




Notice to applicant of determination of application for an Occupation Certificate

NOTICE TO		
Mr <input type="checkbox"/> Mrs <input type="checkbox"/> Ms <input type="checkbox"/> Dr <input type="checkbox"/> Other:		
Name: Rawson Homes Pty Ltd		
Street address		
PO Box 3099		
Suburb or Town	State	Postcode
Rhodes NSW	NSW	2138
SECTION A. Details of the development		
Unit/street no.	Unit/street name.	
Lot 548	Headingley Avenue	
Suburb or Town	State	Postcode
Kellyville	NSW	2155
SECTION B. Details of the application for Occupation Certificate		
<input type="checkbox"/> Interim	<input checked="" type="checkbox"/> Final	
Date Received	Date Determined	
26/10/2015	27/04/2017	
SECTION C. Determination		
<input checked="" type="checkbox"/> Application Approved	<input type="checkbox"/> Application Refused	
SECTION D. Reasons		
If the Application is refused, the reasons for refusal.		
SECTION E. Principal Certifying Authority		
Name of PCA	Accreditation No.	
Dom Di Matteo	BPB1869	
Signature	Date	
	27/04/2017	



Rawson Homes Pty Ltd
PO Box 3099
Rhodes NSW NSW 2138

Final Occupation Certificate

Date of Application: 26/10/2015
Date of Application received by the PCA: 26/10/2015
Occupation Certificate No: XOC2017-00370
Construction Certificate: X2015-01253
Development Consent No: 1560/2014/ZE
Council: The Hills Shire Council

Approval Date: 27/04/2017
Approval Date: 21/04/2016
Approval Date: 27/10/2014

Applicant/Owner Details

Name: Rawson Homes Pty Ltd
Address: PO Box 3099, Rhodes NSW 2138

Applicant/Owner Details

No: Lot 548 Street: Headingley Avenue Suburb: Kellyville Postcode: 2155
Lot: Lot 548 DP: DP 376760
Class of Building: 1a
Description of the building or part of the building: Construction of a two storey dwelling

Record of Inspections

Inspection	Date	Result	Inspector	Accreditation
1. Pier	02 May 2016	Satisfactory	Dom Di Matteo	BPB1869
2. Slab	05 May 2016	Satisfactory	Edward Di Michiel	BPB 2256
3. Stormwater	16 May 2016	Satisfactory	Edward Di Michiel	BPB 2256
4. Frame	05 September 2016	Satisfactory	Edward Di Michiel	BPB 2256
5. Wet Area	08 September 2016	Satisfactory	Edward Di Michiel	BPB 2256
6. Final	06 March 2017	Satisfactory	Dom Di Matteo	BPB1869

Attachments

- Smoke Alarm Certificate
- Pest Control Certificate
- Waterproofing Certificate
- Basix Completion Certificate
- Glazing Certificate
- Engineers certificate for piers
- Engineers certificate for slab
- Rain Garden Construction Checklist - Cond 43

Certification

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

- A current complying development certificate (CDC) is in force for the building
- A current CDC has been issued with 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
- The health and safety of the occupants of the building has been taken into consideration

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: 27/04/2017

Dom Di Matteo

RAWSON HOMES
PO BOX 3099
RHODES NSW 2138

11 OCTOBER 2016

SUBJECT: WATERPROOFING CERTIFICATE
TFW Ref 86521 Client a449762101

This certifies that **FIBREFLASH** Waterproof Solutions complete 11 OCTOBER 2016

LOT 548 HEADINGLY AV KELLYVILLE

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



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.



22/11/2016

Compliance Certificate

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

Address:	LOT 548 HEADINGLEY AVE KELLYVILLE NSW 2155		
Order Number:	185203	Cust Po: A449749101	8840232212
Delivery Date:	16/06/16		

have been manufactured to comply with:

- o Australian Standards AS2047 - 2014
- 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

16/06/2016

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

Builder/Installer

Date

INSPECTION CERTIFICATE - STRUCTURAL

Our Job ref 35990

Project Address : Lot 548 Headingley Avenue, Kellyville, NSW

Project Description : Single Dwelling Development

Items Inspected	Components Approved	Date of Inspection
Piers	Foundation	02/05/2016
Slab	Reinforcement	05/05/2016

Document ref : 35990

Prepared by : Structerre Consulting Engineers

This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations and shall be read in conjunction with site instructions issued by this office.

