

Our Ref: J100145A

14 January 2011

Manly Council
DX 9205
MANLY



Attention: Customer Service

Dear Sir/Madam,

**Subject: Construction Certificate J100145A
Development Consent Permit 109/08
24 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 J100145A was issued on 14 January 2011 pursuant to Development Consent 109/08.

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.

Lilli

Should you require any further information please contact the undersigned.

Yours faithfully,


Paul Ladogna
for **Vic Lilli & Partners**

CERTIFIER

\$30

R 749173

18-1-11

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

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: J100145A

14 January 2011

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



Attention: Peter Nash

Dear Nash,

**Subject: Construction Certificate J100145A
Development Consent Permit 109/08
24 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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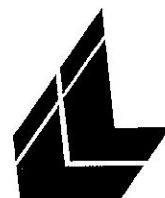
Locked Bag 3013 Burwood NSW 1805. DX 8505

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W www.viclilli.com.au

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VIC LILLI
&PARTNERS

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.

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T 02 9715 2555

E info@viclilli.com.au

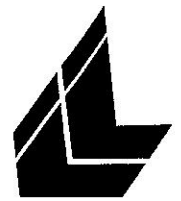
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Suite 1. Level 5. 56 Railway Parade Burwood NSW 2134

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



VIC LILLI
& PARTNERS

CONSTRUCTION CERTIFICATE
NO. J100145A

FOR

LEND LEASE DEVELOPMENT PTY LTD

PREMISES

24 MONTPELIER PLACE MANLY

Date: 14 January 2011

Ref: J100145A

CONSTRUCTION CERTIFICATE No J100145A

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 24 Montpelier Place Manly NSW 2095
Lot No 24 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 109/08 issued by Manly Council on 4 August 2008.

Please note that this certificate is to be read in conjunction with Construction Certificate J100145 dated 6 April 2010.

Consent details

Development Consent No 109/08
Date of determination 4 August 2008
Consent authority Manly Council

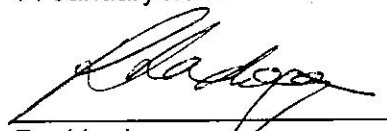
Building classification 1a & 10b

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 J100145A
Date of endorsement 14 January 2011

Signature
Accredited Certifier
Accredited Body
Registration No


Paul Ladogna
Building Professionals Board
BPB0219

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

Documentation assessed in the determination of Construction Certificate Application J100145A

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

CONSTRUCTION CERTIFICATE DOCUMENTATION J100145A**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

CONSTRUCTION CERTIFICATE APPLICATION FORM

21 DEC 2010

BY:



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

VIC LILLI
&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 24 Montpelier Place
Manly, NSW 2095

Title details Lot No./s 24 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. 109/08 Date of Determination 4/8/08

Consent Authority Manly Council

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

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

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

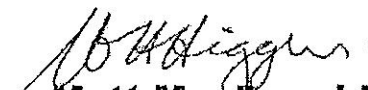
This is to certify that:

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**



**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



Policy Number
BN-0009770-BWI-20

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	24 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.

Memorandum

To	Lend Lease Development	Peter Nash	peter.nash@lendlease.com.au
cc	Hughes Trueman	Ray Higgins	rhiggins@hughestruman.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



16 June 2008

Manly Council
PO Box 82
MANLY NSW 1655

Attention: Jenny Nascimento

Dear Jenny

Re: Montpelier Place Manly – Section 94 Contributions & Bank Guarantee Release

As previously discussed and pursuant to the Section 93 Planning Agreement (dated December 2006) between Manly Council and Lend Lease Development, attached please find a cheque from Lend Lease Development representing the cash contribution for Section 94 contributions to Council in relation to development within Precincts 1 & 13 (Montpelier Place) at St Patrick's Estate.

In accordance with the Agreement, the cheque represents the final cash contribution for Montpelier Place (in the amount of \$143,636.00). We therefore request that the bank guarantee held by Council be released concurrent with receipt of our payment.

Should you have any questions regarding this matter, please contact me directly on 0417 918 012.

Yours faithfully

LEND LEASE DEVELOPMENT

JUSTIN BARRETT
Development Manager

Lend Lease Development Pty Limited
ABN 33 000 311 277
Level 4, 30 The Bond
30 Hickson Road
MILLERS POINT NSW 2000
Australia

Postal Address
Locked Bag 1
MILLERS POINT NSW 2000

Telephone +61 2 9236 6111
Facsimile +61 2 9383 8259
www.lendlease.com

1

-n 00
ABN #:43662868065
Manly Council
PO Box 82
MANLY NSW 1655
Ph. 9976 1500 Fax 9976 1400
Email: records@manlycouncil.nsw.gov.au

