

Our Ref: J080235A

20 October 2009

Manly Council
DX 9205
MANLY

Attention: Customer Service

Dear Sir/Madam,

**Subject: Construction Certificate J080235A
Development Consent Permit 342/07
Lots 13-19 & 27 Montpelier Place Precincts
1 & 13 St Patrick's Estate Manly**

MANLY COUNCIL REGISTERED BY RECORDS 26 OCT 2009 RESPONSIBLE OFFICER _____ DOCUMENT NUMBER _____

VIC LILLI
&PARTNERS

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 J080235A was issued on 20 October 2009 pursuant to Development Consent 342/07.

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

Also please find enclosed a cheque for \$30.00 being the registration fee for the above.

Should you require any further information please contact the undersigned.

Yours faithfully,



Paul Ladogna
for **Vic Lilli & Partners**

**Cc: Lend Lease Development Pty Ltd
Locked Bag 1
MILLERS POINT NSW 2000**

Encl.

CERTIFIED

\$30

R 646042.
26.10.09

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: J080235A

20 October 2009



Lend Lease Development Pty Ltd
Locked Bag 1
MILLERS POINT NSW 2000

Attention: Justin Barrett

Dear Justin,

**Subject: Construction Certificate J080235A
Development Consent Permit 342/07
Lots 13-19 & 27 Montpelier Place Precincts
1 & 13 St Patrick's Estate 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 (ie 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

- At the commencement of the building work, being the time when ANY physical activity is commenced in connection with the erection of the building works, and
- 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
- After the building work has been completed and prior to any occupation certificate being issued in relation to the buildings.

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Locked Bag 3013 Burwood NSW 1805. DX 8505
Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134

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.

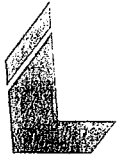
Yours faithfully,



Paul Ladogna
for **Vic Lilli & Partners**

Encl.

NOTICE TO COMMENCE
BUILDING WORKS AND
APPOINTMENT OF PRINCIPAL
CERTIFYING AUTHORITY (PCA)



VIC LILLI
& PARTNERS

Issued under the Environmental Planning and Assessment Act 1979
Section 81A (2) (b) (i) (ii) and Section 81A (2) (c)

This form is to be used to:

- Notify Council that it is intended to commence building works on site
- Notify Council that a Principal Certifying Authority (PCA) has been appointed
- Notify the Consent Authority (where not the Council) that a PCA has been appointed
- Supply to Council a copy of the Home Owners Warranty Insurance Certificate issued for residential building works under the Home Building Act 1989
- Advise Council of the name and contact details for the nominated builder.

Description of property to which this application relates

Address Precinct 1+13 Montpelier Place Manly 2095
Lots 13-19 + 27

Title details Lot No./s 13-19 + 27 DP 1105469

Property owner

Name Trustees of the Roman Catholic Church for Archdiocese of Sydney
Address Level 16, Polding Centre 133 Liverpool St
Sydney 2000

Contact Numbers Phone 02 9390 5186 Fax 02 9261 8312
E-mail michaw@cdo.syd.catholic.org.au Mobile 0408 975 139

Description of Development

7 terrace homes each two storey with garage under
including associated landscape works swimming pool and
boundary adjustments

Consent Details (where applicable)

Development Consent No. DA 342/07 Date of Determination 21.5.08
Consent Authority Manly Council

Construction Certificate or Complying Development Certificate Details

Construction Certificate No. 0080235 Date of Issue 17/10/08
Certifying Authority Valerio Lilli Mark Brentnall

Paul Ladogna

Accreditation Number BPB0219

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 Mondax Management Pty Ltd. ARN 60 119 432 094

NOTICE TO COMMENCE BUILDING WORKS AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

VIC LILLI

Appointment of Principal Certifying Authority

Name of Accredited Certifier Appointed Valerio Lilli Mark Brentnall
Paul Ladogna

Accreditation Body Building Professionals Board
Accreditation number BPB0219

Compliance with Conditions of Development Consent

Pursuant to Clause 146 of Environmental Planning & Assessment Regulation 2000 all conditions Development Consent that must be satisfied prior to the commencement of works must have been satisfied prior to the provision of appropriate notice to Council.

Have all relevant Development Consent conditions been satisfied?

- YES
 NO

Builders Details

Builders Name Kell and Rigby Pty Ltd
Address 8 Dunlop Street Strathfield South
NSW 2136

Contact Numbers Phone _____ Fax _____
E-mail, _____ Mobile _____

Licence No _____

Owners Builder's Permit No _____

- Has a Home Owners Warranty Insurance Certificate been provided?
- Yes
 No - Exempt under Clause 57BC of the Home Building Regulation 1997
 No - Works less than \$12,000
 No - Works carried out by Owner Builder
 No - non-residential works

Date the Work will Commence works already commenced

NOTICE TO COMMENCE BUILDING WORKS AND APPOINTMENT OF PRINCIPAL CERTIFYING AUTHORITY (PCA)

VIC LILLI

Signatures:

Owner's Consent to the appointment of Principal Certifying Authority

I hereby consent to the appointment of the Principal Certifying Authority as detailed above.

I confirm that the works as approved under the subject Development Consent have not been commenced.

In the event that the nominated Principal certifying Authority resigns from his employment position with Vic Lilli & Partners my signature provided below will serve as the authorisation for the transfer of the role and responsibilities of the Principal Certifying Authority from the nominated person to Mr Valerio Lilli.



Owner's Signature

1/10/08

Date

THE TRUSTEES OF THE ROMAN CATHOLIC CHURCH FOR THE CATHOLIC
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.

Acceptance and statement by the Principal Certifying Authority

I hereby accept the appointment as the Principal Certifying Authority.
I acknowledge that I have seen evidence that the builder is licensed and insured as appropriate to the works.



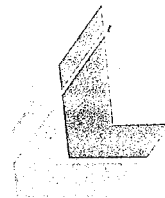
Principal Certifying Authority's Signature

17/10/08

Date

Privacy Policy

The information you provide in this notice is required under the Environmental Planning and Assessment Act 1979 if you are going to erect a building or carry out subdivision work. If you do not provide the information to the consent authority, you cannot commence the work. The information will be held by the consent authority and by the council (if the council is not the consent authority). Please contact the council if the information you have provided in this notice is incorrect or changes.



VIC LILLI
& PARTNERS

CONSTRUCTION CERTIFICATE No. J080235A

FOR

LEND LEASE DEVELOPMENT PTY LTD

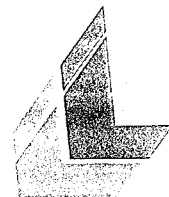
PREMISES

Lots 13-19 & 27 Montpelier Place Precincts
1 & 13 St Patrick's Estate Manly

Date: 20 October 2009

Ref: J080235A

CONSTRUCTION CERTIFICATE No J080235A



CONSTRUCTION CERTIFICATE

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

VIC LILLI
& PARTNERS

Property to which this certificate relates

Address Lots 13-19 & 27 Montpelier Place Precincts 1 & 13 St Patrick's
Estate Manly

Applicant

Name Lend Lease Development Pty Ltd
Address Locked Bag 1, Miller Point

Description of Development

This certificate is limited to the construction of the attached dwellings, basement parking and swimming pools as approved pursuant to Development Consent 342/07 issued by Manly Council on 5 May 2008 as amended on the 29 January 2009.

This certificate is to be read in conjunction with Construction Certificate J080235 dated 17 October 2008

Consent details

Development Consent No	Date of determination	Consent authority
342/07	5 May 2008	Manly Council
Section 96 Modification 342/07	29 January 2009	Manly Council

Building classification 1a & 10b


Certification

I 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 J080235A

Date of endorsement 20 October 2009

Signature
Accredited Certifier
Accredited Body
Registration No



Paul Ladogna
Building Professionals Board
BPB0219

Documentation assessed in the determination of Construction Certificate Application
J080235A

Annexure 1 - Plans and Specification that form part of Construction Certificate	3 pages
Annexure 2 – Supporting Documentation	
Construction Certificate Application Construction Certificate Application	3 pages
Compliance Certificate/Evidence of Suitability Structural Design Statement Hughes Trueman Pty Ltd Dated 27 February 2009	1 page
Landscaping Design Certification Knox & Partners Landscape Architects Dated 4 March 2009	1 page
Hydraulic Design Certification Hughes Trueman Pty Ltd Dated 26 February 2009	3 pages
Garage Design Certification Tony Caro Architecture Dated 27 February 2009	1 page
Other Supporting Documentation Easement Schedule Dated 9 February 2009	6 pages
BASIX Certification Dated 29 October 2008	7 pages
BASIX Thermal Comfort Dated 29 October 2008	3 pages
Waste Management Plan Waste Audit and Consultancy Services Dated July 2007	7 pages
Home Owners Warranty Insurance QBE Dated 9 October 2009	14 pages



ANNEXURE 1

Plans and Specification that form part of Construction
Certificate

**PLANS AND SPECIFICATION THAT FORM PART OF THIS CERTIFICATE:**

Landscaping Design documentation & specification as prepared by **Castlepeake Consulting Pty Ltd**