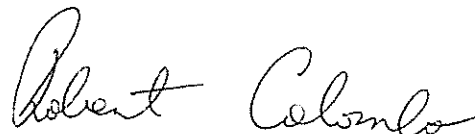
During the course of construction, structural inspections in accordance with accepted engineering practice and principles were carried out. At the times of the inspections the work generally conformed with the intent of the design as conveyed by the structural engineering drawings.

We hereby certify that, provided due attention is given to all items listed on our site instruction forms, the components inspected and as listed are structurally satisfactory.

Building Practitioner : Robert John Colombo

Category Class : C7- Accredited Certifier-Structural Engineer
Compliance

Postal Address : Structerre Consulting Engineers
Unit 1 Second Floor
42 Birnie Ave
Lidcombe NSW 2141



Signature

Date:- 9 May 16

Registration Number : BPB0525



**SOUTHERN CROSS
PLUMBING PTY**

A.B.N. 54 002 723 195

10/314 Hoxton Park Road, Lurnea 2170

Ph:9607 6000 Fax: 9607 3987

Contractors Authority A1916

Date 16 / 11 / 2016

Rawson Homes Pty Ltd
P O BOX 3099
RHODES NSW 2138

Re: LOT 548 #8 HEADINGLEY AVENUE, KELLYVILLE
RAWSON JOB NUMBER: A004497

We certify that the Stormwater Drainage including Raingarden Filter Area*, at the above address has been installed as per design in accordance with the relevant Australian Standards (AS3500.3) 2003.

- Hydraulic Engineers Drawing number: SW15562-S1
 The Hills Shire Council – Typical Raingarden Plan and Detail

**Excludes final Raingarden bed depression and surrounding levels as this is by others and part of landscaping works.*

Yours sincerely,

Scott Newell

LOT 548 HEADINGLEY AVE, KELLYVILLE

APPENDIX "A"

Rain Garden Construction Checklist

As explained in the "installation guide and specifications" the person responsible for constructing the rain garden is required to complete this checklist and submit it to the principal certifying authority (PCA) at the end of the project.

Where Council is not the certifier a copy of the completed checklist must be submitted to Council for record keeping.

General Requirements	Y/N
The area of the rain garden required as per the restriction that appears on the property title is: <i>RTC</i>	
The area of the rain garden as constructed is:	<i>7.0m²</i>
The rain garden is located in the lowest part of the site clear of site constraints:	<i>Y</i>
The base of the rain garden is 800mm below the final surface level:	<i>Y</i>

Lining	Y/N
Geotextile fabric lining has been installed in the base of the rain garden and all four sides:	<i>Y</i>
Geotextile fabric lining has not been installed between layers:	<i>Y</i>
An impermeable (waterproof) liner has been installed (only where site conditions warrant):	<i>N</i>

Drainage	Y/N
A sub-soil drain has been installed and connected to the inter-allotment drainage pit or outlet pit:	<i>Y</i>
A flushing point has been installed:	<i>Y</i>
A flexible agricultural pipe drain (ag-drain) in a sock or a perforated pipe was installed (specify which):	<i>AG DRAIN</i>
The base of the rain garden slopes towards the sub-soil drain:	<i>Y</i>
Has a new outlet pit been installed (where the rain garden is too far from the inter-allotment drainage pit):	<i>N</i>
The surface level of the inter-allotment drainage pit or outlet pit is 150mm higher than the rain garden:	<i>Y</i>
All surface areas, downpipes, overflow from the rainwater tank are directed to the rain garden: <i>Subject to landscaping</i>	<i>Y</i>
A 300mm square surcharge pit has been provided in the rain garden:	<i>Y</i>
Weep holes have been drilled in the base of the surcharge pit:	<i>Y</i>
The surface level of the surcharge pit is 150mm lower than the surface level of the inter-allotment drainage pit:	<i>Y</i>
The surface level of any other drainage pits on site are higher than the surface level of the surcharge pit:	<i>Y</i>

Drainage Layer	Y/N
The depth of this layer is 150mm:	<i>Y</i>
Clean, fine gravel has been used (a copy of the suppliers receipt must be attached):	<i>Y</i>

