

Our Ref: J100144A

14 January 2011

Manly Council
DX 9205
MANLY



Attention: Customer Service

Dear Sir/Madam,

**Subject: Construction Certificate J100144A
Development Consent Permit 110/08
25 Montpelier Place Manly**

Reference is made to the application for a Construction Certificate in respect of the above property. In that regard we confirm that a Construction Certificate No J100144A was issued on 14 January 2011 pursuant to Development Consent 110/08.

Please find enclosed a copy of the Construction Certificate issued including all documentation assessed in the determination of the application.

Also attached is a copy of the Notice to Commence Building Works and Appointment of Principal Certifying Authority.

Also please find enclosed a cheque for \$30.00 being the registration fee for the above. It would be appreciated if a receipt in this regard could be forwarded to our firm as soon as possible.

6/8/11

Should you require any further information please contact the undersigned.

Yours faithfully,

Paul Ladogna
for **Vic Lilli & Partners**

**Cc: Lend Lease Development Pty Ltd
Level 4, 30 The Bond, 30 Hickson Road
MILLERS POINT NSW 2000**

CERTIFIER

\$30

R. 749173

18-1-11

Encl.

VIC LILLI & PARTNERS - Accredited Building Certifiers

T 02 9715 2555

E info@viclilli.com.au

Locked Bag 3013 Burwood NSW 1805. DX 8505

F 02 9715 2333

W www.viclilli.com.au

Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134

A division of Mondan Management Pty Ltd ABN 60 119 432 094

Our Ref: J100144A

14 January 2011

Lend Lease Development Pty Ltd
Level 4, 30 The Bond, 30 Hickson Road
MILLERS POINT NSW 2000



Attention: Peter Nash,

Dear Peter,

**Subject: Construction Certificate J100144A
Development Consent Permit 110/08
25 Montpelier Place Manly**

We refer to our engagement in respect of the above and enclose the Construction Certificate for such works.

Mandatory inspection of works

The Environmental Planning and Assessment Act 1979 require that the inspections detailed below, known as Critical Stage Inspections, be carried out by the Principal Certifying Authority (PCA).

The provision of certificates in lieu of mandatory inspections (i.e. Engineer's or waterproofing certificates) is not acceptable at any time.

It is necessary for the following inspections to be carried out in relation to the proposed works.

Class 1 & 10 buildings

- After excavation for, and prior to the placement of, any footings, and
- Prior to pouring any in-situ reinforced concrete building element, and
- Prior to covering of the framework for any floor, wall, roof or other building element, and
- Prior to covering waterproofing in any wet areas, and
- Prior to covering stormwater drainage connections, and
- in the case of a swimming pool, after the construction of the swimming pool is completed and the barrier (if one is required under the Swimming Pools Act 1992) has been erected and before the pool is filled with water

After the building work has been completed and prior to any occupation certificate being issued in relation to the buildings.

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Builder to Arrange Critical Stage Inspections

The Principal Contractor for the building site is responsible for ensuring that the Principal Certifying Authority is given notice of at least **at least 48 hours** if a Critical Stage Inspection is required.

Should you require any further information please contact the undersigned.

Yours faithfully,



Paul Ladogna
for **Vic Lilli & Partners**

Encl.

CONSTRUCTION CERTIFICATE
NO. J100144A

FOR

LEND LEASE DEVELOPMENT PTY LTD

PREMISES

25 MONTPELIER PLACE MANLY

Date: 14 January 2011

Ref: J100144A

CONSTRUCTION CERTIFICATE

Issued under the Environmental Planning and Assessment Act 1979
Section 109C(1), 81A(2) AND 81a(4)



Property to which this certificate relates

Address 25 Montpelier Place Manly NSW 2095
Lot No 25 DP/SP 1105469

Applicant

Name Lend Lease Development Pty Ltd
Address Level 4, 30 The Bond, 30 Hickson Road Millers Point NSW 2000

Description of Development

This certificate is limited to the construction of the boundary retaining wall only, associated with the construction of the dwelling house, basement parking and swimming pool as approved pursuant to Development Consent 110/08 issued by Manly Council on 4 August 2008.

Please note that this certificate is to be read in conjunction with Construction Certificate J100144 dated 6 April 2010.