Drawing No.	Revision	Title	Date
L00	D	Landscaping Cover Sheet/ Site Plan	06.03.08
L01	D	Hardscape/ Setout/ Levels Plan Houses 13 & 14	06.03.08
L02	D	Hardscape/ Setout/ Levels Plan Houses 15 & 16	06.03.08
L03	D	Hardscape/ Setout/ Levels Plan Houses 17 & 18	06.03.08
L04	D	Hardscape/ Setout/ Levels Plan Houses 13 & Adjacent Walkway	06.03.08
L05	D	Soils/ Grading/ Setout Houses 13 & 14	06.03.08
L06	D	Soils/ Grading/ Setout Houses 15 & 16	06.03.08
L07	D	Soils/ Grading/ Setout Houses 17 & 18	06.03.08
L08	D	Soils/ Grading/ Setout Houses 19 & Adjacent Walkway	06.03.08
L09	D	Planting Plan Houses 13 & 14	06.03.08
L10	D	Planting Plan Houses 15 & 16	06.03.08
L11	D	Planting Plan Houses 17 & 18	06.03.08
L12	D	Planting Plan Houses 19 & Adjacent Walkway	06.03.08
L13	D	Landscape Details – Sheet One	06.03.08
L14	D	Landscape Details – Sheet Two	06.03.08
L15	D	Landscape Details – Sheet Three	06.03.08
L16	D	Landscape Details – Sheet Four	06.03.08
L17	D	Landscape Details – Sheet Five	06.03.08
L18	D	Landscape Details – Sheet Six	06.03.08

Structural documentation & specification as prepared by **Hughes Trueman Pty Ltd**

Drawing No.	Revision	Title	Date
1	3	General Notes	27.02.09
2	3	General Notes	27.02.09
3	4	Garage Floor Slab Plan	27.02.09
4	4	Ground Floor Slab Plan	27.02.09
5	4	First Floor Slab Plan	27.02.09
6	4	Roof Plan	27.02.09
7	4	Sections and Details	27.02.09
8	4	Sections and Details	27.02.09
9	4	Sections and Details	27.02.09
10	4	Sections and Details	27.02.09
11	4	Sections and Details	27.02.09
12	4	Sections and Details	27.02.09
20	4	Landscaping Part Plan Footing and Retaining Wall	27.02.09
21	4	Landscaping Part Plan Slab on Grade	27.02.09
22	4	Landscape Sections and Details Sheet	27.02.09

CONSTRUCTION CERTIFICATE DOCUMENTATION J080235A

VIC LILLI
& PARTNERS

Electrical Layouts documentation & specification as prepared by **Tony Caro Architecture**

Drawing No.	Revision	Title	Date
Elec 01	1	House 13 Electrical	March 09
Elec 02	1	Houses 14 – 18 Electrical	March 09
Elec 03	1	House 19	March 09
Elec 04	P1	Lighting Plan	March 09

Hydraulic Design documentation & specification as prepared by **Hughes Trueman Pty Ltd**

Drawing No.	Revision	Title	Date
H01	0	Cover Sheet – Legend and Notes	August 08
H02	0	Sewer and Stormwater – Site Plan	August 08
H03	0	Sewer and Stormwater – Basement Plan	August 08
H04	0	Sewer and Stormwater – Ground Floor	August 08
H05	0	Sewer and Stormwater – First Floor	August 08
H06	0	Hydraulic Services Roof Plan	August 08

Architectural documentation & specification as prepared by **Tony Caro Architects**

Drawing No.	Revision	Title	Date
000	9	Drawing Register	27.02.09
001	5	General Grid Setout Plan	27.02.09
010	5	GA Plan – Basement	27.02.09
011	5	GA Plan – Ground	27.02.09
012	5	GA Plan – First	27.02.09
013	5	GA Plan – Roof	27.02.09
200	6	Type 01 Plan – Basement	27.02.09
201	6	Type 01 Plan – Ground	27.02.09
202	6	Type 01 Plan – First	27.02.09
203	6	Type 01 Plan – Roof	27.02.09
204	5	Type 02 Plan – Basement	27.02.09
205	5	Type 02 Plan – Ground	27.02.09
206	5	Type 02 Plan – First	27.02.09
207	5	Type 02 Plan – Roof	27.02.09
208	5	Type 03 Plan – Basement	27.02.09
209	5	Type 03 Plan – Ground	27.02.09
210	5	Type 03 Plan – First	27.02.09
211	5	Type 03 Plan – Roof	27.02.09
212	5	Type 03R Plan – Basement	27.02.09
213	5	Type 03R Plan – Ground	27.02.09
214	5	Type 03R Plan – First	27.02.09
215	5	Type 03R Plan – Roof	27.02.09
400	5	Elevations N & S	27.02.09
401	5	Elevations E & W	27.02.09
500	5	Section 01 – Type 01	27.02.09
501	5	Section 02 – Type 01	27.02.09
502	5	Section 03 – Type 01	27.02.09
503	5	Sections 04 & 05 – Type 01	27.02.09
504	5	Sections 06 & 07 – Type 01	27.02.09

CONSTRUCTION CERTIFICATE DOCUMENTATION J080235A



VIC LILLI
& PARTNERS

Driveway Design documentation & specification as prepared by **Hughes Trueman Pty Ltd**

Drawing No.	Revision	Title	Date
12	2	Siteworks Plan	04.03.09
13	2	Driveway Longsections	04.03.09

ANNEXURE 2

Supporting Documentation

CONSTRUCTION CERTIFICATE APPLICATION FORM

RECEIVED
BY:



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

VIC LILLI
3 PARTNERS

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 Precincts 1+13 Montpelier Place Manly 2095

Title details Lot No./s 13-19 DP 1105469

Applicant

Applicant Name Lend Lease Development

Address Level 4, 30 The Bond, 30 Hickson Road
Millers Point NSW 2000

Contact Numbers Phone 02 9236 6396 Fax 02 9383 8259

E-mail justin.barrett@lendlease.com.au Mobile 0417 918 012

Owner

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

Address Level 16, Polding Centre, 133 Liverpool St
Sydney NSW 2000

Contact Numbers Phone 02 9390 5186 Fax 02 9261 8312

E-mail michael@ado.syd.catholic.org.au Mobile 0408 975 139

Description of Development

7 terrace homes each two storey with garage under
including associated landscape works, swimming pool
and boundary adjustments

BCA Classification 1A, 10A + 10B

Consent Details

Development Consent No. DA 342/07 Date of Determination 21.5.08

Consent Authority Manly Council

Value of Building Works \$ 9.1m

VIC LILLI & PARTNERS - Accredited Building Certifiers

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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

VIC LILLI

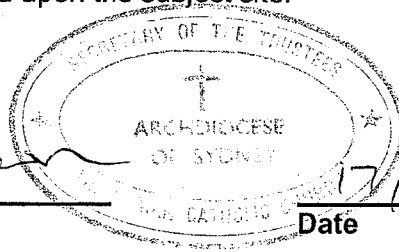
In accordance with Clause 139, Part 8, Division 2 of the
Environmental Planning and Assessment Regulation 2000

Builder Details

Builders Name Kell and Rigby Pty Ltd
Address 8 Dunlop Street
Strathfield South NSW 2136
Contact numbers Phone _____ Fax _____
E-mail _____ Mobile _____

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.

[Signature]
Owner's Signature



17/3/09
Date

The Trustees 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.

[Signature]
Applicant's Signature

16/3/09
Date

Andrew Tobin
Applicant's Name

CONSTRUCTION CERTIFICATE APPLICATION FORM

VIC LILLI

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

The following Schedule is required to be completed for the purposes of providing
information to the Australian Bureau of Statistics – Residential Use Only.

PART A

Particulars of development

Area of land	4082 m ²	Gross floor area of building	1800 m ²
--------------	---------------------	------------------------------	---------------------

Current use of all or parts of the building (s)/land (if vacant state 'vacant')? *Vacant*

<u>Location</u>	<u>Use</u>
•	•
•	•
Does the site contain a dual occupancy?	
Gross floor area of addition of new building?	

What are the proposed uses of all parts of the building(s)/land? *Residential*

<u>Location</u>	<u>Use</u>
•	•
•	•
No. of pre-existing dwellings	–
No. of dwellings to be demolished	–
How many dwellings are proposed?	7
How many storeys will the building consist of?	2

PART B

Materials to be used - (place a tick in the () which best describes the materials the new work will be constructed of).