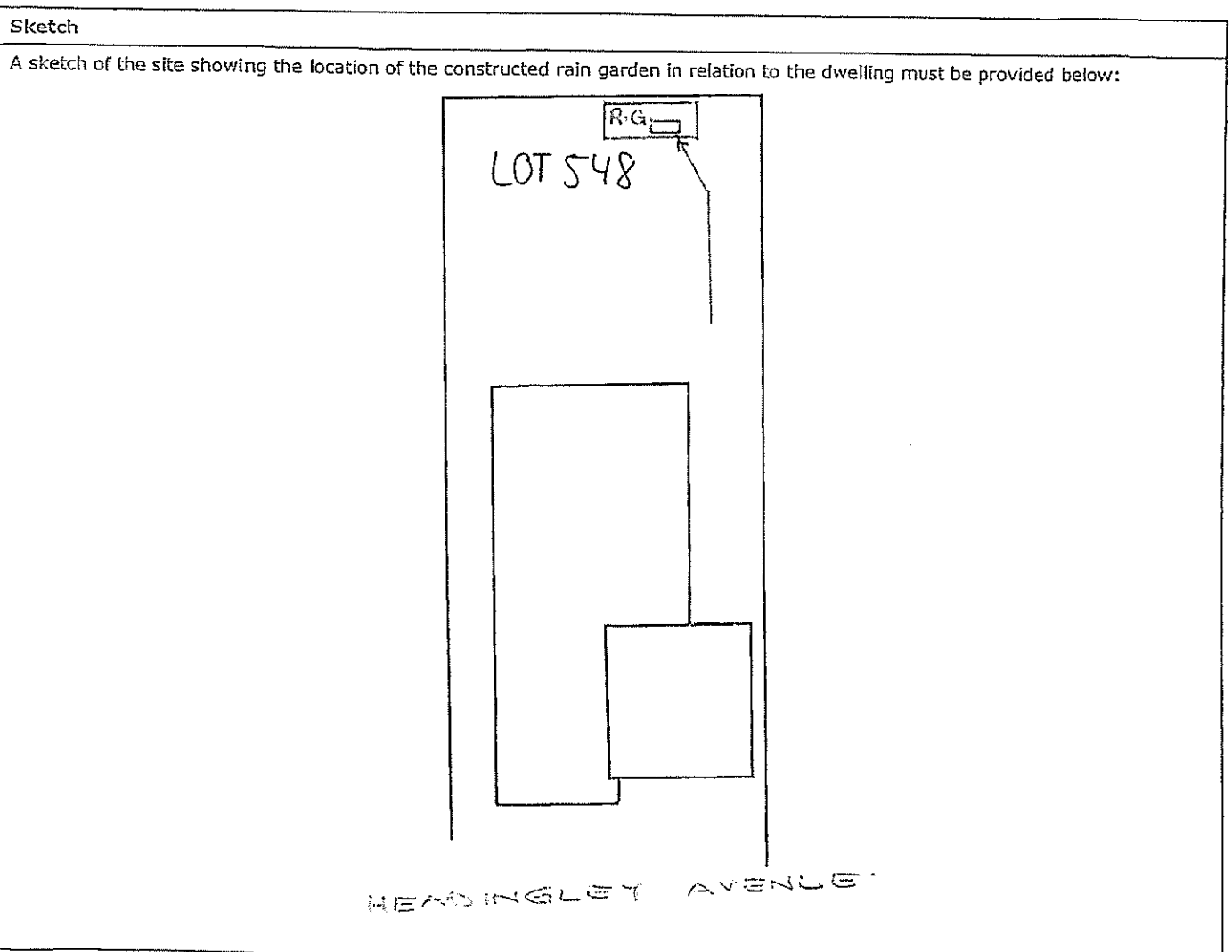
Transition Layer	Y/N
The depth of this layer is 100mm:	<i>Y</i>
Clean, well-graded sand/ coarse sand material has been used (a copy of the suppliers receipt must be attached):	<i>Y</i>

Filter Media	Y/N
The depth of this layer is 400mm:	<i>Y</i>
The loamy sand material used complies with the specification (a copy of the suppliers receipt must be attached):	<i>Y</i>

This layer has been lightly compacted (90% standard compaction): Y

Earthworks	Y/N
The surface level of the surcharge pit is level with the rain garden: BY LANDSCAPERS	
The surface level of the inter-allotment drainage pit or outlet pit is level with the surrounding area: " "	
1(V):3(H) side batters clear of the filter media have been provided: " "	
The area between the rain garden and the inter-allotment drainage pit or outlet pit is clear of obstructions: "	
Geotextile fabric lining has been installed over the rain garden (where landscaping is deferred):	Y

