

Our Ref: J100146

6 April 2010

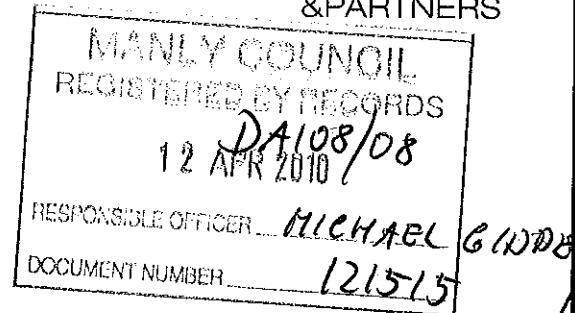
Manly Council  
DX 9205  
**MANLY**

**Attention: Customer Service**

Dear Sir/Madam,

**Subject: Construction Certificate J100146  
Development Consent Permit 108/08  
23 Montpelier Place Manly**

**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 J100146 was issued on 6 April 2010 pursuant to Development Consent 108/08.

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

You are advised the Construction Certificate attached is only for Bulk Excavation works only. This Construction Certificate excludes the following items,

a) The Home Owners Warranty - The bulk excavation is being carried out by a Civil Contractor under the direction of Lend Lease. The detailed excavation and the building works will be carried out once a licensed builder has been appointed and home owners warranty will be gained prior to the release of the next Construction Certificate.

b) The Notice to Commence Building Works and Appointment of Principal Certifying Authority will be issued once a builder has been appointed and prior to the release of the next Construction Certificate.

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.

Should you require any further information please contact the undersigned.

Yours faithfully,

  
Paul Ladogna  
for **Vic Lilli & Partners**

ASTH CC  
PM NAME  
67

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

**Encl.**

*1 reviewed this CC and found it to be consistent with the consent. The TF deposit was paid 6/4/10 & \$94 contributions in covered by a Planning Agreement. 16/4/10.*

*\$30.00  
R/P 68x625  
12/4/2010*

**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

Our Ref: J100146

6 April 2010

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



**Attention: Peter Nash**

Dear Peter,

**Subject: Construction Certificate J100146  
Development Consent Permit 108/08  
23 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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A division of Mondan Management Pty Ltd ABN 60 119 432 094

**Builder to Arrange Critical Stage Inspections**

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

Should you require any further information please contact the undersigned.

Yours faithfully,



Paul Ladogna  
for **Vic Lilli & Partners**

**Encl.**



CONSTRUCTION CERTIFICATE  
NO. J100146

FOR

LEND LEASE DEVELOPMENT PTY LTD

PREMISES

23 MONTPELIER PLACE MANLY

Date: 6 APRIL 2010

Ref: J100146



**VIC LILLI**  
&PARTNERS

**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 23 Montpelier Place Manly NSW 2095  
Lot No 23 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 bulk excavation works only, associated with the construction of the dwelling house, basement parking and swimming pool as approved pursuant to Development Consent 108/08 issued by Manly Council on 4 August 2008.

**Consent details**

Development Consent No 108/08  
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 J100146

Date of endorsement 6 April 2010

Signature  
Accredited Certifier  
Accredited Body  
Registration No

  
Paul Ladogna  
Building Professionals Board  
BPB0219

Documentation assessed in the determination of Construction Certificate Application  
J100146

**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

**Other Supporting Documentation**

Insurance Details  
Miller & Associates  
Dated 8 December 2008

2 pages

Planning Agreement  
Manly Council  
Dated 15 December 2006

17 pages

Geotechnical Report  
Douglas Partners  
Dated November 1999

41 pages

Translocation Plan  
Total Earth Care Pty Ltd  
Dated November 2006

71 pages

Construction Environmental Management Plan  
HLA- Envirosciences Pty Ltd  
Dated 5 April 2007

82 pages

**Evidence of payment of Council Fees**

Long service levy payment  
Council Security Deposits and Contributions

2 pages

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

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

Drawing No.	Revision	Title	Date
C200	0	Bulk Earthworks Plan	26.03.10

Erosion and Sediment Control documentation & specification as prepared by **Hughes Trueman Consulting Engineers Planners & Managers**

Drawing No.	Revision	Title	Date
DAC40	B	Erosion and Sediment Concept Control Plan, Notes and Details	16.12.07

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

Drawing No.	Revision	Title	Date
DAC41	A	Driveway Plan and Long Section Lots 23	14.03.08

# CONSTRUCTION CERTIFICATE APPLICATION FORM

RECEIVED  
01 APR 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 23 Montpelier Place  
MANLY, NSW 2095

Title details Lot No./s 23 DP 1105469

## Applicant

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 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.sv 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 Construction Certificate applies for Bulk Excavation works only)

BCA Classification 1a & 10b

## Consent Details

Development Consent No. 108/08 Date of Determination 4/8/08

Consent Authority Manly Council

Value of Building Works \$1,200,000.00

**VIC LILLI & PARTNERS** - Accredited Building Certifiers

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



# CONSTRUCTION CERTIFICATE APPLICATION FORM



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

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	553sqm	Gross floor area of building	214sqm
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Current use of all or parts of the building (s)/land (if vacant state 'vacant')?