Walls	Code	Roof	Code
Brick veneer	() 12	Aluminium	() 70
Full brick	(✓) 11	Concrete	() 20
Single brick	() 11	Concrete tiles	() 10
Concrete block	() 11	Fibrous cement	() 30
Concrete/masonry	() 20	Fibreglass	() 80
Concrete	() 20	Masonry/terra cotta shingle tile	() 10
Steel	() 60	Slate	() 20
Fibrous cement	(✓) 30	Steel	(✓) 60
Hardiplank	() 30	Terra cotta tile	() 10
Timber/weatherboard	() 40	Other	() 80
Cladding-aluminium	() 70	Unknown	() 90
Curtin glass	() 50		
Other	() 80		
Unknown	() 90		
Floor		Frame	
Concrete	(✓) 20	Timber	() 40
Timber	() 10	Steel	(✓) 60
Other	() 80	Other	() 80
Unknown	() 90	Unknown	() 90

Hughes Trueman

HUGHES TRUEMAN PTY LTD
AS TRUSTEE FOR HTL REGISTERED TRUST

ABN 53 831 529 091
QUALITY CERTIFIED AS 9001

www.hughestrueman.com.au

Level 2, 60 Pacific Highway
PO Box 151
St Leonards NSW 1590
Australia
T 02 9439 2633
F 02 9438 4505
stleonards@hughestrueman.com.au

27 February 2009

Justin Barrett
Lend Lease Development
30 The Bond, 30 Hickson Rd, Millers Point
E-mail: justin.barrett@lendlease.com.au

Dear Sir/Madam,

**STRUCTURAL DESIGN CERTIFICATE
ST PATRICK'S ESTATE LOTS 13-19**

This is to certify that:

The structural engineering components of this project as shown on our drawings numbers 07s567-S01 and S02 (Rev. 3), S03 through S12 and S20 through S22 (Rev. 4) 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



**HUGHES TRUEMAN
SIMON A. WILTSHIER
DIRECTOR
BE(HONS), FIEAUST, MICE, CPENG**

4 March 2009

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

Attention: Justin Barrett

Dear Justin

ST PATRICKS ESTATE MANLY – MONTEPELIER PLACE, LOTS 13-19 & 27

Please find herewith Construction Certificate issue of landscape documentation for lots 13 -19 & 27 Montpelier Place, St Patricks Estate, Manly. Documentation includes:

- Drawings L00 to L18 inclusive, Revision C
- Technical specification for landscape works, Revision C

Note that there has been no amendments to documents previously issued for tender (Revision B).

We confirm that the documents comply with the following specific DA conditions:

ANS07

- The plans have been prepared by a suitably qualified landscape consultant
- The plans provide details of species within each lot
- The plans provide for at least three endemic trees within each lot selected from Council's Endemic Plants list. Endemic species include: *Elaeocarpus reticulatus*; *Banksia serrata*; *Cupaniopsis anacardioides*; *Eucalyptus botryoides*.

ANS15

- The landscape works include native plant species that provide a low, dense, clumping habitat. Species include; *Dianella caerulea*; *Lomandra longifolia*; *Isolepis nodosa*; *Juncus usitatus*; *Poa labillardieri*; *Carex appressa*.

Please contact the undersigned if further clarification is required.

Yours sincerely



Jeremy Hodges
KNOX & PARTNERS LANDSCAPE ARCHITECTS PTY LTD

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Hughes Trueman

HUGHES TRUEMAN PTY LTD
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AUSTRALIA
T 02 9439 2633
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stleonards@hughesrueman.com.au

26 February 2009

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

Attention: Justin Barrett

Dear Sir,

**RE: ST PATRICK'S ESTATE, MANLY
LOTS 13-19 MONTPELIER PLACE**

In accordance with the above Development Consent, we provide the following certification of the design of the above works:

Driveways

The driveway/access ramp grades, access and car parking facilities for Lots 13-19 as shown on Drg No. 07S567-C13 have been designed in accordance with AS 2890.1:2004 'Parking facilities – Part 1: Off-street car parking'.

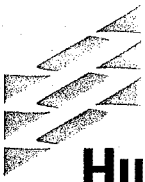
Stormwater Drainage

A detailed stormwater management report, "*St Patrick's Estate, Manly – Stormwater Drainage and On-Site Detention Report (March 2003)*", was approved by Manly Council as part of Development Consent No. 144/03. This development consent approved the civil and infrastructure components associated with the development of Montpelier Place. We hereby certify that the stormwater design of Lots 13-19 complies with the requirements of the approved stormwater management report.

Yours faithfully

HUGHES TRUEMAN
RAY HIGGINS
Director
BE, LGE, MAIPM, FIEAUS





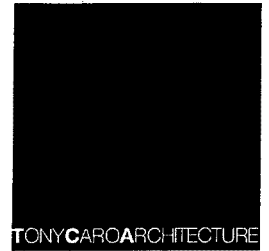
HughesTrueman

Level 2, 60 Pacific Highway
 PO Box 151
 St Leonards NSW 2065
 Australia
 T 02 9439 2633
 F 02 9438 4505

HYDRAULICS DRAWING TRANSMITTAL 2

Job No:-		07S567 H														
Project Name:-		St PATRICKS ESTATE MANLY -PRECINCTS 1 AND 13, LOTS 13 to 19														
We enclose copies of drawings listed under. Please destroy or remove from use all previous revisions.	Date of Issue															
	DD	23	28	04												
	MM	10	10	03												
	YY	08	08	09												
Drawing Register	Dwg No.	Status	☑	Current Issue						Revision or Issue						
COVER SHEET, LEGEND AND NOTES	H01	O		E	F	O										
SITE PLAN	H02	O		E	F	O										
S and STW BASEMENT	H03	O		F	G	O										
S and STW GROUND FLOOR	H04	O		F	G	O										
S and STW FIRST FLOOR	H05	O		E	F	O										
S and STW ROOF LEVEL	H06	O		E	F	O										
WATER and GAS BASEMENT	H07			E	D	E										
WATER and GAS GROUND	H08			E	D	E										
WATER and GAS FIRST	H09			F	E	F										
DETAIL SHEET	H10			D	C	D										

Status / Reason for Issue & Issue Authorised By			RV	TD	CC						
			GL	GL	GL						
CS = For Construction	IF = For Information	PC = For Pricing									
AP= For your approval	AM= Amended	PL= Preliminary									
RQ= As requested	RV= For your review	TD= For Tender									



27 February 2009

Mr Paul Ladogna
Vic Lilli & Partners
Suite 1, level 5
56 Railway Pde
Burwood NSW 2134

Dear Sir

RE: ST PATRICS ESTATE MANLY
PRECINCTS 1 & 13, SITE 13 - 19 AS 2890_OFF STREET PARKING COMPLIANCE

This letter is to confirm that the internal Garages for the above project meet the minimum code requirements for an internal car space. Dimensions are equal to or exceed 2.4 x 5.4m min internal clearance and the internal height clearances satisfy 2.2m min clearance in accordance with AS2890.1:2004 - Off Street Parking Code.

Yours faithfully

Louise Chapman
Associate

TONY CARO ARCHITECTURE PTY LTD
LEVEL 1, 2 GLEN ST
MILSONS POINT NSW 2061
PHONE 9964 9100
FAX 99649133
WWW.TONYCAROARCHITECTURE.COM.AU
russel caro nsw architects registration no: 4578

Date: 9.02.2009

SCHEDULE OF EASEMENTS / RESTRICTIONS / COVENANTS
FOR INCLUSION IN DRAFT 88B INSTRUMENT

RE: DRAFT SUBDIVISION PLAN (ISSUE DATE 9.02.2009)
 PLAN OF SUBDIVISION OF LOTS 13 TO 19 INCL. AND 27 IN
 D.P. 1105469
 PTY: ST. PATRICKS DEVELOPMENT MANLY, MONTPELIER PLACE

COUNCIL D.A. APPROVAL NO : 342 / 07

PART 1 (CREATION)

1. Easement for Drainage of Water 1.5 Wide and variable (F)

<u>Lots Burdened</u>	<u>Lots/Authority Benefited</u>
33	32
34	32, 33
35	32, 33, 34
36	32, 33, 34, 35
37	32, 33, 34, 35, 36

(Note : This easement is permit the drainage of both surface & sub-surface storm water flows through a surface swale drain and underground sub-soil drainage lines located within the easement site.)

2. Restriction on the Use of Land (F)

<u>Lots Burdened</u>	<u>Lots/Authority Benefited</u>
33	32
34	32, 33
35	32, 33, 34
36	32, 33, 34, 35
37	32, 33, 34, 35, 36

(Note : This restriction is to prevent alterations to the ground surface levels that may affect the operation of the surface swale drain located within the easement site (F) or any other act that will block the passage of surface storm water flows through the easement (F) and also prevent damage to the sub-surface drainage system located within the easement (F).)

3. Restriction on the Use of Land

<u>Lots Burdened</u>	<u>Lots/Authority Benefited</u>
31 to 37 incl.	?? Council or the Church ??

(Note : this restriction was originally to be created over all the lots , defining any landscaping maintenance and/ or fencing requirements in relation to rear area of the lots. Lend Lease is to provide details of this restriction if they intend to proceed with this matter.)