Date 19/01/2005 13:45
Receipt 00268845:0001 Terminal 1:348
Ford Civil

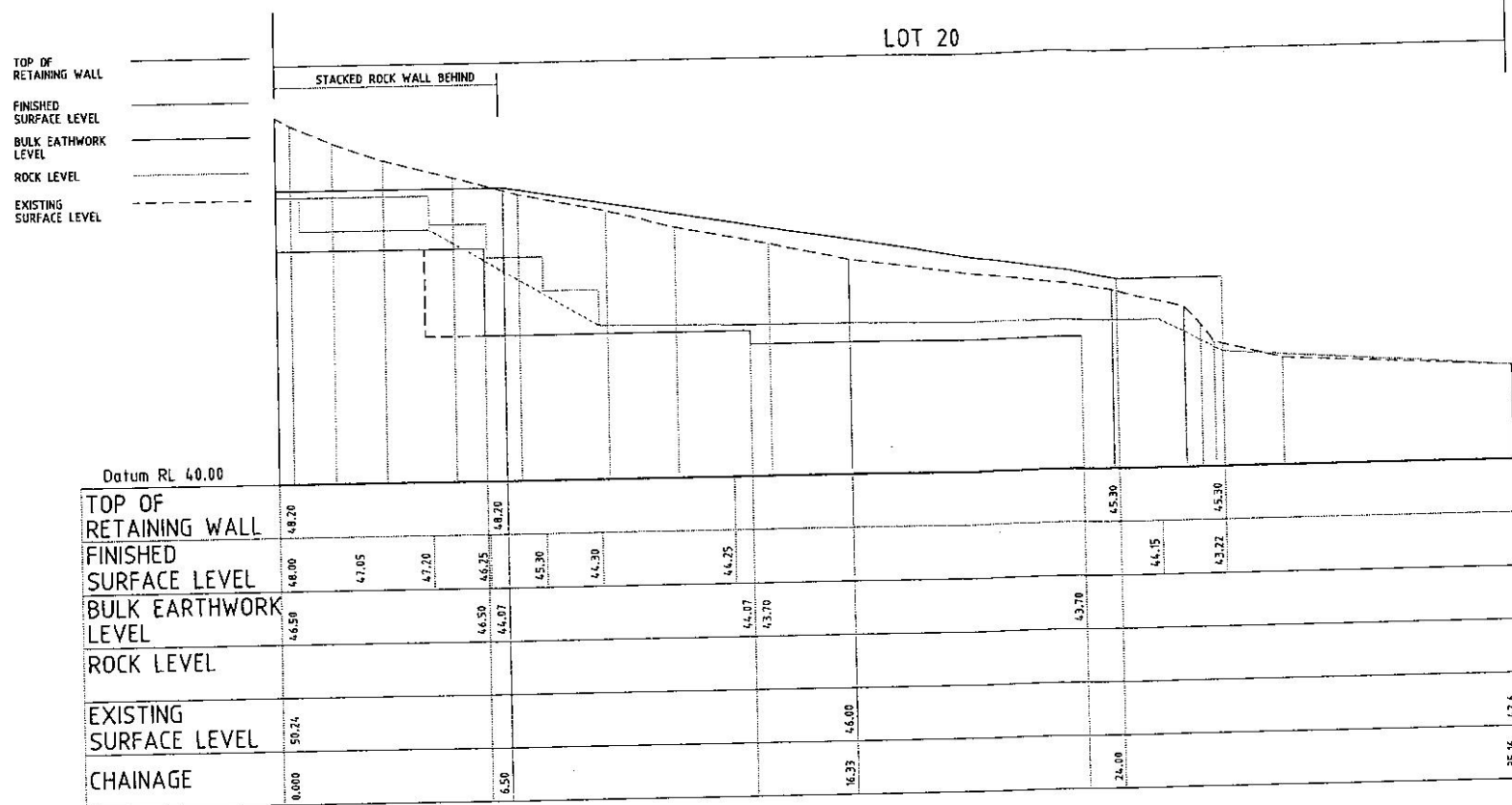
Details	Amount
Builders Deposits:7	15000.00
008000.9200.8062	
bower st	
Total Value:	15000.00
Tendered	
Cheque	15000.00
Change	0.00

