

Our Ref: J100143

6 April 2010

Manly Council
DX 9205
MANLY

Attention: Customer Service

Dear Sir/Madam,

Subject: **Construction Certificate J100143**
Development Consent Permit 111/08
26 Montpelier Place Manly

DA 111/08

VIC LILLI
& PARTNERS

MANLY COUNCIL
REGISTERED BY RECORDS

9 APR 2010

RESPONSIBLE OFFICER *Michael*

DOCUMENT NUMBER *H0Q1*

e-121479

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 J100143 was issued on 6 April 2010 pursuant to Development Consent 111/08.

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,

[Signature]
Paul Ladogna
for **Vic Lilli & Partners**

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

Encl. *I reviewed this CC and found it to be consistent with the consent. A further CC will be lodged for the house & pool. TFD was paid \$150. S.94 is covered by a Planning Agreement.*

*WITH CC
PMT
NAME
FT*

CERTIFIER
\$30

R. 684483

9-4-10

LILLI & PARTNERS - Accredited Building Certifiers

9715 2555

9715 2333

E info@viclilli.com.au

W www.viclilli.com.au

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

ABN 60 119 432 094

Our Ref: J100143

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 J100143
Development Consent Permit 111/08
26 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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Suite 1, Level 5, 56 Railway Parade Burwood NSW 2134

A division of Menden Management Pty Ltd ABN 40 118 432 084



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

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

A division of Monden Management Pty Ltd. ABN 60 119 432 094



VIC LILLI
&PARTNERS

CONSTRUCTION CERTIFICATE
NO. J100143

FOR

LEND LEASE DEVELOPMENT PTY LTD

PREMISES

26 MONTPELIER PLACE MANLY

Date: 6 APRIL 2010

Ref: J100143

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 26 Montpelier Place Manly NSW 2095
Lot No 26 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 111/08 issued by Manly Council on 4 August 2008.

Consent details

Development Consent No 111/08
Date of determination 4 August 2008
Consent authority Manly Council

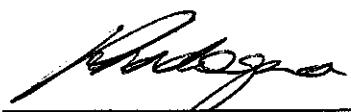
Building classification 1a & 10b

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 J100143
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
J100143

**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- Envirosiences 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

ANNEXURE 1

Plans and Specification that form part of Construction
Certificate

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
DAC43	A	Driveway Plan and Long Section Lots 26	14.03.08

ANNEXURE 2

Supporting Documentation

CONSTRUCTION CERTIFICATE APPLICATION FORM

RECEIVED
01 APR 2010



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

BY: **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 26 Montpelier Place
MANLY, NSW 2095

Title details Lot No./s 26 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.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 Construction Certificate applies for Bulk Excavation works only)

BCA Classification 1a & 10b

Consent Details

Development Consent No. 111/08 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

Builder Details

Builders Name Ford Civil Contracting Pty Ltd
Address 9 Hattersley Street
ARNCLIFFE, NSW 2205
Contact numbers Phone 02 9597 4122 Fax 02 9597 4966
E-mail mmoult@fordcivil.com.au Mobile 0416 133 939

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.


Owner's Signature  11/4/10
Date

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.


Applicant's Signature

31/3/10
Date

Andrew Tobin
Applicant's Name

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	530sqm	Gross floor area of building	246sqm
--------------	--------	------------------------------	--------

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			
Floor			Frame		
Concrete	✓	20	Timber	()	40

CONSTRUCTION CERTIFICATE APPLICATION FORM



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

Timber	()	10	Steel	✓	60
Other	()	80	Other	()	80
Unknown	()	90	Unknown	()	90


Miller & Associates
Insurance Broking Pty Limited
ABN 57 089 245 466

Level 16, 383 Kent Street
Sydney
NSW 2000
Telephone: (02) 9262 5555
Facsimile: (02) 9262 2811

TO WHOM IT MAY CONCERN

CONFIRMATION OF INSURANCE

This document serves to confirm the currency of the Insurance detailed below and confers no rights upon the holder. It does not amend, extend or alter the coverage afforded by the policy listed below.

INSURED	Ford Civil Contracting Pty Limited, FCC Holdings Pty Limited and all subsidiary and/or related companies plus others as defined within the Policy.
POLICY TYPE	Third Party Public & Products Liability
POLICY NO	08GCOM0417
INSURER	Lloyds of London
PERIOD	From 30 November 2008 at 4.00pm AEST To 31 May 2010 at 4.00pm AEST
SUM INSURED	Public Liability: \$20,000,000 any one occurrence/unlimited in the aggregate and Products Liability: \$20,000,000 any one occurrence and in the aggregate.
SITUATION	Anywhere in Australia
SIGNED	
DATED	8 December 2008

An Independent company working in association with

 **Miller**

This confirmation provides a summary of the policy cover and is not intended to amend, replace or override the policy terms and conditions contained in the actual policy document. This certificate is issued as a matter of information only and confers no rights upon the certificate holder.