PART 1A (RELEASE)

1. Right of Access Variable Width (DP1105469) (C)

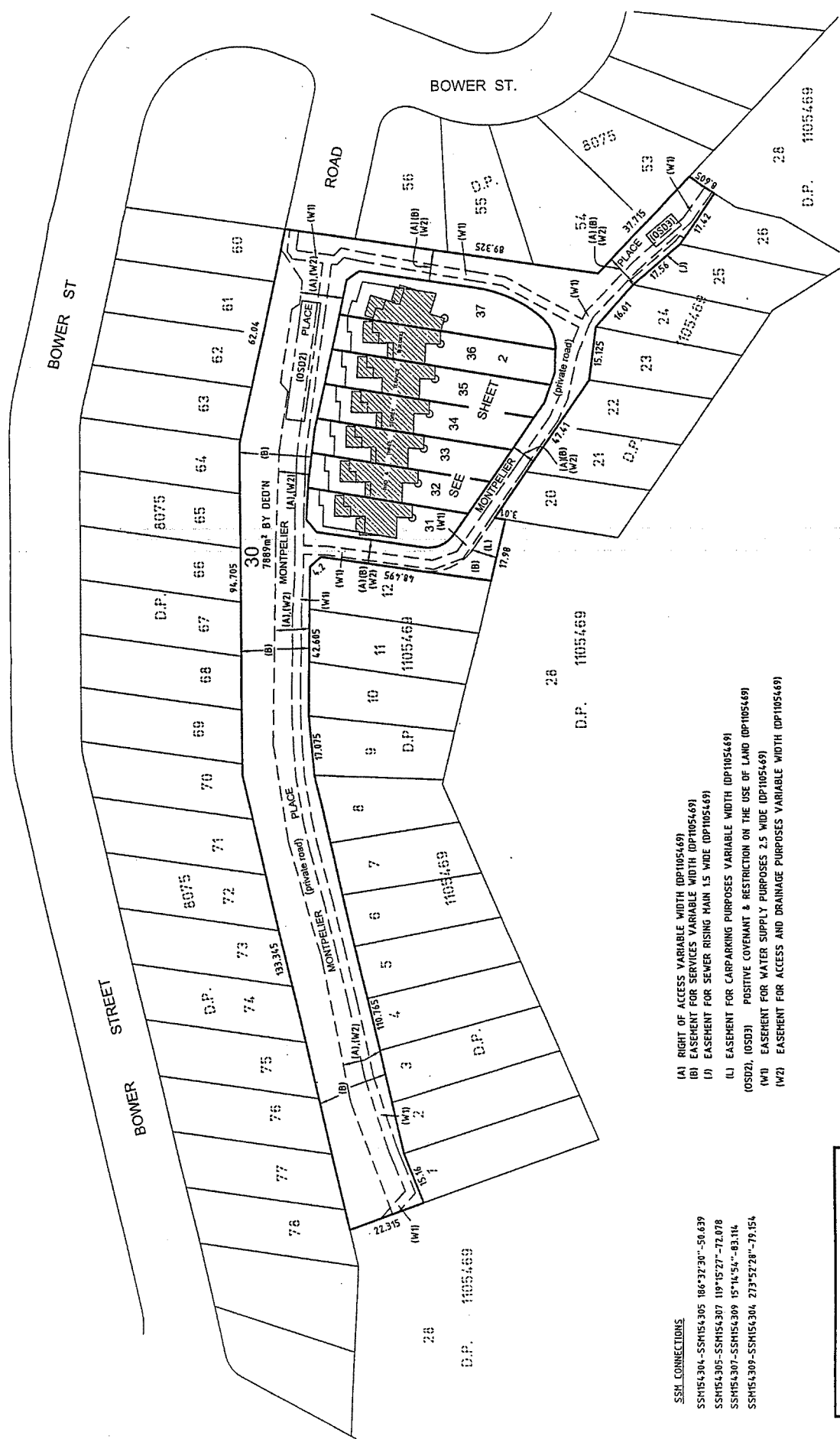
Lots Burdened
27 / 1105469

Lots/Authority Benefited
18 / 1105469 & 19 / 1105469

2. Easement for Services Variable Width (DP1105469) (D)

Lots Burdened
27 / 1105469

Lots/Authority Benefited
18 / 1105469 & 19 / 1105469
Energy Australia
Telstra Corporation Limited
Agility Management Pty Limited



- (A) RIGHT OF ACCESS VARIABLE WIDTH (DP1105469)
- (B) EASEMENT FOR SERVICES VARIABLE WIDTH (DP1105469)
- (J) EASEMENT FOR SEWER RISING MAIN 15 WIDE (DP1105469)
- (L) EASEMENT FOR CARPARKING PURPOSES VARIABLE WIDTH (DP1105469)
- (OSD), (OSD3) POSITIVE COVENANT & RESTRICTION ON THE USE OF LAND (DP1105469)
- (W1) EASEMENT FOR WATER SUPPLY PURPOSES 2.5 WIDE (DP1105469)
- (W2) EASEMENT FOR ACCESS AND DRAINAGE PURPOSES VARIABLE WIDTH (DP1105469)

SSK CONNECTIONS
 SSMH54304-SSMH54305 186°32'30"-50.639
 SSMH54305-SSMH54307 119°15'27"-72.078
 SSMH54307-SSMH54309 15°16'54"-83.114
 SSMH54309-SSMH54304 273°52'28"-79.154

PRELIMINARY ONLY

DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.

THIS PLAN IS A DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE. ALTERATIONS MAY BE REQUIRED PRIOR TO ITS ACCEPTANCE AND REGISTRATION.

Surveyor: ANTHONY NICOLAAS ROOD	L.G.A.: MANLY	Registered:
Date of Survey: DRAFT	Locality: MANLY	D.P.
Surveyor's Ref: C163-DP3-002.4wg	Subdivision No: 1105469	ISSUE DATE 9.02.2009
PLAN OF SUBDIVISION OF LOTS 13 TO 19 INCL. AND 27	Subdivision No: 1105469	
D.P. 1105469	Lengths are in metres.	

WARNING: CHEATING OR FOLDING WILL LEAD TO REJECTION

(F) EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE & VARIABLE RESTRICTION ON THE USE OF LAND

PRELIMINARY ONLY
 DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
 THIS PLAN IS A DRAFT ONLY AND IS NOT CHECKED OR REGISTERED BY THE LAND TITLES OFFICE.
 SSMH54307-SSM54309 15°14'54"-83.114
 SSMH54309-SSM54304 273°52'28"-79.154

SSM CONNECTIONS
 SSMH54304-SSM54305 186°32'30"-50.639
 SSMH54305-SSM54307 119°15'27"-72.078
 SSMH54307-SSM54309 15°14'54"-83.114
 SSMH54309-SSM54304 273°52'28"-79.154

SCHEDULE OF SHORT & CURVED LINES			
No.	BEARING	DISTANCE	ARC RADIUS
1	158°31'15"	9.12	9.61
2	97°09'	0.12	11.285
3	65°48'	10.555	10.985
4	24°08'	19.685	19.93

SCHEDULE OF REFERENCE MARKS			
No	MARK	BEARING	DISTANCE
RM1	SSM 154307 FD	307°19'	12.04
	D.H. & W TOP KB.	74°45'	10.935
RM5	SSM 154304 FD (DP1105469)	140°54'	9.995
	D.H.&W FD (DP1105469)	199°33'	2.465
RM6	SSM 154309 FD (DP1105469)	198°12'15"	15.21
	D.H.&W FD (DP1105469)	157°41'40"	7.47
RM7	D.H.&W FD (DP1105469)	218°03'	2.91
	SSM 154309 FD (DP1105469)	187°09'10"	18.21
RM8	GI PIPE CORNER (DP1105469)	282°32'	0.5
	D.H.&W FD (DP1105469)	190°37'	6.65
RM9	SSM 154305 FD (DP1105469)	27°42'40"	9.88
	D.H.&W FD (DP1105469)	109°40'	0.76
RM10	SSM 154305 FD (DP1105469)	84°15'	7.665
	D.H.&W FD (DP1105469)	19°27'	0.725
RM11	SSM 154307 FD (DP1105469)	258°36'20"	11.915
	D.H.&W FD (DP1105469)	128°44'40"	10.925
RM12	D.H.&W FD (DP1105469)	265°38'40"	3.105
	D.H.&W FD (DP1105469)	245°47'	8.38



PLAN OF SUBDIVISION OF LOTS 13 TO 19 INCL AND 27
 D.P. 1105469

Surveyor: ANTHONY NICOLAAS ROOD
 Date of Survey: DRAFT
 Surveyor's Ref: C163-0P3-003.dwg

LGA: MANLY
 Locality: MANLY
 Subdivision No: 1105469
 Registered: MANLY
 Reduction Ratio: 1:300

D.P. 1105469
 ISSUE DATE 9.02.2009
 DRAFT ISSUE

* OFFICE USE ONLY

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

DRAFT *
ISSUE DATE 2.09.2009

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT 1919, IT IS INTENDED TO CREATE:-

1. EASEMENT FOR DRAINAGE OF WATER 1.5 WIDE AND VARIABLE (F)
2. RESTRICTION ON THE USE OF LAND (F)
3. RESTRICTION ON THE USE OF LAND

Registered: *
Title System:
Purpose:

PLAN OF
SUBDIVISION OF LOTS 13 TO 19 INCL. AND 27
D.P.1105469

IT IS INTENDED TO RELEASE:-

1. RIGHT OF ACCESS VARIABLE WIDTH (DP1105469) (C).
2. EASEMENT FOR SERVICES VARIABLE WIDTH (DP1105469) (D).

LGA: MANLY
Locality: MANLY
Parish: MANLY COVE
County: CUMBERLAND

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Surveying Regulation, 2006

Crown Lands NSW/Western Lands Office Approval

.....in approving this plan certify
(Authorised Officer)
that all necessary approvals in regard to the allocation of the land shown herein have been given
Signature:.....
Date:.....
File Number:.....
Office:.....

