	25/11/2013	Approval Date:	30/05/2017
Date of Application received by the PCA:	11/11/2013	Approval Date:	29/11/2013
Occupation Certificate No:	XOC2017-00528	Approval Date:	11/11/2013
Construction Certificate:	X2013-02047		
Development Consent No:	N0221/13		
Council:	Pittwater Council		

Applicant/Owner Details

Name: Keith Charles Cox & Hiu Yu Carol Leung C/- Rawson Homes Pty Ltd
Address: PO Box 3099, Rhodes 2138

Applicant/Owner Details

No: No 3 Street: Ibis Place Suburb: Warriewood Postcode: 2102
Lot: Lot 4 DP: DP 270730
Class of Building: 1a
Description of the building or part of the building: Construction of a new two storey dwelling with attached garage

Record of Inspections

Inspection	Date	Result	Inspector	Accreditation
1. Pier	24 January 2014	Satisfactory	Sean Curtis	BPB1796
2. Slab	30 January 2014	Satisfactory	Dom Di Matteo	BPB1869
3. Stormwater	05 February 2014	Satisfactory	Colin Dailey	BPB1785
4. Frame	02 June 2014	Satisfactory	Colin Dailey	BPB1785
5. Wet Area	02 June 2014	Satisfactory	Colin Dailey	BPB1785
6. Final	19 May 2017	Satisfactory	Dom Di Matteo	BPB1869

Attachments

- | | |
|---|--|
| <ul style="list-style-type: none"> Smoke Alarm Certificate Pest Control Certificate Waterproofing Certificate Basix Completion Certificate Glazing Certificate | <ul style="list-style-type: none"> Engineers certificate for piers Engineers certificate for slab Noxious Weed Removal Certificate Council Written Approval - DA Cond E3 Engineers Certificate for Stormwater |
|---|--|

Certification

On behalf of DM Certifiers P/L, I certify that:

- A current development consent is in force for the building
- A current construction certificate has been issued with a respect to the plans and specifications for the building work that has been carried out
- The building is suitable for occupation or use in accordance with its classification under the Building Code of Australia

PCA:
PCA Accreditation No:
Accreditation Body:
Address:
Signature of PCA:



Dom Di Matteo
BPB1869
Building Professionals Board
1-3 Thornleigh St, Thornleigh NSW 2120
Date: 30/05/2017

Dom Di Matteo



Notice to council of determination of application for an Occupation Certificate

NOTICE TO (Insert council's details and address)

Name	Street no./ Street name	
Pittwater Council	725 Pittwater Road	
Suburb or Town	State	Postcode
Dee Why	NSW	2099

SECTION A. NOTICE

As required by clause 151(2) of the EP&A Regulation 2000 (the Regulation), notice is hereby given of the determination of the following application for an occupation certificate:

Applicants Name	Keith Charles Cox & Hiu Yu Carol Leung C/- Rawson Homes Pty Ltd
Development Address	Lot 4 DP 270730 No 3 Ibis Place Warriewood 2102
Type of OC applied for	<input type="checkbox"/> Interim <input checked="" type="checkbox"/> Final
Date received	11/11/2013
Date Determined	30/05/2017

SECTION B. Attachments (tick appropriate box(s))

<input type="checkbox"/> Application for Occupation Certificate	<input checked="" type="checkbox"/> Determination of application	<input checked="" type="checkbox"/> Occupation Certificate	<input type="checkbox"/> Record of any missed inspection to which Clause 162C of the Regulation applies
<input checked="" type="checkbox"/> Record of critical stage inspections and other inspections carried out which were required by the PCA under S.109E(3)(d) EP&A Act	<input type="checkbox"/> Any compliance certificate and any other documentary evidence relied on to issue the occupation certificate*	<input type="checkbox"/> Record of any stage inspection carried out under Clause 162A (4A) (a) of the Regulation	<input checked="" type="checkbox"/> Other documents lodged with the application for the certificate*

*List of documents

Smoke Alarm Certificate	Pest Control Certificate
Waterproofing Certificate	Basix Completion Certificate
Glazing Certificate	Engineers certificate for piers
Engineers certificate for slab	Noxious Weed Removal Certificate
Council Written Approval - DA Cond E3	Engineers Certificate for Stormwater