Thank you for Prompt Payment

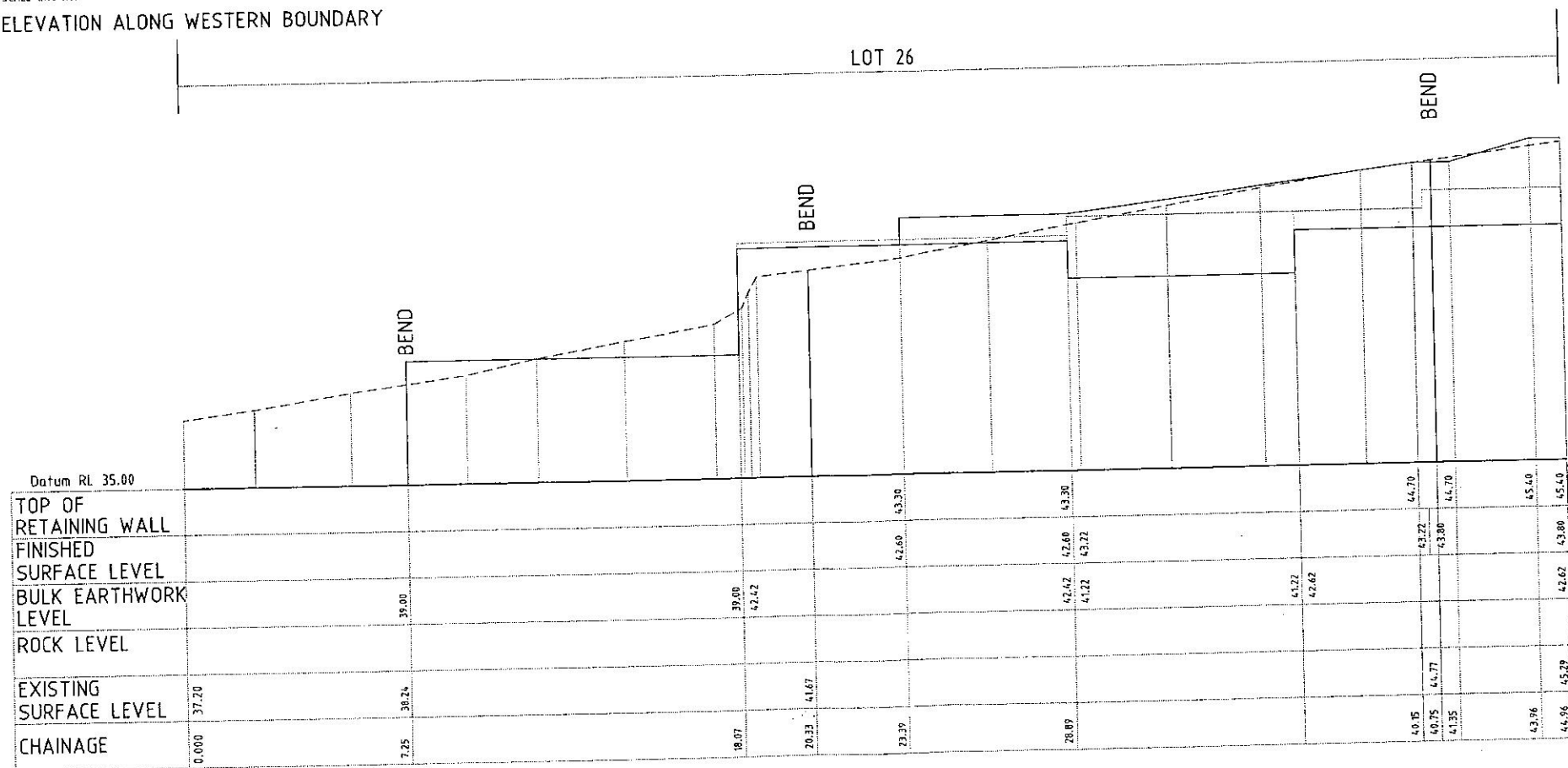
300mm A1 SHEET

200mm

100mm



SCALE 1:100 HDR - 1:100 VER
ELEVATION ALONG WESTERN BOUNDARY



SCALE 1:100 HDR - 1:100 VER
ELEVATION ALONG EASTERN BOUNDARY

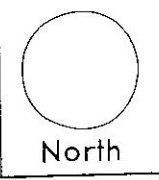
This Plan/Specification forms part of the certification for
J 100145A 14 JAN 2011

Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & checked by	Verified by X = Not verified	Issue authorised (*)
0	ISSUED FOR CONSTRUCTION	27.05.10	RAS	RPH	X	
B	RE-ISSUED FOR REVIEW - LOT 20 & 26 REVISED	25.05.10	RAS	RPH	X	
A	ISSUED FOR REVIEW	11.05.10	RAS	RPH	X	

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HughesTrueman
Consulting Engineers Planners & Managers

ASN 53 831 529 091
Level 2, 60 Pacific Hwy, P.O. Box 151, ST LEONARDS NSW 2055
T 02 9439 2633 F 02 9438 4505 a@hughes-trueman.com.au

Project
ST. PATRICKS ESTATE MANLY
PRECINCTS 1 & 13 SITE 20-26

Client
LEND LEASE DEVELOPMENT

Architect / Project Manager
TONY CARO ARCHITECTURE

Drawing Title
RETAINING WALL ELEVATIONS
SHEET 2 OF 2

Scale
??

Drawing No.
02S259-C204

Client Project No.
4 of 4

Revision
0

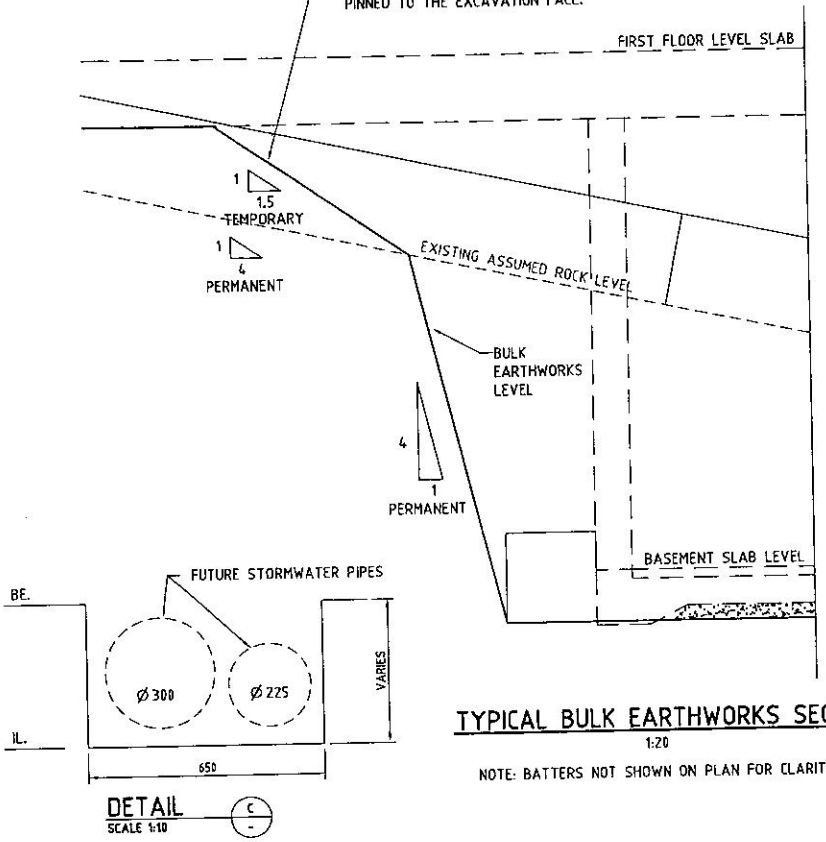
DATE: 27-5-10 TIME: 10:10pm PLOTTED BY: r/ritnam FILENAME: P:\31_Levee\AS2008\AS2008-C204\AS2008-C204.dwg