I, ...ANTHONY NICOLAAS ROOD.....
of ..WHELANS INSITES DX 288 SYDNEY.....
a surveyor registered under the *Surveying Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying Regulation, 2006* and was completed on:.....DRAFT ISSE.....

The survey relates to
.....LOTS 31 TO 37, LOT 30 IS COMPILED
(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature Dated:
Surveyor registered under the *Surveying Act, 2002*

Datum Line: ... 'X' - 'Y'
Type: Urban

Subdivision Certificate
I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein
(insert 'subdivision' or 'new road')

Plans used in the preparation of survey/compilation

DP 1105469

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:
Date of Endorsement:
Accreditation no:
Subdivision Certificate no:
File no:

(if insufficient space use Plan Form 6A annexure sheet)

* Delete whichever is inapplicable.

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

PLAN OF
SUBDIVISION OF LOTS 13 TO 19 INCL. AND 27
D.P. 1005469

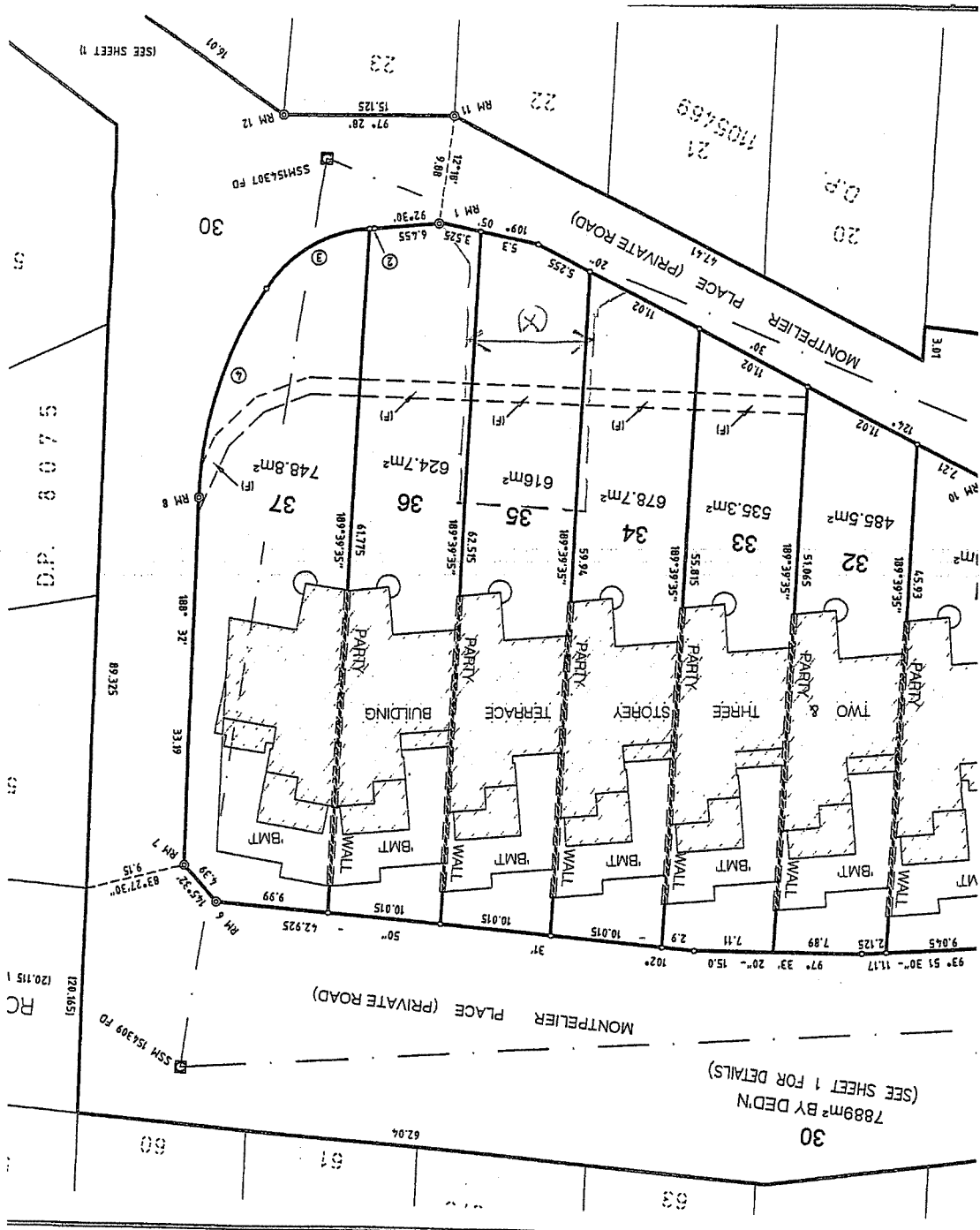
DRAFT *
ISSUE DATE 9.02.2009

Registered: *

Subdivision Certificate No:

Date of Endorsement:

* OFFICE USE ONLY



7889m² BY DEDN
(SEE SHEET 1 FOR DETAILS)

D.P. 8075

RC
(20.65)
120.115

(SEE SHEET 1)

WARNING: CHASING OR POLING WILL LEAD TO REJECTION

1. A 10% increase in the price of the land (to be determined by the valuer) shall be payable by the developer to the Government.

2. A 10% increase in the price of the land (to be determined by the valuer) shall be payable by the developer to the Government.

3. A 10% increase in the price of the land (to be determined by the valuer) shall be payable by the developer to the Government.

BASIX Certificate

Building Sustainability Index

www.basix.nsw.gov.au

Certificate number: 221121S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 29/06/2006, published by the Department of Planning. This document is available at www.basix.nsw.gov.au

Director-General

Date of issue: Wednesday, 29 October 2008



NSW GOVERNMENT
Department of Planning

Description of project

Project address	
Project name	Saint Patrick's Estate - No. 17.
Street address	17 Montpeller Place Manly 2095
Local Government Area	Manly Council
Plan type and plan number	Deposited Plan Unreg
Lot no.	Lot 35
Section no.	-
Project type	
Project type	attached dwelling house
No. of bedrooms	3
Site details	
Site area (m ²)	616
Roof area (m ²)	159
Conditioned floor area (m ²)	243
Unconditioned floor area (m ²)	0
Total area of garden and lawn (m ²)	151
Assessor details and thermal loads	
Assessor number	20101
Certificate number	87256834
Cooling load (MJ/m ² .year)	49
Heating load (MJ/m ² .year)	76
Other	
none	n/a

Score

- ✓ Water: 41 (Target 40)
- ✓ Thermal comfort: pass (Target pass)
- ✓ Energy: 40 (Target 40)

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 45 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 159 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> • all toilets in the development • at least one outdoor tap in the development (Note: NSWHealth does not recommend that rainwater be used for human consumption in areas with potable water supply.) • a tap that is located within 10 metres of the swimming pool in the development 		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 25 kilolitres.	✓	✓	✓

Water Commitments

The swimming pool must be outdoors.