**Location**

**Use** VACANT

•	•
•	•
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?

**Location**

**Use** RESIDENTIAL

•	•
•	•
No. of pre-existing dwellings	-
No. of dwellings to be demolished	-
How many dwellings are proposed?	1
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**

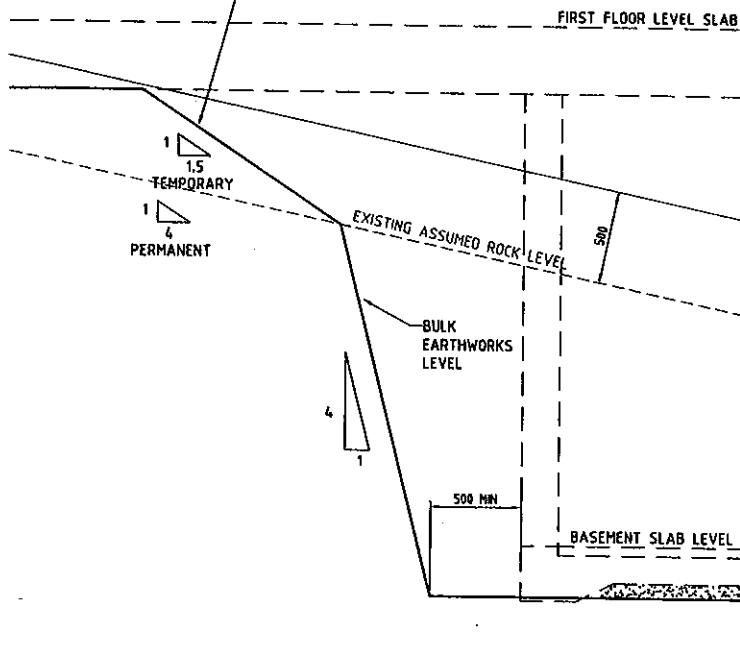
**Code**

**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			
<b>Floor</b>			<b>Frame</b>		
Concrete	✓	20	Timber	( )	40

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



**TYPICAL BULK EARTHWORKS SECTION**

1:20

NOTE: BATTERS NOT SHOWN ON PLAN FOR CLARITY

LOCALLY STEEPEN BATTERS AS REQUIRED TO PROTECT EXISTING TREE.

BATTER 1H:1V

EXISTING TREE TO BE REMOVED.

LOT 20

LOT 21

BATTER 1H:1V FROM BOUNDARY

## 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

### 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

180mm

- 100mm CONCRETE SLAB ON
- 80mm GRAVEL

### BULK EARTHWORKS LEVELS POOL

2000mm

- 1800mm POOL DEPTH
- 200mm CONCRETE SLAB

### BULK EARTHWORKS LEVELS FOR POOL DECK

180mm

- 100mm CONCRETE SLAB ON
- 80mm GRAVEL

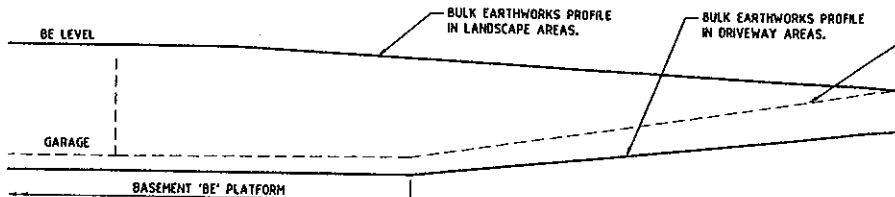
### LANDSCAPE AREAS (GARDENS, TURF & PATHS)

REFER LANDSCAPE ARCHITECT PLANS

**NOTE:** THE CONTRACTOR SHALL CONFIRM THE FINAL BULK EXCAVATION LEVELS WITH LEND LEASE ONCE EXCAVATION REACHES WITHIN 500mm OF THE NOMINATED LEVELS. EXCAVATION OF THE FINAL 500mm SECTION SHALL NOT COMMENCE UNTIL CONFIRMATION HAS BEEN RECEIVED.