300mm A1 SHEET

200mm

100mm

SOIL BATTERS SHALL BE AVOIDED WHERE POSSIBLE ADJACENT TO RETAINED TREES. THE EXCAVATION FACE SHALL BE LOCALLY STABILISED WITH GEOTEXTILE OR SIMILAR PINNED TO THE EXCAVATION FACE.



BULK EARTHWORK SECTIONS

BULK EARTHWORKS LEVELS FOR DRIVEWAY RAMP
BE. VARIES
FROM 400 BELOW TOP OF KERB TO BE. BASEMENT LEVEL

BULK EARTHWORKS LEVELS FOR BASEMENT LEVEL
200mm
- 100mm CONCRETE SLAB ON
- 80mm GRAVEL
- 20mm FALL
(NOTE: PLANT ROOM 150mm BELOW BASEMENT LEVEL)

BULK EARTHWORKS LEVELS FOR LIFT SHAFT
680mm
- 500mm SHAFT DEPTH (T.B.C.)
- 100mm CONCRETE SLAB ON
- 80mm GRAVEL

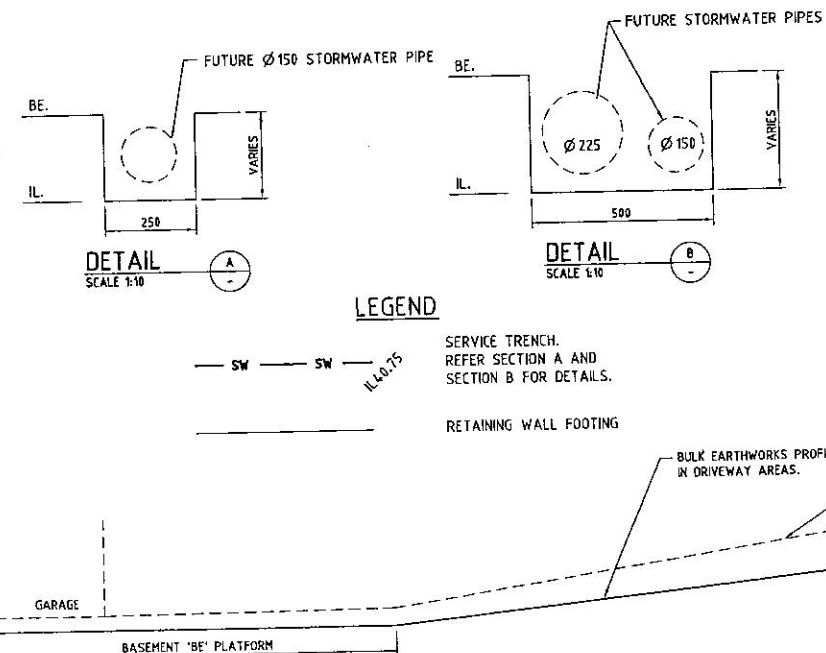
BULK EARTHWORKS LEVELS FOR LEVEL 1 DECK/SLAB
LOT 20, 21, 25, 26
180mm
- 100mm CONCRETE SLAB ON
- 80mm GRAVEL