CERTIFICATE OF CURRENCY



FORD CIVIL CONTRACTING PTY LTD
PO Box 26
ARNCLIFFE NSW 2205

Dear Sir/Madam,

1. STATEMENT OF COVERAGE

The following policy of insurance covers the full amount of the employer's liability under the Workers Compensation Act 1987.

This Certificate is valid from 6/7/2009 to 30/6/2010.

The information provided in this Certificate of Currency is correct at: 06/07/2009.

2. EMPLOYERS INFORMATION

POLICY NUMBER WGB020720346122
LEGAL NAME FORD CIVIL CONTRACTING PTY LTD
TRADING NAME
ABN 24002542814
ACN/ARBN 002542814

WorkCover Industry Classification Number (WIC)	Industry	Numbers of Workers*	Wages**
412100	Road and Bridge Construction	73	\$6,540,000.00

* Number of workers includes contractors/deemed workers

**Total wages estimated for the current period

3. IMPORTANT INFORMATION

Principals relying on this certificate should ensure it is accompanied by a statement under section 175B of the Workers Compensation Act 1987. Principals should also check and satisfy themselves that the information is correct and ensure that the proper workers compensation insurance is in place, i.e. compare the number of employees on site to the average number of employees estimated; ensure that the wages are reasonable to cover the labour component of the work being performed; and confirm that the description of the industry/industries noted is appropriate.

A principal contractor may become liable for an outstanding premium of the sub contractor if the principal has failed to obtain a statement or has accepted a statement where there was reason to believe it was false.

Yours Faithfully

LESLIE MCGREGOR



CGU Workers Compensation (NSW) Ltd – Agent for the NSW WorkCover Scheme
ABN 83 564 379 108/007
Phone: 1300 666 506 Fax: 1800 240 387

Manly Council

*MP Section 94
Contributions*



Council Offices
1 Belgrave Street
Manly NSW 2096

Correspondence to
General Manager
PO Box 82
Manly NSW 1655

DX 9205 Manly

Telephone 02 9976 1500
Facsimile 02 9976 1400

www.manly.nsw.gov.au
records@manly.nsw.gov.au

ABN 43 662 888 085

Reference: 151206 EA:LB
Enquiries: Environmental Services

David Rolls
Lend Lease Development
The Bond
30 Hickson Road
MILLERS POINT NSW 2000

Dear Sir,

RE: St Patrick's Estate Planning Agreement

I refer to your letter of 13 December, 2006, requesting Council execute the Sec 93F Planning Agreement for the St Patrick's Estate, Darley Road, Manly. Attached is a copy of the Agreement executed as requested.

The signing of the Agreement by Lend Lease and the Council results in all of the contributions required to be made towards the provision of public facilities and services being governed by the terms of the agreement in respect of the development of Precincts 1, 3, 5, 6, 10, 12 & 13 of the St Patrick's Estate. The Agreement takes the place of any contribution which might be sought under Council Sec 94 Contributions Plan 2004 for those Precincts.

As a consequence of the above where Council imposed a condition requiring the payment of a Sec 94 Contribution in consents for development within those precincts, it can be taken that the S93F Planning Agreement will satisfy that condition. This applies to the following Applications

- (i) Precincts 1 & 13 - DA277/04, DA278/04, DA279/04, DA280/04, DA281/04, DA282/04, DA283/04, DA284/04,
- (ii) Precincts 3 & 12 - DA 62/04.

The development of Precincts 5, 6, and 10 is governed by condition No 296 of the consent to DA482/04 which directly refers to the Planning Agreement.

Council suggests that a copy of this letter be provided to the PCA for the above consents in order to ensure that it is clear to all parties the manner in which the obligations of Lend Lease Development P/L to contribute to the provision of public services and facilities will be met.

Yours faithfully,

Date: 15.12.06.

Stephen Clements
Stephen Clements
Executive Manager
Environmental Services

4/9/07

Actions:

*Pay \$143,636 Tue 08 and
apply for refund of BG.*

CLEANER HEALTHIER HAPPIER

Manly Council Supports Smoke Free Zones

www.smokefreecouncils.com.au

MAKINSON & d'APICE
— L A W Y E R S —

Planning Agreement

**MANLY COUNCIL
(Council)**

**LEND LEASE DEVELOPMENT PTY LIMITED
(LLD)**

MAKINSON & d'APICE
Level 12
135 King Street
SYDNEY NSW 2000

DX: 298 SYDNEY
Tel: (02) 9233 7788
Fax: (02) 9233 1550
Email: mail@makdap.com.au
Ref: WDA:50530