Consent details

Development Consent No 110/08
Date of determination 4 August 2008
Consent authority Manly Council

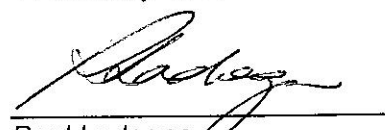
Building classification 1a & 10b

Certification

I **Paul Ladogna** certify that work completed in accordance with the documentation contained in the annexures (with such modifications verified by me as may be shown on the documentation) will comply with the requirements of the Environmental Planning & Assessment Regulation 2000 as referred to in Section 81A(5) of the Environmental Planning & Assessment Act 1979.

Certificate Number J100144A
Date of endorsement 14 January 2011

Signature
Accredited Certifier
Accredited Body
Registration No


Paul Ladogna
Building Professionals Board
BPB0219

Documentation assessed in the determination of Construction Certificate Application
J100144A

**Annexure 1 - Plans and Specification that form part of
Construction Certificate**

1 page

Annexure 2 -- Supporting Documentation

Construction Certificate Application
Construction Certificate Application

4 pages

Compliance Certificate/Evidence of Suitability
Structural Certification
Mott MacDonald Hughes Trueman
Dated 22 December 2010

1 page

Other Supporting Documentation
Home Warranty Insurance Details
QBE
Dated 12 January 2010

2 pages

Landscaping Letter
Landscape Solutions
Dated 1 April 2010

1 page

Suitability Inspection Report
Douglas Partners Pty Ltd
Dated 22 December 2010

1 page

Erosion and Sediment Control Plan

1 page

Section 94 Contributions
Lend Lease Development
Dated 16 June 2008

1 page

Evidence of payment of Council Fees

Long service levy payment
Council Security Deposits and Contributions

2 pages

ANNEXURE 1

Plans and Specification that form part of Construction
Certificate

PLANS AND SPECIFICATION THAT FORM PART OF THIS CERTIFICATE:

Retaining Wall and Bulk Earthworks documentation & specification as prepared by
Hughes Trueman Consulting Engineers Planners & Managers

Drawing No	Revision	Title	Date
C203	0	Retaining Wall Elevations Sheet 1 of 2	27.05.10
C204	0	Retaining Wall Elevations Sheet 2 of 2	27.05.10
C202	1	Bulk Earthworks Plan – Retaining Wall & Scale	27.05.10
C200	6	Bulk Earthworks Plan	27.05.10

Structural documentation & specification as prepared by **Hughes Trueman**
Consulting Engineers Planners & Managers

Drawing No	Revision	Title	Date
S04	0	Rear Retaining Wall Details	02.06.10

ANNEXURE 2

Supporting Documentation

CONSTRUCTION CERTIFICATE APPLICATION FORM

In accordance with Clause 139, Part 8, Division 2 of the
Environmental Planning and Assessment Regulation 2000



I/we hereby make application to Vic Lilli & Partners for a Construction Certificate
relating to the following:

Description of property to which this application relates

Address 25 Montpelier Place
Manly, NSW 2095

Title details Lot No./s 25 DP 1105469

Applicant

Note: The contractor who is undertaking the works cannot be an applicant for a Construction Certificate

Applicant Name Lend Lease Development Pty Ltd

Address Level 4, 30 The Bond, 30 Hickson Road

Millers Point, NSW 2000

Contact Numbers Phone 9236 6111 Fax 9383 8259

E-mail Peter.nash@lend Mobile 0421 572 289
lease.com.au

Owner

Owner Name Trustee of the Roman Catholic Church for the Archdiocese of
Sydney

Address Level 16, Polding Centre, 133 Liverpool Street, SYDNEY NSW
2000

Contact Numbers Phone 02 9350 5186 Fax 02 9261 8312

E-mail Michael@ado.sy Mobile 0408 975 139
d.catholic.org.au

Description of Development

Construction of a two (2) storey dwelling with basement parking and swimming pool.
(This application applies to rear retaining wall works only)

BCA Classification 1a & 10b

Consent Details

Development Consent No. 110/08 Date of Determination 4/8/08

Consent Authority Manly Council

Value of Building Works **\$ 48,000**

VIC LILLI & PARTNERS - Accredited Building Certifiers

T 02 9715 2555 E info@viclilli.com.au Locked Bag 3013 Burwood NSW 1805. DX 8505
F 02 9715 2333 W www.viclilli.com.au Suite 1, Level 5, 56 Railway Parade Burwood NSW 2134
A division of Mondan Management Pty Ltd ABN 60 119 432 094