Landscaping	Y/N
Non-floating mulch has been installed: BY LANDSCAPERS	
The rain garden has been separated from adjoining turfed areas by a timber edge strip (or similar): " "	
Plants have been installed as per the specification (a copy of the suppliers receipt must be attached): " "	



Name:	MARK HOULIHAN
Company:	SOUTHERN CROSS PLUMBING P/L
Address:	10/314 HOXTON PARK RD, LURNEA 2170
Contact Number:	02 9607 6000
Accreditation/ Qualification:	A1916 PLUMBING & DRAINAGE LICENCE
Date:	16/11/16
Signature:	

720 George Street,
South WINDSOR
NSW 2756
Phone: (02) 4572 7549
Fax: (02) 4572 0011

PARKLEA SAND & SOIL

GMR Schemlari Pty Ltd
ABN 17 085 287 635

DELIVERY DOCKET

Customer: Stlm Cross Plun Date 12-10-16

Delivered to: lot 548 Heagandy
Kellyville

ORDER NO.

8131

DESCRIPTION

2+ Filter Media

1/2+ Trans. Sand

1+ 5mm CRS

TOTAL \$

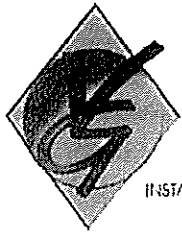
GOODS RECEIVED IN GOOD ORDER & CONDITION

The supplier's responsibility for delivery of material will cease at the kerbside of the job address stated. If it is necessary for a vehicle to cross the forepath or to enter upon private property in the course of effecting delivery, the purchaser will provide safe and adequate access and shall be liable for all damage to any public or private property and every injury or wrong which may result therefrom.

Driver: Kenia

R-go No.....

Customer's Signature



SALES
SERVICE
AND
INSTALLATION

VACCARO GROUP PTY LTD

Air Conditioning & Electrical Contractors

ABN: 71 074 681 280

Head Office: 4 Centre Place, Wetherill Park NSW 2164

Branch-North Coast: 474 Pacific Highway, Belmont NSW 2880

P.O. Box 6791, Wetherill Park NSW 2164

• DOMESTIC • COMMERCIAL • INDUSTRIAL

Ph: (02) 9756 1917 Fax: (02) 9756 1916



CERTIFICATE OF SMOKE DETECTORS

This is to certify that the smoke detectors installed at

Lot 548 Headingly Avenue KELLYVILLE

Have been installed to Australian Standard 3786 and comply with
part 3.7.2 of building code of Australia.

Where more than one alarm has been installed, all alarms have been
interconnected.

Finish Off: 1/09/2016

Licence # 85207C

CERTIFICATE OF COMPLIANCE – ELECTRICAL WORK

Customer COPY

CERTIFICATE NO: 3028540

CUSTOMER DETAILS

Name	Bei Shao		Telephone Contact	
Site Address	Lot 549		Meter No:	
Cross Street	Headington Ave Kellyville	Postcode	NMI (Mandatory)	

INSTALLATION WORK DETAILS Indicate the type of installation and types of work performed under this Notice					
Type of Installation	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Other
Special Conditions	<input type="checkbox"/> over 100 amps	<input type="checkbox"/> High Voltage	<input type="checkbox"/> Hazardous Area	<input type="checkbox"/> Generator	<input type="checkbox"/> Unmetered Supply

CERTIFICATE MUST BE ISSUED TO THE CUSTOMER FOR ALL ELECTRICAL WORK

Work of the following type must ALSO be notified to the ELECTRICITY DISTRIBUTOR (DNSP)

New Installation Network connection or metering

Additions or alterations to a switchboard or associated equipment Defect Rectification No:

DETAILS OF EQUIPMENT Describe the equipment and estimate load increase of the work affected by this Notice. If insufficient space attach separate sheets.