SECTION C. Principal Certifying Authority

Name of PCA	Accreditation No.
Dom Di Matteo	BPB1869
Signature	Date
	30/05/2017

*PRVC \$36
Rec: 411442*



Smoke Alarms have been installed in accordance with AS 3786-1993
Part 3.7.2 of Building Code of Australia – Housing Provisions
Tested and Passed by SSL to AS3786 – Listed on SSL Register of Approved Products

Builder:	Rawson Homes Pty Ltd
Address:	Lot 4 Ibis Pl Warriewood
Building Application No.:
Clients Name:	Cox / Leung

Type of System

- New
 Addition to Existing

Alarm Details

Manufacturer: Lifesaver
Product Model No.: LIF3000

Location of Detectors (Wired to Mains Power and Interlinked)

- Entry
 Bedroom
 Other 1 Kitchen
2 Top of stairs

Installers Details

Name: P&N Rogers Electrical Contractors Pty Ltd
Address: PO Box 3037, Narellan N.S.W. 2567
Phone: (02) 4647 0800 Fax: (02) 4647 0900
Date of Installation & Testing: 30-7-14
Signature: *[Signature]*

2654

Certificate of Compliance in accord AS 3660.1-2000



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, Ensysstex Australia Pty Ltd. Trithor Termite Protection complies with the requirements of AS3660.1-2000 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 N°:
2014-02-00146117STB

Installation Date: 13 February 2014
Installation Address: Lot 4 Ibis Place
WARRIEWOOD NSW 2102

Builder: Rawson Homes Pty Ltd

Building Description:	Residential Building
Total Square Metres Installed:	0
N° of Service Penetrations Protected:	11
Lineal Metres of Building Protected:	56.1

Comments:

Installed Trithor Termite protection to the perimeter cavity of the residential building on site.
Installed Novithor Termite proof Cementitious Parge to the pipe penetrations of the residential building on site.



Signed by: _____

A handwritten signature in black ink, written over a horizontal line.