CONSTRUCTION CERTIFICATE APPLICATION FORM

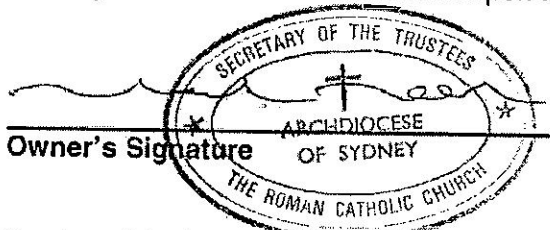


In accordance with Clause 139, Part 8, Division 2 of the
Environmental Planning and Assessment Regulation 2000

Builder Details

Builders Name Kell & Rigby Living Pty Ltd
Address 8 Dunlop Street
South Strathfield, NSW 2136
Contact numbers Phone 9742 8888 Fax 9742 5222
E-mail Phillip.barrett@kell Mobile 0414 247 511
rigby.com

As owner(s) of the land to which the application relates, I/we consent to the making of this application. I/we also give consent for officers/certifiers of Vic Lilli & Partners to enter the land to carry out inspections relating to this application. We confirm that building works have not commenced upon the subject site.



22/12/10
Date

Trustee of the Roman Catholic Church for the Archdiocese of Sydney
Owner's Name

If signed on behalf of a Body Corporate or company, the common seal must be stamped on this section where appropriate.

SIGNED BY THE APPLICANT

I apply for approval to carry out the development or works described in this application. I declare that all information I have provided is true and correct.

P. Nash
Applicant's Signature

21/12/10
Date

PETER NASH
Applicant's Name

Our ref 10s002
T 02 9439 2633
E bhiggins@hughestrueman.com.au



Andrew Tobin
Lend Lease Development
30 The Bond
30 Hickson Rd
Millers Point

22 December 2010

Email: Andrew.Tobin@lendlease.com.au

Dear Andrew,

Re: Montpellier Place Stage 4

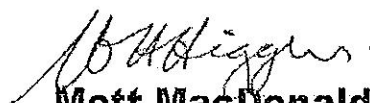
This is to certify that:

The structural engineering components of this project as shown on our drawings numbers 10S002S-BW-S03 Rev 0, S04 Rev 1 for Lot numbers 20, 21, 22, 23, 24, 25 & 26 Montpellier Place (DA conditions 105/08, 106/08, 107/08, 108/08, 109/08, 110/08, 111/08) were designed by a practising structural engineer in accordance with the relevant Australian Standards, Building Code of Australia, , and accepted engineering practice and principles.

In carrying out the design we exercised the degree of skill, care and diligence normally exercised by Consulting Engineers in similar circumstances.

This certificate does not relieve other parties of their responsibilities for the works.

Yours sincerely



Mott MacDonald
Hughes Trueman
BILL HIGGINS
TECHNICAL DIRECTOR

**Home Warranty
Insurance
Certificate of Insurance
Brokers Schedule**

Policy Number
BN-0009770-BWI-21



**Home Warranty
Insurance Fund**

Level 3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300790 723
Fax: 02 8275 9330
ABN: 78 003 191 035
AFS License No: 239545



PHILP NEWBY & OWEN PTY LTD
P O BOX 184
ST KILDA VIC 3182

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
BN-PNO3182

Date Issued: 12/01/2011

Policy Schedule Details

Builder	Business Address
KELL & RIGBY HOLDINGS PL	8 DUNLOP ST STRATHFIELD SOUTH 2136
ABN / ACN	20 001 766 454
Licence Registration Number	U 29902
Type of Insurance	RESIDENTIAL BUILDERS' WARRANTY INSURANCE
Construction Works	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	25 MONTELIER PLACE MANLY NSW 2095
State	NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,785,714.00	20/01/2011	28/02/2012

Building Owner / Beneficiary LEND LEASE DEVELOPMENTS

Limit of Indemnity	As defined in the State statute pertaining to the risk as at the certificate issue date
Period of Insurance	As defined in the State statute pertaining to the risk as at the certificate issue date
Expiry Date	As defined in the State statute pertaining to the risk as at the certificate issue date

Premium

Base Premium	Levies	Stamp Duty	GST	Total Premium
\$11,355.00	\$0.00	\$1,124.14	\$1,135.50	\$13,614.64