LOT 22, 23, 24
350mm
- SUSPENDED FLOOR AND VOID UNDER

BULK EARTHWORKS LEVELS POOL
2000mm
- 1800mm POOL DEPTH
- 200mm CONCRETE SLAB

BULK EARTHWORKS LEVELS FOR POOL DECK
180mm
- 100mm CONCRETE SLAB ON
- 80mm GRAVEL

LANDSCAPE AREAS (GARDENS, TURF & PATHS)
REFER LANDSCAPE ARCHITECT PLANS



LEGEND

— SW — SW
IL40.75

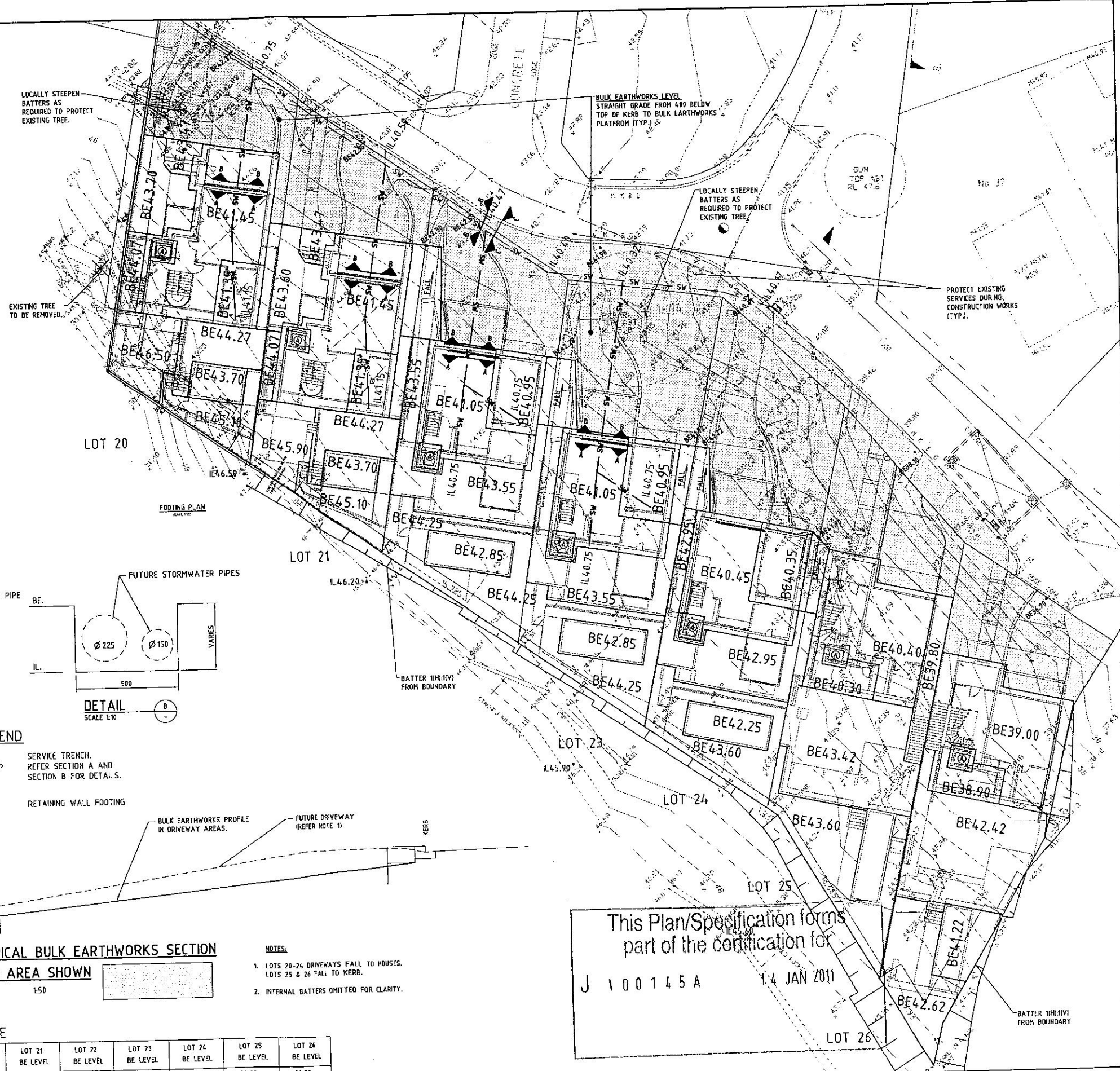
SERVICE TRENCH. REFER SECTION A AND SECTION B FOR DETAILS.

RETAINING WALL FOOTING

BULK EARTHWORKS TABLE

PLATFORM	DESCRIPTION	DEPTH FROM FFL	LOT 20 BE LEVEL	LOT 21 BE LEVEL	LOT 22 BE LEVEL	LOT 23 BE LEVEL	LOT 24 BE LEVEL	LOT 25 BE LEVEL	LOT 26 BE LEVEL
A	LIFT SHAFT	680mm	40.97	40.97	40.57	40.57	39.97	39.92	38.52

- NOTES:**
- LOTS 20-24 DRIVEWAYS FALL TO HOUSES. LOTS 25 & 26 FALL TO KERB.
 - INTERNAL BATTERS OMITTED FOR CLARITY.



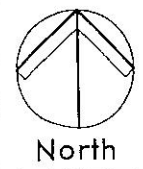
This Plan/Specification forms part of the certification for
J 100145A 14 JAN 2011

Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & checked by	Verified by	Issue authorised by
6	RE-ISSUED FOR CONSTRUCTION	27.05.10	RAS	RPH	X	
5	ISSUED FOR CONSTRUCTION	27.05.10	RAS	RPH	X	
4	RE-ISSUED FOR CONSTRUCTION - PIPES ADDED	13.05.10	RAS	RPH	X	
3	RE-ISSUED FOR CONSTRUCTION	07.05.10	RAS	RPH	X	
2	RE-ISSUED FOR CONSTRUCTION	11.04.10	RAS	RPH	X	
1	RE-ISSUED FOR REVIEW	13.04.10	RAS	RPH	X	
0	ISSUED FOR CONSTRUCTION	26.03.10	RAS	RPH	X	

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Consulting Engineers Planners & Managers

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Level 2, 60 Pacific Hwy, P.O. Box 154, ST LEONARDS NSW 2065
T 02 9439 2633 F 02 9438 4305 a.leonards@hughestrueman.com.au