Show on DA plans	Show on CC/CDC plans & specs	Certifier check
✓	✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
Cross ventilation			
The commitment below applies to the following rooms or areas of a dwelling which comprise a breeze path for the dwelling:	✓	✓	✓
<ul style="list-style-type: none"> • Breeze path 1: main living to Bedroom1 • Breeze path 2: Bedroom 2 to other space (not separate bathroom) 			
The applicant must construct the dwelling so that at least 1 ventilation opening is provided in each such room or area. (If only 1 room or area of a dwelling is mentioned for a breeze path, then that room or area must have at least 2 ventilation openings).	✓	✓	✓
The 2 ventilation openings must be located as follows:			
<ul style="list-style-type: none"> • Breeze path 1: opposite external walls • Breeze path 2: opposite external walls 	✓	✓	✓
The 2 ventilation openings must meet the following specifications:			
(a) not be more than 15 metres apart;	✓	✓	✓
(b) be at least 1 square metre in size; and	✓	✓	✓
(c) have only 1 doorway, or opening less than 2 square metres in size, located in the direct path between them.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water	✓	✓	✓
The applicant must install the following hot water system in the development, or a system with a higher energy rating: solar (gas boosted) with a performance of 36 to 40 RECs or better.			
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: interlocked to light		✓	✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 1 of the bedrooms / study;		✓	✓
• at least 2 of the living / dining rooms;		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<ul style="list-style-type: none"> • the kitchen; • all bathrooms/toilets; • the laundry; • all hallways; 		<ul style="list-style-type: none"> ✓ ✓ ✓ ✓ 	<ul style="list-style-type: none"> ✓ ✓ ✓ ✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The development must not incorporate any heating system for the swimming pool.		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

Assessor Certificate

Single Dwelling

Certificate Version 6.1. Prior versions not valid after 1 March 2006

Issued in accordance with the requirements of
BASIX THERMAL COMFORT - Simulation Method

ABSA



Assessor			
Name: Tracey Cools	Company: Efficient Living	Assr #: 20101	
Address: 24b/176 South Creek Road CROMER NSW 2099			
Phone: (02) 9971 0003	Fax: (02) 9971 0003	Email: tracey@efficientliving.com.au	
Declaration of Interest: None			

Client			
Name: Justin Barrett	Company: Lend Lease		
Address: The Bond, 30 Hickson Road MILLERS POINT NSW 2000			
Phone: 9236 6396	Fax: 9383 8259	Email: justin.barrett@lendlease.com.au	

Project			
Address: 16 Montpelier Place St Patricks Estate, MANLY NSW 2095			
Lot / DP: 34 / unreg.		LGA: Manly Council	
Applicant: LEND LEASE			

Assessment			
Date: 25/09/2008	Job ID: 3111	Filename: LEND LEASE	Run # 1
Software: NatHERS	Version: 3.23B	Climate Zone: 17	

Referenced documents			
<i>All details, upon which this Assessment has been based, are included in the project documentation which has been stamped and signed by the Assessor issuing this Certificate, as detailed below:</i>			
Thermal Performance Specification / Commitments attached and affixed to drawings, page: AMP-000 - Cover Sheet			
Drawings:	AMP-000 - AMP-800		

Specifications: Only specifications, detailed on Drawings identified above, have been referenced

ABSA Assessor Certificate	Assessor # 20101	Certificate # 43248457	Issued: 29-Oct-08
----------------------------------	-------------------------	-------------------------------	--------------------------

THERMAL COMFORT - Simulation Method

The details must be entered into your BASIX Assessment

Area calculations (M2)	
Net Conditioned Floor Area: 243	Net Unconditioned Floor Area 0

Concessions / Ventilation Bonus	
Eligible Concessions: None	
The dwelling has the required shading to qualify for BASIX cross ventilation bonus: Yes	

Predicted annual energy loads

Heating:	76
Cooling:	49
(sensible + latent)	
Total:	125

ABSA Assessor stamp



Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Windows	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
Generic		Single clear	Aluminium	6.516	0.666	85.3	Throughout

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M2	Detail
Generic		Double Glazed Clear	Timber			3.9	As per plans

Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC 100. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour - Solar absorptancy	Detail
140mm concrete structure		with FC clad - R1.5 + Foil	Default	As per specification
Timber framed structure with		polystyrene & FC Clad - no insulation		As per specification

Internal walls	Construction	Insulation	Detail
Brick plastered		None	within each unit
Cavity concrete block		None	to party walls

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Timber, carpet, tiles and stone	Varying as per plan

Ceilings	Construction	Insulation	Detail
Plasterboard		R2.0	To upper floor

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Metal Deck		Foil + R1.5 Batts	Medium - SA 0.475 - 0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Default		Fixed aluminium louvres To living areas

Fixed shading	Eaves (width - inc. gutters, height above windows)	Verandahs, Pergolas (type, description)
0	0 Eaves widths varying as per plan	Covered Terrace to Bed 2 and entry Fixed awning over bedroom 1 north facing window Roof over living room balcony As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
Neighbours		N/A

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north elevation	9 Degrees
Terrain category	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	Well ventilated
Subfloor ventilation:	Enclosed
Living area open to entry:	Yes
Living areas separated by doors:	Yes
Stair open to heated areas:	Yes
Weather seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fireplace or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp



Thermal Performance Specifications - BASIX THERMAL COMFORT - Simulation Method

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

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Generic		Single clear	Aluminium	6.516	0.666	85.3	Throughout

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Generic		Double Glazed Clear	Timber			3.9	As per plans

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External walls	Construction	Insulation	Colour - Solar absorptancy	Detail
140mm concrete structure	with FC clad - R1.5+ Foil		Default	As per specification
Timber framed structure with	Polystyrene & FC clad			As per specification
	no insulation			

Internal walls	Construction	Insulation	Detail
Brick plastered	None		within each unit
Cavity concrete block	None		to party walls

Floors	Construction	Insulation	Covering	Detail
Concrete	None		Timber, carpet, tiles and stone	Varying as per plan

Ceilings	Construction	Insulation	Detail
Plasterboard	R2.0		To upper floor

Roof	Construction	Insulation	Colour - Solar absorptancy	Detail
Metal Deck	Foil + R1.5 Batts		Medium - SA 0.475 - 0.7	As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Default		Fixed aluminium louvres To living room

Fixed shading	Eaves (width - inc. gutters, height above windows)	Verandahs, Pergolas (type, description)
0	0 Eaves width varying as per plan	Covered Terraces to bed 2 and entry
		Fixed awning over bed 1 north facing window
		Glazed roof over living room balcony

Overshadowing	Overshadowing structures	Overshadowing trees
Neighbours		N/A

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north elevation	9 Degrees
Terrain category	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	Well ventilated
Subfloor ventilation:	Enclosed
Living area open to entry:	Yes
Living areas separated by doors:	Yes
Stair open to heated areas:	Yes
Weather seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fireplace or unflued gas heater:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp



WASTE MANAGEMENT PLAN

MONTPELIER PLACE TERRACE HOUSES

MANLY



PREPARED BY WASTE AUDIT AND CONSULTANCY SERVICES

FOR

LEND LEASE

JULY 2007

> Level 1, 24 Thomson St South Melbourne VIC 3205 Australia > Tel (03) 9645 0166 Fax (03) 9645 0199
> vic@wasteaudit.com.au
> PO Box 1667 Rozelle NSW 2039 Australia > Tel (02) 9818 8267 Fax (02) 9818 8271
> nsw@wasteaudit.com.au



This report is based on information provided by Lend Lease and Waste Audit and Consultancy Services general knowledge of waste generated within the commercial and industrial sectors. To that extent this report relies on the accuracy of the information provided to our consultant. It has been compiled by Waste Audit and Consultancy Services (Aust) Pty Ltd on behalf of Lend Lease.

This report is not a substitute for legal advice on the relevant environmental and health related legislation, which applies to businesses, contractors or other bodies. Accordingly, Waste Audit and Consultancy Services (Aust) Pty Ltd will not be liable for any loss or damage that may arise out of this project, other than loss or damage caused as a direct result of Waste Audit and Consultancy Services (Aust) Pty Ltd's negligence.

The waste quantities detailed in this report are based on industry averages. They are prepared as estimates of the composition and relative volumes of developments of a similar nature. This information is provided solely for use within this report and should not be relied upon for any other purpose.



Table of Contents

1	Overview	4
2	The Development	4
3	Environmental Commitment	4
4	Waste Generation	4
5	Proposed Waste Systems & Waste Storage Areas.....	6
6	Education	7



1 OVERVIEW

This document provides details of how waste will be managed, within the specified development, on an ongoing basis. This document only addresses post development activities and does not cover waste generated during the construction phase of the project.

2 THE DEVELOPMENT

This aspect of the development includes seven attached terrace houses within the development zone known as Precinct 1 of Manly's St Patrick's Estate on East Hill, Manly. The terrace houses will be situated on Montpelier Place, a private road located at the end of St Pats Road, Manly.

3 ENVIRONMENTAL COMMITMENT

Lend Lease is committed to the principles of ecologically sustainable development. Sustainability defines the way Lend Lease operates, as the business strives to deliver environmental solutions and long term prosperity to all stakeholders¹. As such this development has been designed in keeping with the principles of ecologically sustainable development and Lend Lease's own environmental goals and responsibilities.

Lend Lease are also committed to encouraging the development's stakeholders to embrace good environmental practices. Each dwelling within this development will be provided with appropriate waste management systems and information, allowing for the separation and diversion of materials into recycling systems. Lend Lease will provide residents within the development with information that will allow and encourage them to make environmentally responsible decisions, with the aim of creating awareness of waste minimisation opportunities.