EQUIPMENT	RATING	No.	PARTICULARS OF WORK
<input checked="" type="checkbox"/> Switchboards		1	For Rain Tank power point
<input checked="" type="checkbox"/> Circuits		1	
<input type="checkbox"/> Lighting			
<input type="checkbox"/> Socket-outlets			
<input type="checkbox"/> Appliances			
Estimated increase in load A/ph			<input type="checkbox"/> Increased load is within capacity of installation/service mains
<input type="checkbox"/> Work is connected to supply			<input checked="" type="checkbox"/> Work is not connected to supply pending inspection by DNSP

The work has been carried out or supervised by: A. Vaccaro Licence No: 103941C

TEST REPORT Indicate the relevant tests and checks that have been performed on the work. If test records are provided attach as separate sheets.

<input checked="" type="checkbox"/> Earthing system integrity Ω	<input checked="" type="checkbox"/> Residual current device operation
<input checked="" type="checkbox"/> Insulation resistance MΩ	<input checked="" type="checkbox"/> Visual check that installation is suitable for connection to supply
<input checked="" type="checkbox"/> Polarity	<input type="checkbox"/> Stand-alone power system complies with AS 4509
<input checked="" type="checkbox"/> Correct circuit connections	<input type="checkbox"/> Fault loop impedance (if necessary)


I confirm that I have carried out the above tests and visually checked that the installation work described in this Certificate complies with AS/NZS 3000 and is suitable for its intended use.

Name: A. Vaccaro Licence No: 103941C

Signature:  Date of Testing: 11/9/16

CERTIFICATION
I, the Electrical Contractor give notice to the Customer and (Name of DNSP or OFT), that the work described in this Certificate has been completed in accordance with the Electricity (Consumer Safety) Regulation 2006

Name: Vaccaro Group P/L Licence No: 85207C

Signature:  Date of Notice: 11/9/16

Address: 4 Centre Pl Wetherill Park Telephone No. or Other Contact: 9756 1917

ELECTRICITY DISTRIBUTOR (DNSP) REMARKS

Inspected by: _____ Date: _____

Comments: _____



HomeGuard Installation Certificate of Compliance



Applicator

Name of Company: Rentokil Termite Barriers ABN: 98 000 034 597
Installer Name: Rentokil Termite Barriers PMT Licence Number: NA
QBSA Number: NA (QLD requirement only)
HomeGuard Accreditation Number: _____
Your Certificate Number: 2016-05-000019081SHR Phone Number: 1300 855 822

Building Details

Installation Date: 5 May 2016
Installation Address: Lot 548 Headingly Avenue
Suburb: Kellyville State: NSW Post Code: 2155
Builder: (if applicable) Rawson Homes Pty. Limited

Installation Type

Full Under Slab Collars Perimeter

Product Details

HomeGuard TMB Red Installed	<input type="text" value="0"/> m ²	HomeGuard PB Red Installed	<input type="text" value="62"/> l/m		
HomeGuard DPC Red Installed	<input type="text" value="0"/> l/m	HomeGuard GT Installed	<input type="text" value="0"/> kg		
HomeGuard FlexiCollars Installed 100mm	<input type="text" value="8"/> qty	50mm	<input type="text" value="0"/> qty	40mm	<input type="text" value="0"/> qty

Comments

Installed protection to the pipe penetrations, piers and perimeter cavity of the residential building on site.

NB:-
Limitations that apply to the above installation are: N/A

NOTE: HomeGuard® is not designed, or approved to be installed as a remedial treatment

Client provided with Warranty Details Warranty Details explained to client

Rentokil
The Experts in Pest Control

Authorised Signature: _____ Date: 25/5/16

For more information call Rentokil on 1300 855 822

www.rentokilpestcontrol.com.au

HomeGuard Installation Diagram



Installer Name: Rentokil HomeGuard Accreditation Number:

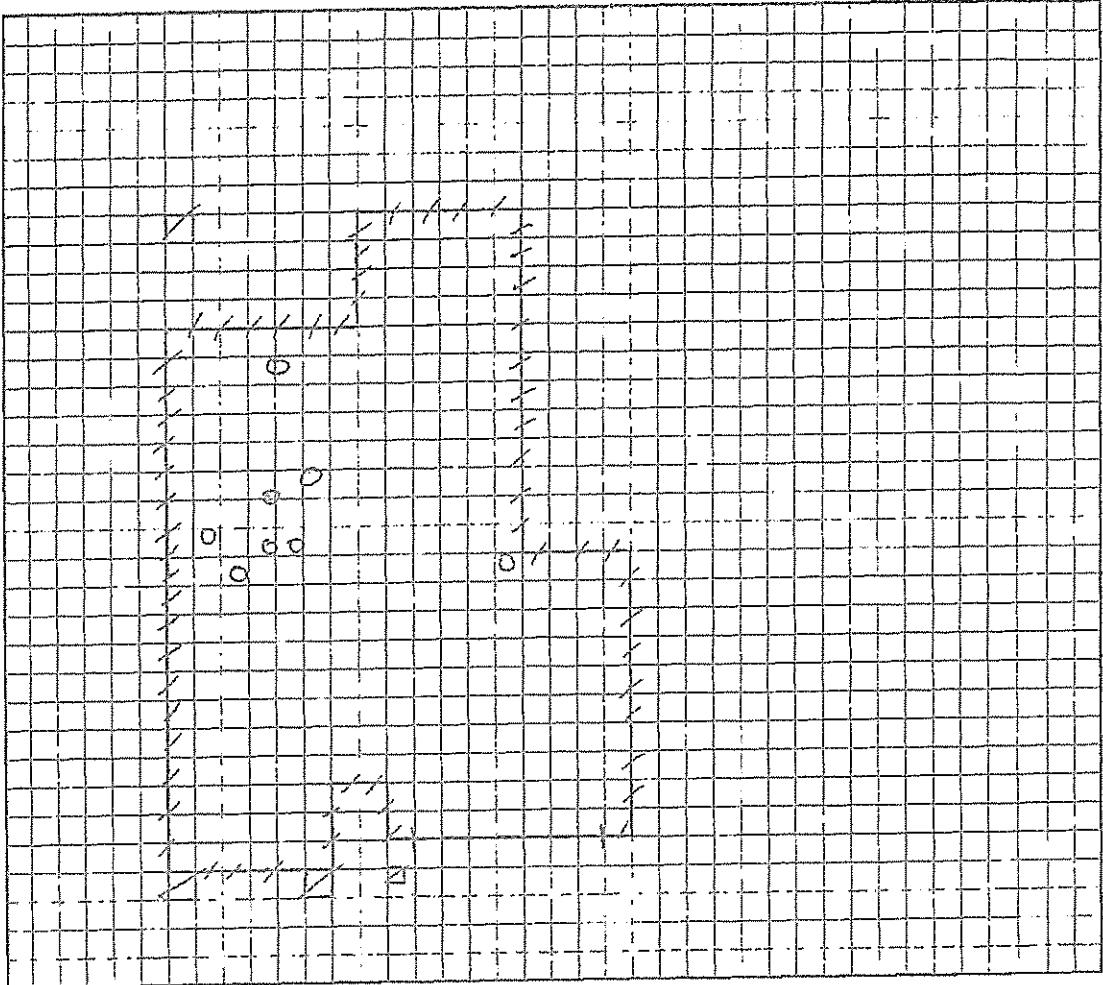
Installation Address: Lot 548 Headingly Avenue

Builder: Rawson Homes Suburb: Kellyville State: NSW Post Code: 2155

Installation Date: 5-5-16

o pipes
/// perimeter
x piers

Orientation
The Direction of North is indicated by the † symbol
North is approximately:



NOTE: This form must be submitted if a partial HomeGuard treatment has been applied and be clear and legible to be accepted by FMC

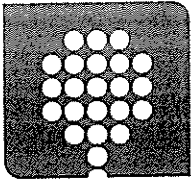
This document is to certify that the HomeGuard system was installed by a HomeGuard Accredited Installer and has been completed in accordance with the manufacturers specifications. HomeGuard complies with AS 3660.1 - 2000, the primary referenced standard of the Building Code of Australia. HomeGuard is only part of a termite management system for a new property, extension or renovation, the slab must be constructed in accordance with the standard: Residential Slabs and Footings Construction, AS 2870-1996. Any construction joint between existing slab and building works must be protected as part of the warranty.

Rentokil
The Experts in Pest Control

Authorised Signature: [Signature] Date: 23/3/16

For more information call Rentokil on 1300 855 822

www.rentokilpestcontrol.com.au



**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

26 April 2017

Dear Sir/Madam,

Re: Lot 548, Headingley Avenue, Kellyville NSW 2155

Please be advised that the dwelling constructed at the above mentioned address complies with the BASIX Certificate #549972S_02 dated 19 March 2015.

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 6 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

Alicia Vigar
Construction and Warranty Coordinator