Project
ST. PATRICKS ESTATE MANLY
PRECINCTS 1 & 13 SITE 20-26

Client
LEND LEASE DEVELOPMENT

Architect / Project Manager
TONY CARO ARCHITECTURE

Drawing Title
BULK EARTHWORKS PLAN

Scale
1:200

Drawing No.
02S259-C200

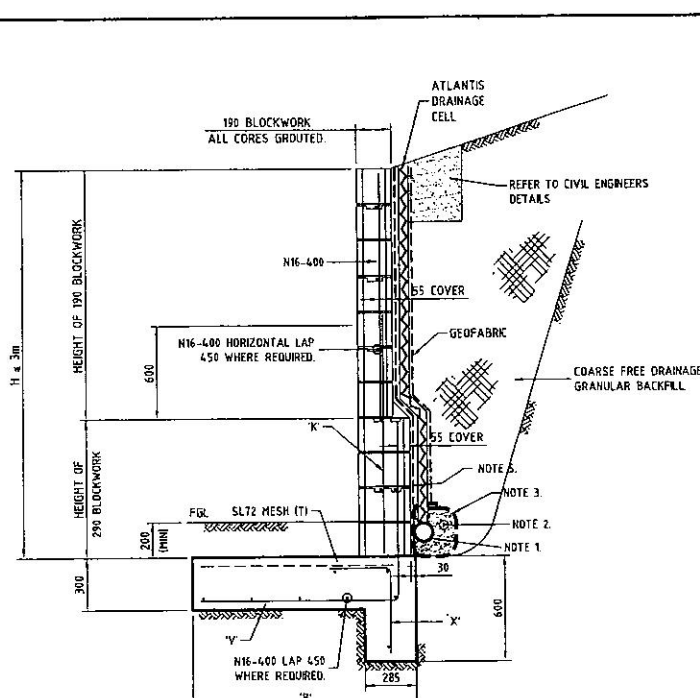
Client Project No.

Sheet
1 of 4

Revision
6

F:\EARTHWORKS\STPATRICKS\GARDEN\KARD_Curran\A1D7 20-26 BE135928.dwg DATE: 7/15/10 PLOTTED BY: r.mistral

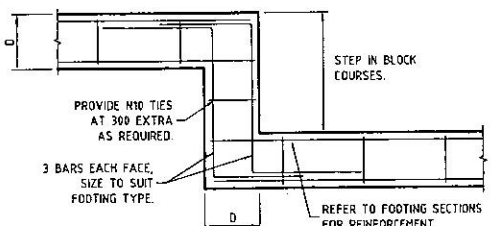
300mm A1 SHEET
200mm
100mm



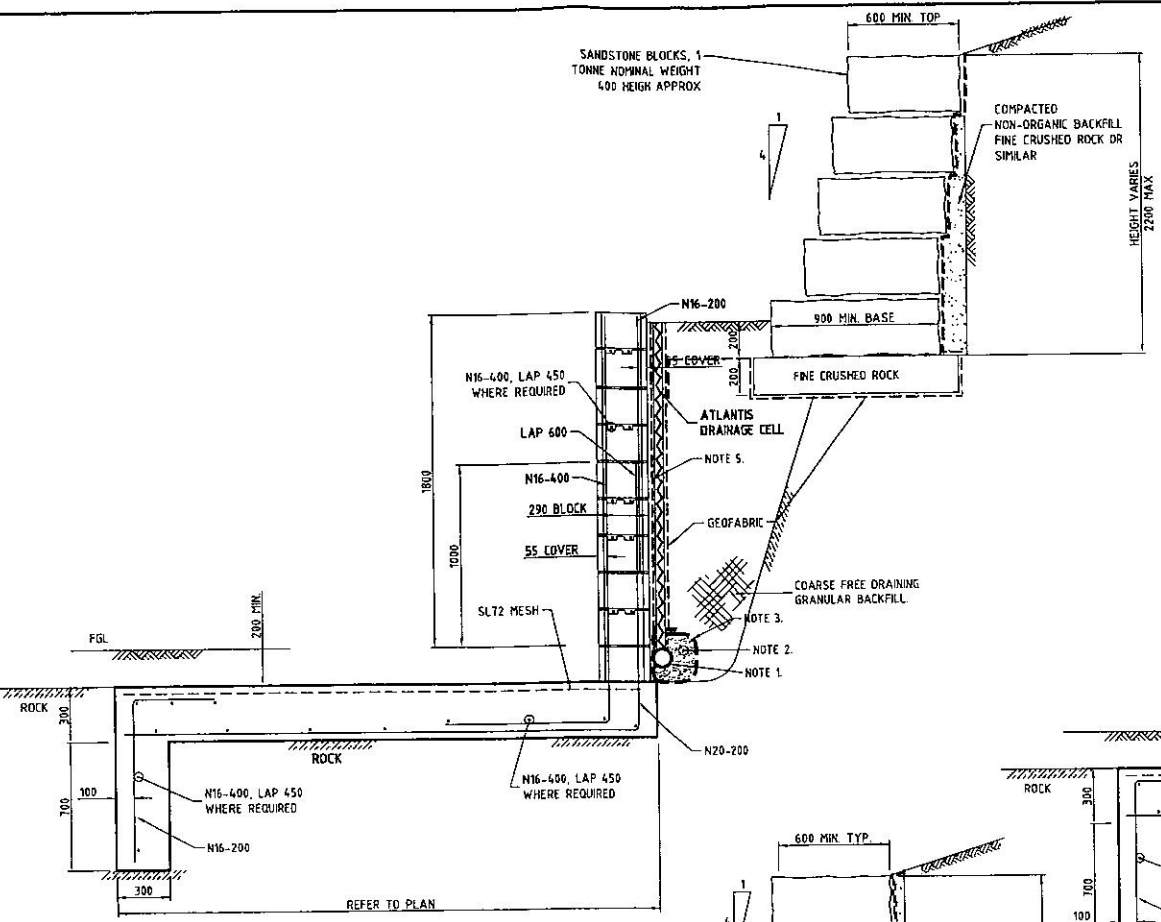
TYPICAL RETAINING WALL UP TO 3m FOR LOTS 21-26
SCALE 1:20