4 WASTE GENERATION

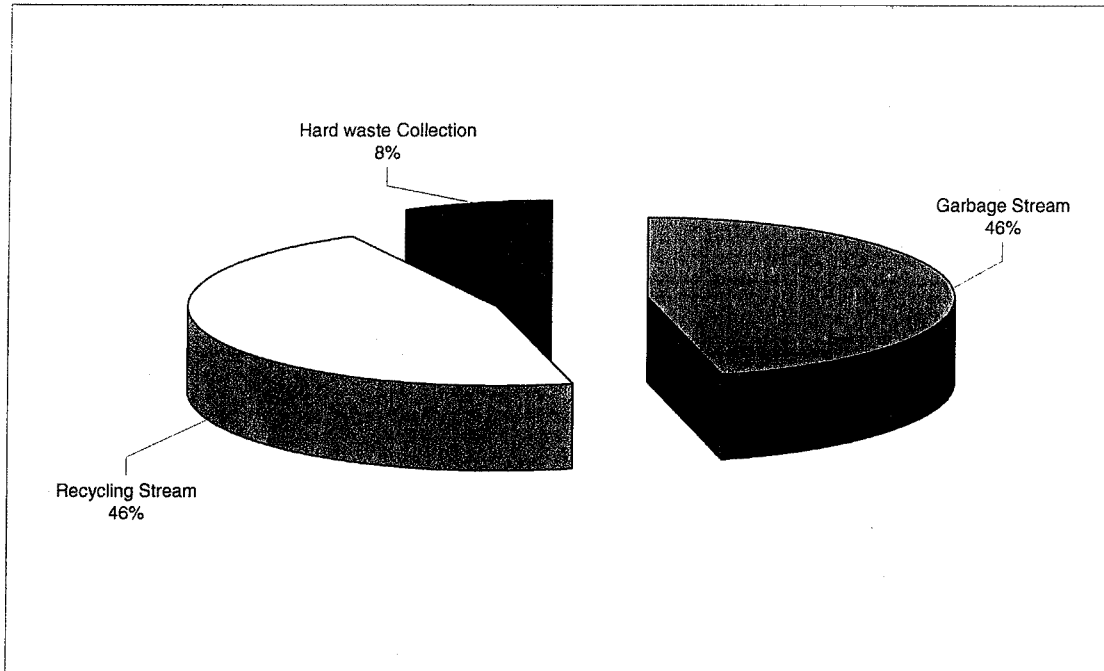
Based on information provided by Manly Council², it is estimated that each household will generate approximately 650 kilograms of waste per annum. The estimated composition of the total waste stream is detailed in Graph 1. The garbage stream includes general waste, food waste and some recyclables. The percentage of recyclables remaining in the garbage stream is based on Council averages for materials that could potentially be diverted into recycling systems but are instead disposed into garbage bins.

¹ www.lendlease.com

² Mr Chris Bradley, Manly Council

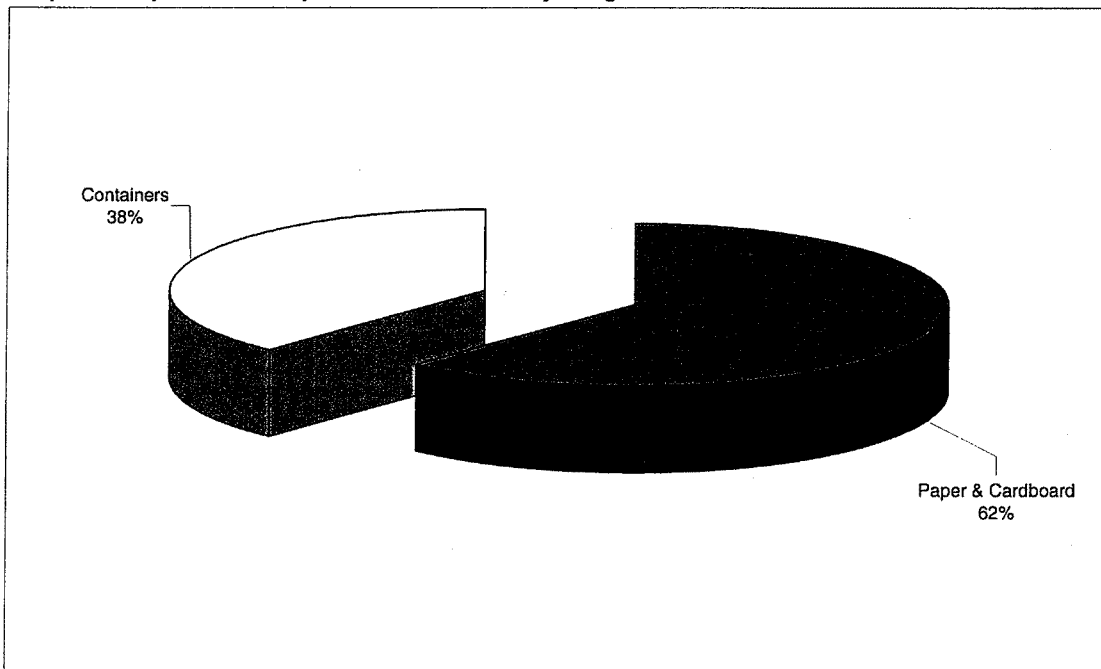


Graph 1: Expected Composition of the Total Waste Stream



Manly Council utilises a separate collection for paper and cardboard recycling and containers (co-mingled) recycling. The recycling stream will be separated, in accordance with Manly Councils usual recycling collection procedures, into paper and cardboard recycling and containers recycling (plastics, steel, aluminium and glass). The anticipated composition of the recycling stream is detailed in Graph 2.

Graph 2: Expected Composition of the Recycling Stream



Manly Council also provide a monthly vegetation waste collection service, however, due to the design of the development, it is not expected that significant volumes of vegetation waste will be generated.



Based on the waste profile it is anticipated that the combined terrace houses will generate approximately **4.55** tonnes or **49.97** cubic metres of waste per annum. The estimated total waste quantities are detailed in Table 1.

Table 1: Estimated Total Annual Waste Generation

	Tonnes	M³
Garbage Stream	2.10	21.80
Hard waste Collection	0.35	1.17
Recycling Stream	2.10	27.00
Total	4.55	49.97

Table 2 details the weekly waste generation for each terrace house based on the estimated annual waste generation figures. It is anticipated that each dwelling will generate approximately **5.77** kilograms or **59.88** litres of garbage, **3.58** kilograms or **51.10** litres of paper and cardboard recycling and **2.19** kilograms or **23.08** litres of containers recycling on a weekly basis.

Table 2: Estimated Weekly Waste Generation per Dwelling

	Kgs	Litres
Garbage Stream	5.77	59.88
Hard Waste Collection	0.96	3.21
<i>Recycling Stream</i>		
Paper & Cardboard	3.58	51.10
Containers	2.19	23.08
Total	12.50	137.26

5 PROPOSED WASTE SYSTEMS & WASTE STORAGE AREAS

Manly Council will collect the waste and recycling generated from the seven terrace houses. Collection will occur in accordance with the Councils usual waste and recycling collection practices. Each household will be provided with three mobile garbage bins (MGBs), one each for the collection of garbage, paper and cardboard recycling and container recycling. The garbage MGB will have an 80 litre capacity and will be collected on a weekly basis, while the recycling MGBs will be 120 litres capacity and will be collected fortnightly, on alternate weeks, alongside the garbage collection. Any hard waste generated will be collected during the Councils twice yearly hard waste collection.

Table 3 outlines the waste management system that will be implemented within each dwelling.

**Table 3: Waste Management Systems**

Stream	System	Frequency
Garbage	80 litre MGB – Green bin	Weekly
Paper & Cardboard Recycling	120 litre MGB – Dark green bin with blue lid	Fortnightly
Containers Recycling	120 litre MGB – Dark green bin with yellow lid	Fortnightly
Hard Waste	Twice yearly council collection	Twice yearly

The waste and recycling bins will be stored in a designated waste room located in the garage of each house. Council have indicated that bin collection will occur from the kerbside of Montpellier Place. Residents will be responsible for transporting the bins from the garage waste room to the kerb of Montpellier Place the night prior to collection.

Space will be allowed for within each house for the storage of waste and recycling receptacles with the capacity to store one day's waste generation. These receptacles will be stored within the kitchen area of each house as this is where the majority of waste generation will occur. Residents will separate their waste and recyclables at the source and transport all waste to the MGBs, stored in the garage waste room, for disposal in the appropriate bins as required. It is expected that the waste and recycling receptacles within the kitchen areas will be 20-30 litres in volume.

6 EDUCATION

Council will not collect any recycling bins that are contaminated. Therefore it will be essential that all residents know and understand the correct segregation requirements for the waste and recyclables they generate.

Lend Lease are committed to sustainable development and understand that providing good infrastructure and systems is not enough to guarantee effective waste segregation and diversion. Lend Lease will provide residents with an educational kit outlining the correct waste management procedures. The kit will introduce the waste management systems and highlight waste management issues such as the importance of keeping the recycling streams free from contamination. The kit should also promote waste avoidance as the number one waste management priority and educate residents on opportunities they have to minimise their waste generation.

Residents will be provided with educational signage that may be posted within the garage waste rooms and on bins outlining the materials accepted in each waste stream. Any signage developed will utilise the Councils current colour code, i.e. green for garbage, blue for paper and cardboard recycling and yellow for containers recycling.