**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
A	LIFT SHAFT	680mm	41.02	41.02	40.57	40.57	39.97



**TYPICAL BULK EARTHWORKS SECTION FOR AREA SHOWN**

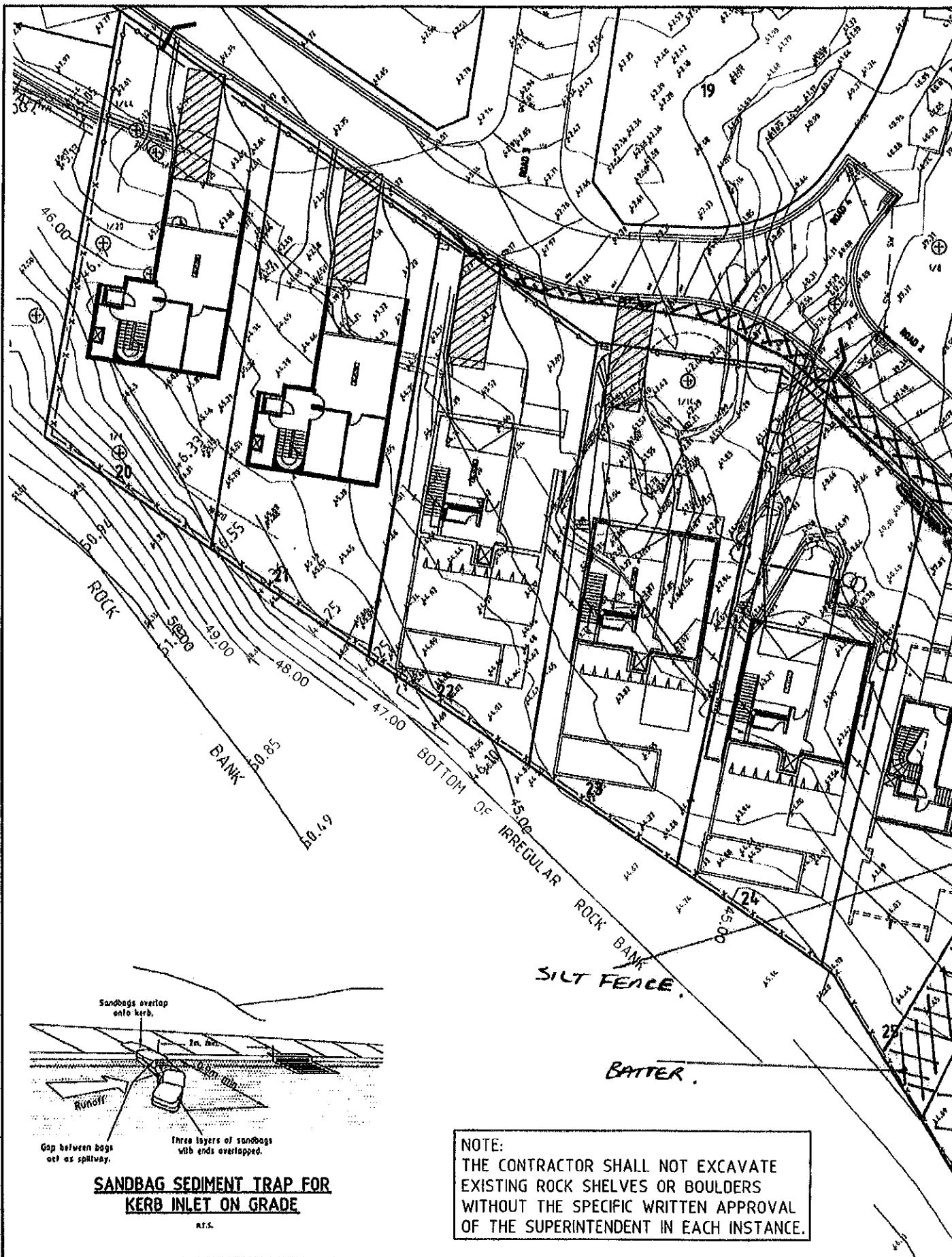
1:50

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\* Drawing Status  
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Branches at:  
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Revision	Amendment or reason for issue	Issue date	Completed by	Designed & dwg. checked by	Verified by	Issue authorised by
0	ISSUED FOR CONSTRUCTION	26.03.10	RAS	RPH	X	
B	RE-ISSUED FOR REVIEW	11.12.09	RAS	RPH	X	
A	ISSUED FOR REVIEW	06.11.09	RAS	RPH	X	



B	RE-ISSUED FOR REVIEW	14.12.07	RAS	RPH	X	
A	ISSUED FOR REVIEW	12.11.07	RAS	RPH	X	
Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & dwg. checked by	Verified by	Issue authorized
					X = Not verified	(C)

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