Dial: 1300 855 822

www.rentokilpestcontrol.com.au

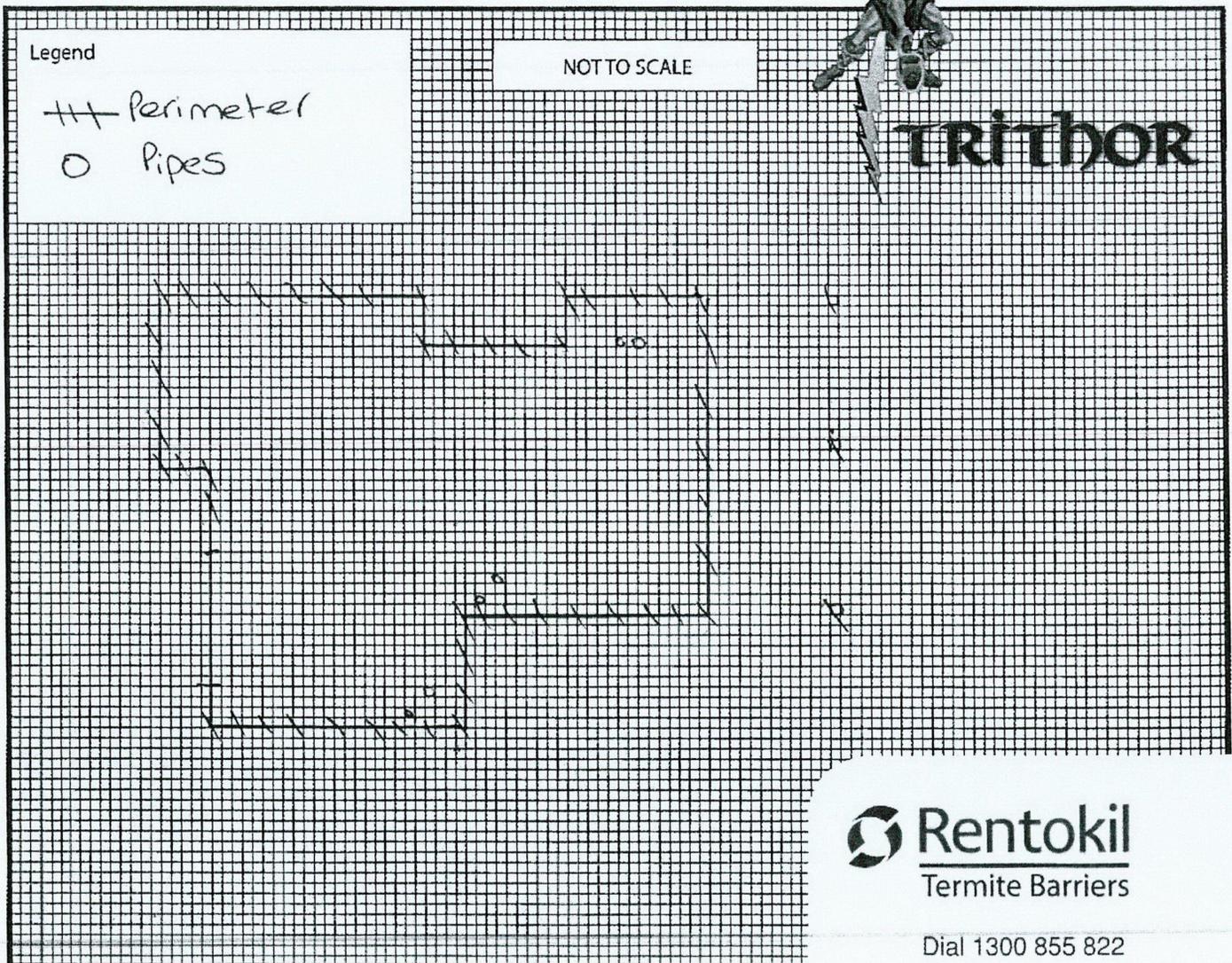
Trithor* Termite Protection System

Site Installation Report

This Site Installation Report is to certify that Trithor Termite Protection was installed by a Trithor Authorised Installer in accord with the specifications of Ensysyex 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 accord with AS 2870 Residential slabs and footing construction is also required. This report forms part of the Certificate of Installation required by AS 3660.1.

NB a copy of this Report is to be attached to the Trithor Termite Damage Warranty No: 2014-02

Installation Date: 3 February 2014 Builder: RAWSON HOMES Pty Ltd
Installation Address: Lot 4 Ibis Place
WARRIEWOOD Installer: RENTOKIL TERMITE BARRIERS



 **Rentokil**
Termite Barriers

Dial 1300 855 822

www.rentokilpestcontrol.com.au

RAWSON HOMES PTY LTD
PO BOX 3099
RHODES NSW 2138

01 JULY, 2014

SUBJECT: WATERPROOFING CERTIFICATE
TFW Ref 78069 Client Order No 265454101

This certifies that **FIBREFLASH** Waterproof Solutions completed installation of the waterproofing to the internal wet areas at the address below on 01 JULY 2014: -

LOT 4 IBIS PL WARRIEWOOD

STAGE 1: Install the waterproofing membrane to the shower tray, perimeter walls and floor to all required wet areas.

STAGE 2: Provide waterproofing treatment to shower penetrations, nail holes and joints in the shower area, bath seals spindle seals and installation of the waterstop at doorways to all required wet areas.

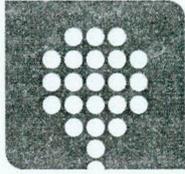
This work was completed in accordance with Australian Standard 3740-2010 and the Building Code of Australia 2010.

Yours faithfully,



Jeff SAYLE
Operations Manager
FIBREFLASH Waterproof Solutions
CONTRACTORS LICENCE; 17790C

ABN: 93 003 987 424
◆ 61 Wellington Road
Riverstone NSW 2765
◆ PO Box 257
Riverstone NSW 2765
◆ **Ph: 02 9627 5500**
Fax: 02 9627 3659



**RAWSON
HOMES**
— EST 1978 —

Rawson Homes Pty Ltd
ABN 67 053 733 841
1 Homebush Bay Drive
Building F, Level 2, Suite 1
Rhodes NSW 2138

PO Box 3099
Rhodes NSW 2138

Tel 02 8765 5542
Fax 02 8765 8099
www.rawsonhomes.net.au

22nd September 2014

DM Building Certifiers
PO Box 80
THORNLEIGH NSW 2120

Dear Sir/Madam,

Re: Lot 4 Ibis Place, Warriewood

Please be advised that the dwelling constructed at the abovementioned address complies with the BASIX Certificate #487416S_04 dated 29 October 2013.