Residential Builders' Warranty Insurance

Certificate of Insurance - Brokers Schedule

Policy Number: 42-0009770-BWI-8

Date Issued: 09/10/2009



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

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

Policy Schedule Details

Builder KELL & RIGBY HOLDINGS PL
Business Address 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 7/13-19 MONTPELIER PLACE MANLY NSW 2095
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,333,857.00	01/10/2009	15/09/2010

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	FSL	Stamp Duty	GST	Total Premium
\$5,000.00	\$0.00	\$495.00	\$500.00	\$5,995.00

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 42-0009770-BWI-8

Date Issued: 09/10/2009

628 BOURKE STREET
MELBOURNE
VIC 3000
Phone: (03) 92462666
Fax: 02 8275 9999
ABN: 78 003 191 035
AFS License No: 239545



LEND LEASE DEVELOPMENTS
30 HICKSON RD
SYDNEY 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

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 ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	7/13-19 MONTPELIER PLACE MANLY NSW 2095
Carried Out By	BUILDER KELL & RIGBY HOLDINGS PL ABN: 20 001 766 454
Declared Contract Price	\$1,333,857.00
Contract Date	01/10/2009
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.

For and behalf of

QBE Insurance (Australia) Limited

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.

Residential Builders' Warranty Insurance

Certificate of Insurance - Brokers Schedule

Policy Number: 42-0009770-BWI-7

Date Issued: 09/10/2009



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

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

Policy Schedule Details

Builder KELL & RIGBY HOLDINGS PL
Business Address 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 6/13-19 MONTPELIER PLACE MANLY NSW 2095
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,333,857.00	01/10/2009	15/09/2010

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	FSL	Stamp Duty	GST	Total Premium
\$5,000.00	\$0.00	\$495.00	\$500.00	\$5,995.00

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 42-0009770-BWI-7

Date Issued: 09/10/2009

628 BOURKE STREET
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ABN: 78 003 191 035
AFS License No: 239545



LEND LEASE DEVELOPMENTS
30 HICKSON RD
SYDNEY 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

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 ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

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

At 6/13-19 MONTPELIER PLACE
MANLY NSW 2095

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

Declared Contract Price \$1,333,857.00

Contract Date 01/10/2009

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.

For and behalf of

QBE Insurance (Australia) Limited

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Residential Builders' Warranty Insurance

Certificate of Insurance - Brokers Schedule

Policy Number: 42-0009770-BWI-6

Date Issued: 09/10/2009



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

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

Policy Schedule Details

Builder KELL & RIGBY HOLDINGS
PL
Business Address 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 5/13-19 MONTPELIER PLACE
MANLY NSW 2095
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,333,857.00	01/10/2009	15/09/2010

Building Owner / Beneficiary LEND LEASE

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	FSL	Stamp Duty	GST	Total Premium
\$5,000.00	\$0.00	\$495.00	\$500.00	\$5,995.00

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 42-0009770-BWI-6

Date Issued: 09/10/2009

628 BOURKE STREET

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Fax: 02 8275 9999

ABN: 78 003 191 035

AFS License No: 239545



LEND LEASE
30 HICKSON RD
SYDNEY 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

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 ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	5/13-19 MONTPELIER PLACE MANLY NSW 2095
Carried Out By	BUILDER KELL & RIGBY HOLDINGS PL ABN: 20 001 766 454
Declared Contract Price	\$1,333,857.00
Contract Date	01/10/2009
Builders Registration No.	U 29902
Building Owner / Beneficiary	LEND LEASE

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.

For and behalf of

QBE Insurance (Australia) Limited

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Residential Builders' Warranty Insurance

Certificate of Insurance - Brokers Schedule

Policy Number: 42-0009770-BWI-2

Date Issued: 09/10/2009



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

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

Policy Schedule Details

Builder KELL & RIGBY HOLDINGS PL
Business Address 8 DUNLOP ST STRATHFIELD SOUTH 2136
ABN / ACN 20 001 766 454
Licence Registration Number U29902
Type of Insurance RESIDENTIAL BUILDERS' WARRANTY INSURANCE
Construction Works NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At 1/13--19 MONTELLIER PLACE MANLY NSW 2095
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,333,857.00	01/10/2009	15/09/2010

Building Owner / Beneficiary LEND LEASE DEVELOPMENT

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	FSL	Stamp Duty	GST	Total Premium
\$5,000.00	\$0.00	\$495.00	\$500.00	\$5,995.00

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 42-0009770-BWI-2

Date Issued: 09/10/2009

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LEND LEASE DEVELOPMENT
30 HICKSON RD
SYDNEY 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

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 ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	1/13--19 MONTEPELLIER PLACE MANLY NSW 2095
Carried Out By	BUILDER KELL & RIGBY HOLDINGS PL ABN: 20 001 766 454
Declared Contract Price	\$1,333,857.00
Contract Date	01/10/2009
Builders Registration No.	U 29902
Building Owner / Beneficiary	LEND LEASE DEVELOPMENT

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.

For and behalf of

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Residential Builders' Warranty Insurance

Certificate of Insurance - Brokers Schedule

Policy Number: 42-0009770-BWI-3

Date Issued: 09/10/2009



PHILP NEWBY & OWEN PTY LTD
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Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

Policy Schedule Details

Builder KELL & RIGBY HOLDINGS PL
Business Address 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 2/13-19 MONTPELIER PLACE MANLY NSW 2095
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,333,857.00	01/10/2009	15/09/2010

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	FSL	Stamp Duty	GST	Total Premium
\$5,000.00	\$0.00	\$495.00	\$500.00	\$5,995.00

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 42-0009770-BWI-3

Date Issued: 09/10/2009

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AFS License No: 239545



LEND LEASE DEVELOPMENTS
30 HICKSON RD
SYDNEY 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

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 ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	2/13-19 MONTPELIER PLACE MANLY NSW 2095
Carried Out By	BUILDER KELL & RIGBY HOLDINGS PL ABN: 20 001 766 454
Declared Contract Price	\$1,333,857.00
Contract Date	01/10/2009
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.

For and behalf of

QBE Insurance (Australia) Limited

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Residential Builders' Warranty Insurance

Certificate of Insurance - Brokers Schedule

Policy Number: 42-0009770-BWI-4

Date Issued: 09/10/2009



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

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

Policy Schedule Details

Builder KELL & RIGBY HOLDINGS PL
Business Address 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 3/13-19 MONTPELIER PLACE
MANLY NSW 2095
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,333,857.00	01/10/2009	15/09/2010

Building Owner / Beneficiary LEND LEASE

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	FSL	Stamp Duty	GST	Total Premium
\$5,000.00	\$0.00	\$495.00	\$500.00	\$5,995.00

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 42-0009770-BWI-4

Date Issued: 09/10/2009

628 BOURKE STREET
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VIC 3000
Phone: (03) 92462666
Fax: 02 8275 9999
ABN: 78 003 191 035
AFS License No: 239545



LEND LEASE
30 HICKSON RD
SYDNEY 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

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 ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	3/13-19 MONTPELIER PLACE MANLY NSW 2095
Carried Out By	BUILDER KELL & RIGBY HOLDINGS PL ABN: 20 001 766 454
Declared Contract Price	\$1,333,857.00
Contract Date	01/10/2009
Builders Registration No.	U 29902
Building Owner / Beneficiary	LEND LEASE

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.

For and behalf of

QBE Insurance (Australia) Limited

IMPORTANT NOTICE:

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Residential Builders' Warranty Insurance

Certificate of Insurance - Brokers Schedule

Policy Number: 42-0009770-BWI-5

Date Issued: 09/10/2009



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

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

Policy Schedule Details

Builder KELL & RIGBY HOLDINGS PL
Business Address 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 4/13-19 MONTPELIER PLACE
MANLY NSW 2095
State NSW

Declared Construction Value	Contract Date	Estimated Construction Completion Date
\$1,333,857.00	01/10/2009	15/09/2010

Building Owner / Beneficiary LEND LEASE

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	FSL	Stamp Duty	GST	Total Premium
\$5,000.00	\$0.00	\$495.00	\$500.00	\$5,995.00

Residential Builders' Warranty Insurance

Certificate of Insurance

Policy Number: 42-0009770-BWI-5

Date Issued: 09/10/2009

628 BOURKE STREET
MELBOURNE
VIC 3000
Phone: (03) 92462666
Fax: 02 8275 9999
ABN: 78 003 191 035
AFS License No: 239545



LEND LEASE
30 HICKSON RD
SYDNEY 2000

Name of Intermediary
PHILP NEWBY & OWEN PTY
LTD

Account Number
42-PNO3182

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 ABN 78 003 191 035, in respect of Residential Building Work as described in the Schedule herein.

In Respect of	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
At	4/13-19 MONTPELIER PLACE MANLY NSW 2095
Carried Out By	BUILDER KELL & RIGBY HOLDINGS PL ABN: 20 001 766 454
Declared Contract Price	\$1,333,857.00
Contract Date	01/10/2009
Builders Registration No.	U 29902
Building Owner / Beneficiary	LEND LEASE

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.

For and behalf of

QBE Insurance (Australia) Limited

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.