RETAINING WALL SCHEDULE						
WALL HEIGHT	HEIGHT OF 190 BLOCKS	HEIGHT OF 290 BLOCKS	BASE WIDTH 'B' S/A SURCHARGE	BAR TYPE	BAR TYPE	BAR TYPE
1000	1000	0	850	N16-400	N16-400	-
1400	1400	0	1150	N16-400	N16-400	-
1800	1800	0	1550	N16-200	N16-400	-
2000	2000	0	1650	N16-200	N16-400	-
2200	1400	800	1750	N16-400	N16-400	N16-400
2500	1500	1000	2050	N16-200	N16-400	N16-400
3000	2000	1000	2500	N20-200	N16-400	N16-400

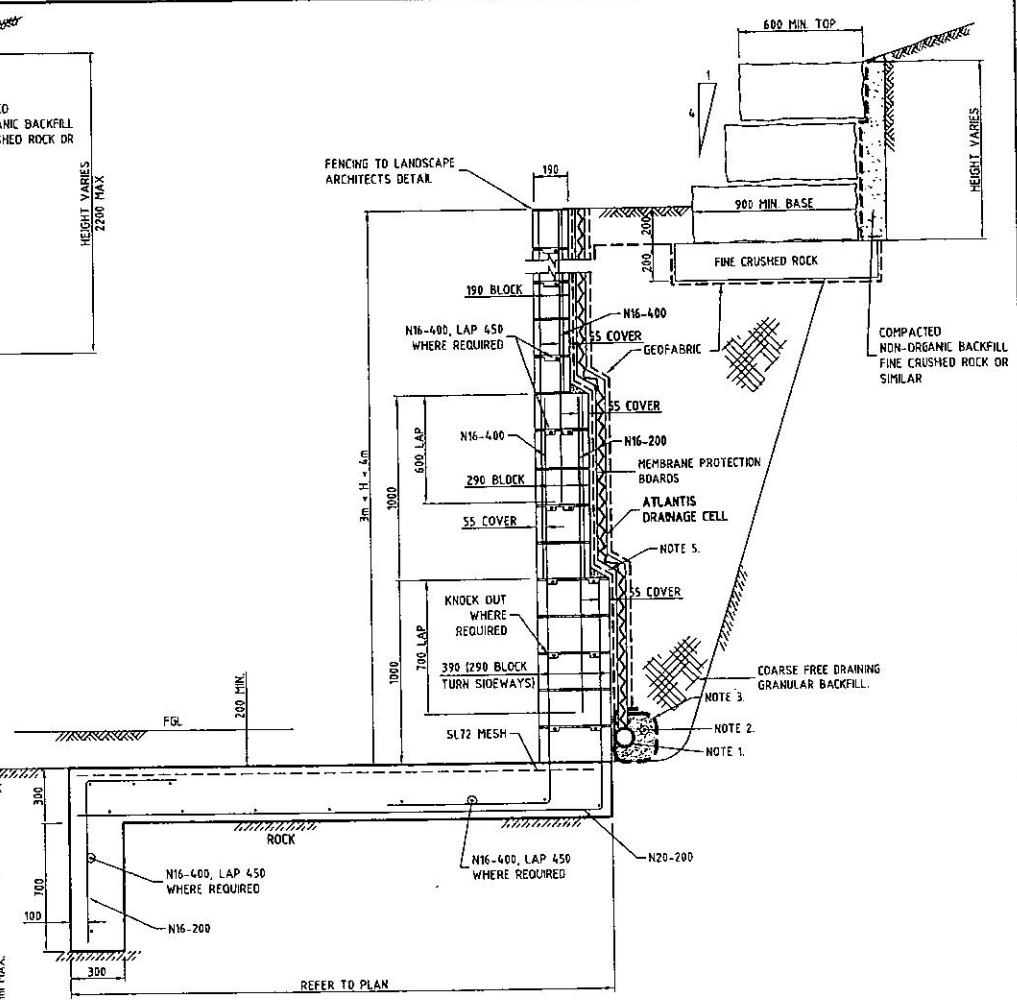
- RETAINING WALL NOTES
- #100mm RIGID SLOTTED uPVC SUB-SOIL PIPE WITH FILTER SOCK 100mm MIN. 0.5% FALL TO NEAREST AVAILABLE STORMWATER PIT
 - 150mm SURROUND OF 20mm BLUE METAL OR GRAVEL
 - GEOFABRIC SURROUND TO BE 'BIDIM' A24 FILTER FABRIC OR APPROVED EQUAL
 - PROVIDE 'E' SHAPED CLEAN-OUT BLOCK AT BASE OF RETAINING WALL. OMIT HORIZONTAL BAR FROM TOP OF THIS BLOCK.
 - IF TANKING MEMBRANE IS REQUIRED THE DESIGN AND CERTIFICATION IS TO BE PROVIDED BY WATERPROOFING SPECIALIST.
 - REFER TO BLOCKWORK NOTES.