This includes the installation of wall & ceiling insulation, hot water system; or a system with a higher energy rating: gas instantaneous with a performance of 5 stars. Fluro lighting, mechanical ventilation and plumbing fixtures.

We note that installation of all electrical requirements as noted in the abovementioned certificate have also been installed by a qualified electrician.

Yours Sincerely,
RAWSON HOMES PTY LTD
Sydney Region

Erin Hurley
Project Administrator



J2654

A JELD-WEN Company

RECEIVED

10 FEB 2014

Compliance Certificate

Stegbar Pty Ltd certifies that the windows and doors supplied to:

Address: LOT 4 IBIS PLACE WARRIEWOOD NSW 2102

Order Number: 151731

Delivery Date: 07/02/14

have been manufactured to comply with:

- o Australian Standards AS2047 - 1999
- o Australian Standards AS1288 - 2006

Stegbar products have been tested and passed by a N.A.T.A accredited test laboratory.

Stegbar provides a 7 year guarantee against faulty workmanship and materials.

Stegbar Representative

Fiona MacKitchie

Date

07/02/14

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date

Compliance Certificate

Stegbar Pty Ltd certifies that the windows and doors supplied to:

Address:

EX WORKS MAX GREEN Lot 4 Ibis Place, WARRIEWOOD
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Order Number:

151732	Cust Po: 265432101	8840201531
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Delivery Date:

22/08/14

have been manufactured to comply with:

- o Australian Standards AS2047 - 1999
- o Australian Standards AS1288 - 2006

Stegbar products have been tested and passed by a N.A.T.A accredited test laboratory.

Stegbar provides a 7 year guarantee against faulty workmanship and materials.

Stegbar Representative

Fiona MacRitchie

Date

22/08/2014

The Builder/Installer certifies that the windows and doors supplied have been installed into the correct openings.

Builder/Installer

Date



2654

Part of the JELD-WEN family

Compliance Certificate

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

Address:

Order No: Customer PO: Invoice No:

Delivery Date:

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

Stegbar Representative.

Date.



22/08/2014

STEGBAR

Part of the JELD-WEN family

Compliance Certificate

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

Address:

L4 IBIS PL
WARRIEWOOD NSW 2102

Order No:

140713

Customer PO:265461101

Invoice No:8860163329

Delivery Date:

05/08/14

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

Stegbar Representative.

Date.



07/08/2014



J2654

Compliance Certificate

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

Address: L4 IBIS PL
WARRIEWOOD NSW 2102

Order No: 140713 Customer PO:265461101 Invoice No:8860163329

Delivery Date: 05/08/14

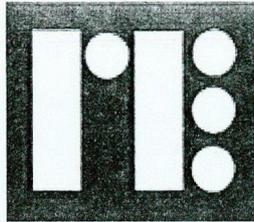
complies with the Australian Standard AS1288 - 2006 (Glass in building - selection and installation).

Stegbar Representative.

Date.



07/08/2014



**RESIDENTIAL
ENGINEERING**
CONSULTING STRUCTURAL ENGINEERS
ACCREDITED CERTIFIERS

NSW: BPB 0255
VIC: EC 24609
QLD: RPEQ 4109

31 January 2014

Rawson Homes
PO Box 3099
RHODES NSW 2138

Our Ref: RW1214
Your Ref: J002654

RE: CERTIFICATE FOR PIER HOLE INSPECTION

Site: Lot 4 Ibis Place, Warriewood
Date of Inspection: 24 January 2014
Drawing No.: RW1214
Pier Diameter: 400mm
Bearing Material: Controlled Fill
Amendments Required: NIL

CERTIFICATION

This is to certify that an inspection was made of the pier holes at the above address and we are satisfied that they have been constructed in accordance with the structural details as outlined above and that at the time of the inspection the pier hole bases were clean and free of debris and water ready for the placing of concrete.

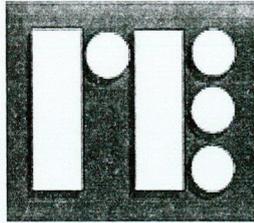
Further Information

If you require further information please contact Residential Engineering.