QM2771-0910

**Home Warranty
Insurance
Certificate of Insurance**

Policy Number
BN-0009770-BWI-21



**Home Warranty
Insurance Fund**

Level3, 85 Harrington St
SYDNEY NSW 2000
Phone: 1300790 723
Fax: 028275 9330
ABN: 78 003 191 035
AFS License No: 239545



LEND LEASE DEVELOPMENTS
30 THE BOND, HICKSON RD
SYDNEY NSW 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
BN-PNO3182

Date Issued: 12/01/2011

Policy Schedule Details

Certificate in Respect of Insurance

Residential Building Work by Contractors

A contract of insurance complying with sections 92 and 96 of the Home Building Act 1989 has been issued by QBE Insurance (Australia) Limited as agent for and on behalf of the NSW Self Insurance Corporation (SICorp) (ABN 97 369 689 650) who is responsible for management of the Home Warranty Insurance Fund.

In Respect of NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE

At 25 MONTPELIER PLACE
MANLY NSW 2095

Carried Out By BUILDER
KELL & RIGBY HOLDINGS PL
ABN: 20 001 766 454

Declared Contract Price \$1,785,714.00

Contract Date 20/01/2011

Builders Registration No. U 29902

Building Owner / Beneficiary LEND LEASE DEVELOPMENTS

Subject to the Act and the Home Building Regulation 2004 and the conditions of the insurance contract, cover will be provided to the Building Owner/Beneficiary named in the domestic building contract and to the successors in title to the Building Owner/Beneficiary or the immediate successor in title to the contractor or developer who did the work and subsequent successors in title.

Signed for and on behalf of NSW Self Insurance Corporation

IMPORTANT NOTICE:

This Certificate must be read in conjunction with the Policy Wording and kept in a safe place. These documents are very important and must be retained by you and any successive owners of the property for the duration of the statutory period of cover.

QM2771-0910



Attn:	Peter Nash	From:	Justin Morton
Company:	Lend Lease Development	Date:	01/04/10
Fax:	(02) 9383 8259	Pages:	1
Phone:	(02) 9277 2330		
Re:	MONTPELIER PLACE VACANT LOTS (Lots 20-26)		

Peter,

We have been maintaining the Montpelier Pl gardens for a number of years. From time to time our works carry out onto the vacant blocks of land next to the gully towards the end of Montpelier Pl.

My Horticulturists are trained and have been briefed on the endangered Acacia Terminalis species that are scattered throughout the estate.

The particular blocks that I have inspected did not contain any Acacia Terminalis visible from a thorough site walk.

This area has been maintained a number of times over the last couple of years and at no time was the species sighted.

If you have any questions please let me know.

Regards,

Justin Morton
Account Manager
Landscape Solutions Maintenance
Ph (02) 8805 6222
Fax (02) 8805 6299
Mob 0425 268 017
justin@landscapesolutions.com.au

LANDSCAPE SOLUTIONS AUSTRALIA PTY LTD
ABN: 88 101 054 086

PO Box 669 SEVEN HILLS NSW 2147
Phone: 02 8805 6222 Fax: 02 88056299

Email: info@landscapesolutions.com.au Website: www.landscapesolutions.com.au

Memorandum

To	Lend Lease Development	Peter Nash	peter.nash@lendlease.com.au
cc	Hughes Trueman	Ray Higgins	rhiggins@hughestrueman.com.au
From	Scott Easton	Date	22 December 2010
Subject	Site Stability Stage 4 – St Patricks Estate, Manly	Project No.	71917

A site inspection was carried out today by the undersigned to assess the suitability of the site to support the proposed development.

Bulk excavation has been carried out and has exposed sandstone bedrock over most of the site. There are some vertically excavated sandstone faces approximately 2 m to 3 m high.

The sandstone bedrock will easily accommodate the proposed two to three storey residential buildings and provides a suitable foundation for the proposed development. The excavated footings should be inspected by a geotechnical engineer to confirm the foundations satisfy the design criteria. It will be important for a geotechnical engineer to inspect the rock faces, at the time of detailed excavation, to assess whether stabilisation of the rock faces or possibly deeper footings are required in areas where footings are to be founded above and close to vertical rock faces.

We trust this satisfies your present requirements. Please call if you have any further questions.

Douglas Partners Pty Ltd



Scott Easton
Senior Associate