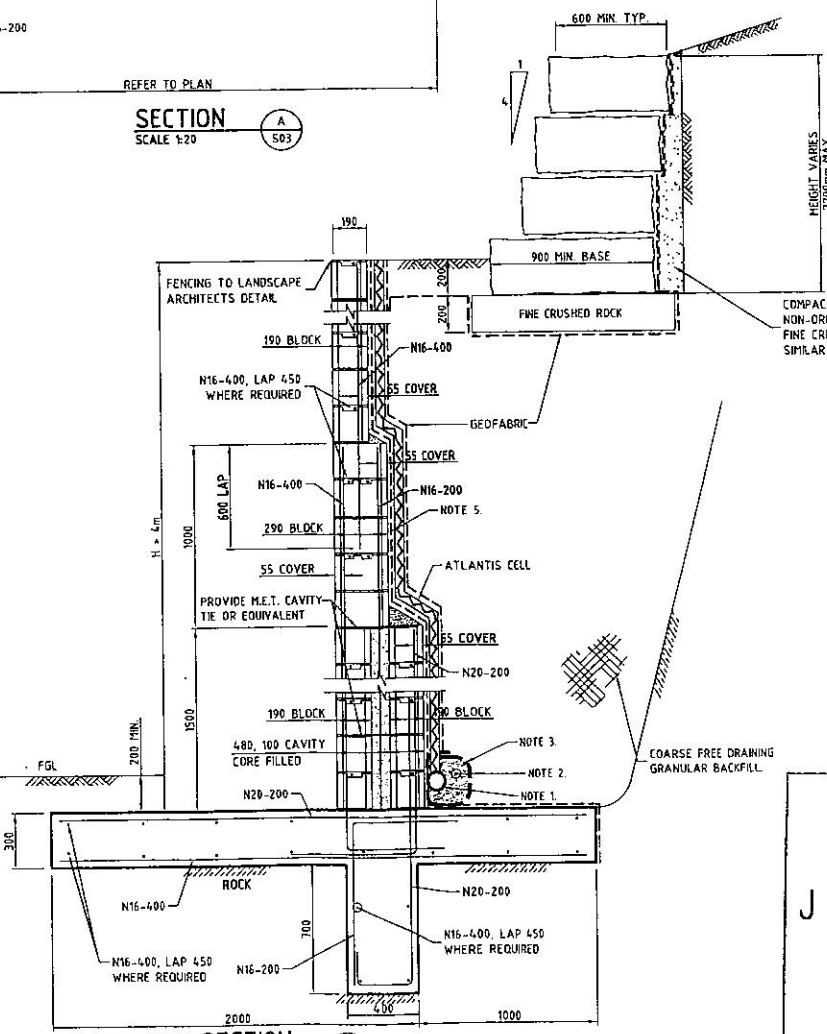
TYPICAL STEP IN FOOTING DETAIL



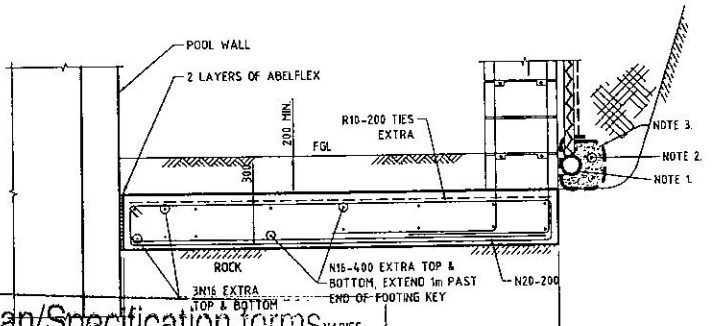
SECTION A
SCALE 1:20



SECTION B
SCALE 1:20



SECTION C
SCALE 1:20



FOOTING VARIATION AT SWIMMING POOL

This Plan/Specification forms part of the certification for
J 100145 A 14 JAN 2011
SECTION D
SCALE 1:20

Rev	Amendment / Reason For Issue	Date	Drawn	Checked	Verified	Issue
0	ISSUE FOR CONSTRUCTION	02.05.10	GM	AW	x	SAW
C	ISSUE FOR TENDER	26.05.10	GM	AW	x	SAW
B	ISSUE FOR CO-ORDINATION	25.05.10	GM	AW	x	SAW
A	ISSUE FOR INFORMATION	14.05.10	AG	AW	x	SAW

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Project
ST. PATRICKS ESTATE MANLY
PRECINCT 1 STAGE 4
Client
LEND LEASE
Architect/Project Manager
TONY CARO ARCHITECTS

Drawing Title
REAR RETAINING WALL DETAILS
Drawing No.
10S002 - S04
Sheet
0

Date: 02.05.10 Time: 4:05pm Plotting By: graham