Yours faithfully,

RESIDENTIAL ENGINEERING

A.W. McCarthy
B.Sc.(Eng), MIE Aust, CP Eng



**RESIDENTIAL
ENGINEERING**
CONSULTING STRUCTURAL ENGINEERS
ACCREDITED CERTIFIERS

NSW:BPB 0255
VIC:EC 24609
QLD:RPEQ 4109

31 January 2014

Rawson Homes
PO Box 3099
RHODES NSW 2138

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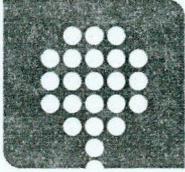
Further Information

If you require further information please contact Residential Engineering.

Yours faithfully,

RESIDENTIAL ENGINEERING

A.W. McCarthy
B.Sc.(Eng), MIE Aust, CP Eng



**RAWSON
HOMES**
— EST 1978 —

Rawson Homes Pty Ltd
ABN 67 053 733 841
1 Homebush Bay Drive
Building F, Level 2, Suite 1
Rhodes NSW 2138

PO Box 3099
Rhodes NSW 2138

Tel 02 8765 5542
Fax 02 8765 8099
www.rawsonhomes.net.au

22nd October 2014

D M Certifiers
PO Box 80
Thornleigh NSW 2120

Dear Sir/Madam,

Re: Lot 4 Ibis Place, Warriewood

Please be advised that site preparation at the abovementioned address included all declared noxious weeds were removed/controlled in accordance with the Noxious Weed Act 1993.

Should you have any questions in relation to the attached please contact myself on (02) 8765 5500 or send an e-mail to cso@rawson.net.au

Yours Sincerely,
RAWSON HOMES PTY LTD
Sydney Region

Erin Hurley
Project Administrator

NASSERI ASSOCIATES

CIVIL, HYDRAULIC & STRUCTURAL ENGINEERING

Suite 51, No. 14 Narabang Way, Belrose NSW 2085

P.O. Box 714, Balgowlah, NSW. 2093

Phone: (02) 9986 3875 Fax: (02) 9986 3876

Mobile: 0410 308 064

YOUR REFERENCE

Rawson Homes

OUR REFERENCE

D2813

DATE

6 February 2014

To Pittwater City Council,

HYDRAULIC CERTIFICATE

(Stormwater only)

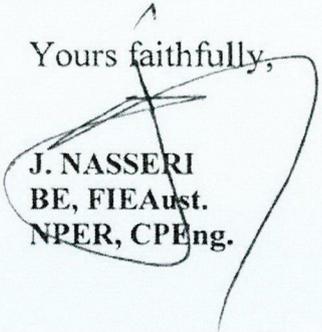
RE:- Lot 4 (H/No.3) Ibis Place, Warriewood

This is to certify that the undersigned has inspected the stormwater systems around the dwelling and all associated works, prior to backfilling, for the above-mentioned property on 6 February 2014.

All works including the location of downpipes, pipe sizes (100-mm diameter UPVC and sewer grade) and 100-mm yard sumps have been completed in accordance with the approved engineer's drawing from Nasserri Associates job no. D2813 revision A dated 29 July 2013 and Pittwater City Council's requirements.

At the completion of all works including the dwelling, aboveground rainwater tank (3,500 litre capacity), grated box drain in front of driveway, 450-mm square silt arrestor pit in front, 450-mm square grated pit, RHS outlet to street gutter and landscaping, the Work-As Executed plan, final levels and Compliance Certificate will be issued to the Council (If required).

Yours faithfully,


J. NASSERI
BE, FIEAust.
NPER, CPEng.

Phillip Devon Development Engineer
9am to 5:00pm Mon - Fri
Phone 9970 1302

29 May 2017

RAWSON HOMES
Building F, Level 2, Suite 1
1 Homebush Bay Drive
Rhodes NSW 2138

Dear Sir/Madam,

**Re: Final Inspection of Works in Road Reserve at 3 (Lot 4) Ibis Place WARRIEWOOD NSW
2102**

DA No. N0221/13 – Section 139 Works Compliance and Satisfactory Restoration

A final inspection of the approved works and general condition in the road reserve at the above address was carried out on 29 May 2017 at 1:30pm.

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 sincerely

Phillip Devon

Phillip Devon
DEVELOPMENT ENGINEER