Version 7
22138_7:WDA:WDA

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THIS AGREEMENT dated

2006

PARTIES

MANLY COUNCIL ABN 43 662 868 065 of 1 Belgrave Street, Manly NSW 2095
(Council)

LEND LEASE DEVELOPMENT PTY LIMITED ABN 33 000 311 277 of 30 The Bond,
30 Hickson Road, Millers Point NSW 2000 (LLD)

INTRODUCTION

- A. St Patricks Estate has been the subject of various development proposals since the mid 1980s.
- B. LLD has made and will make Development Applications to the Council for Development Consent to carry out the Development on St Patrick's Estate.
- C. Development Consent has been granted in respect of Development on some precincts but Development Applications have yet to be lodged and Development Consent is yet to issue in respect of Development on other Precincts or part of Precincts.
- D. Development Consent has been granted for the Precinct 2 Development. The Precinct 2 Development has been completed and there are no further Development Contributions required in respect of that Development.
- E. Council adopted the Contributions Plan in 2005.
- F. LLD offered to enter into this Agreement to make Development Contributions to Council upon the terms of this Agreement.

OPERATIVE PROVISIONS

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this document, unless otherwise indicated by the context:

Act means the *Environmental Planning and Assessment Act 1979* (NSW).

Agreed Value means that this value is agreed between the parties and is not subject to proof of value or expenditure.

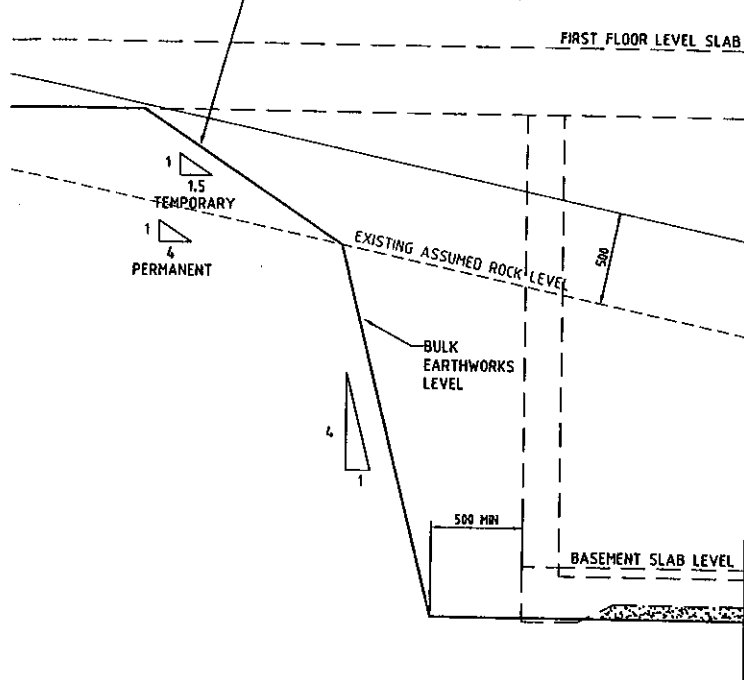
Business Day means a day on which banks are open for business in Sydney.

Cerretti Precinct means Precincts 3 and 12.

College Street Oval means the area hatched as view corridor in Sheet 4 of 5 of Amendment No. 24 to the LEP.

Contributions Plan means the Manly Section 94 Contributions Plan effective from 16 April 2005.

SOIL BATTERS SHALL BE AVOIDED WHERE POSSIBLE ADJACENT TO RETAINED TRESS. THE EXCAVATION FACE SHALL BE LOCALLY STABILISED WITH GEOFABRIC 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 10H:1V

EXISTING TREE TO BE REMOVED.

LOT 20

LOT 21

BATTER 10H:1V FROM BOUNDARY

BULK EARTHWORK SECTIONS

BULK EARTHWORKS LEVELS FOR DRIVEWAY RAMPS
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

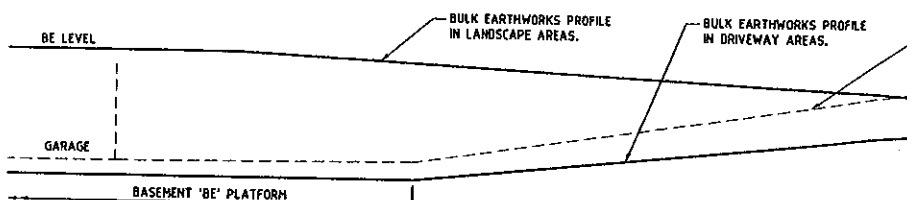
BULK EARTHWORKS LEVELS POOL
2000mm
- 1800mm POOL DEPTH
- 200mm CONCRETE SLAB

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

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

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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A1 SHEET

300mm

200mm

100mm

50mm

20mm

10mm

5mm

2mm

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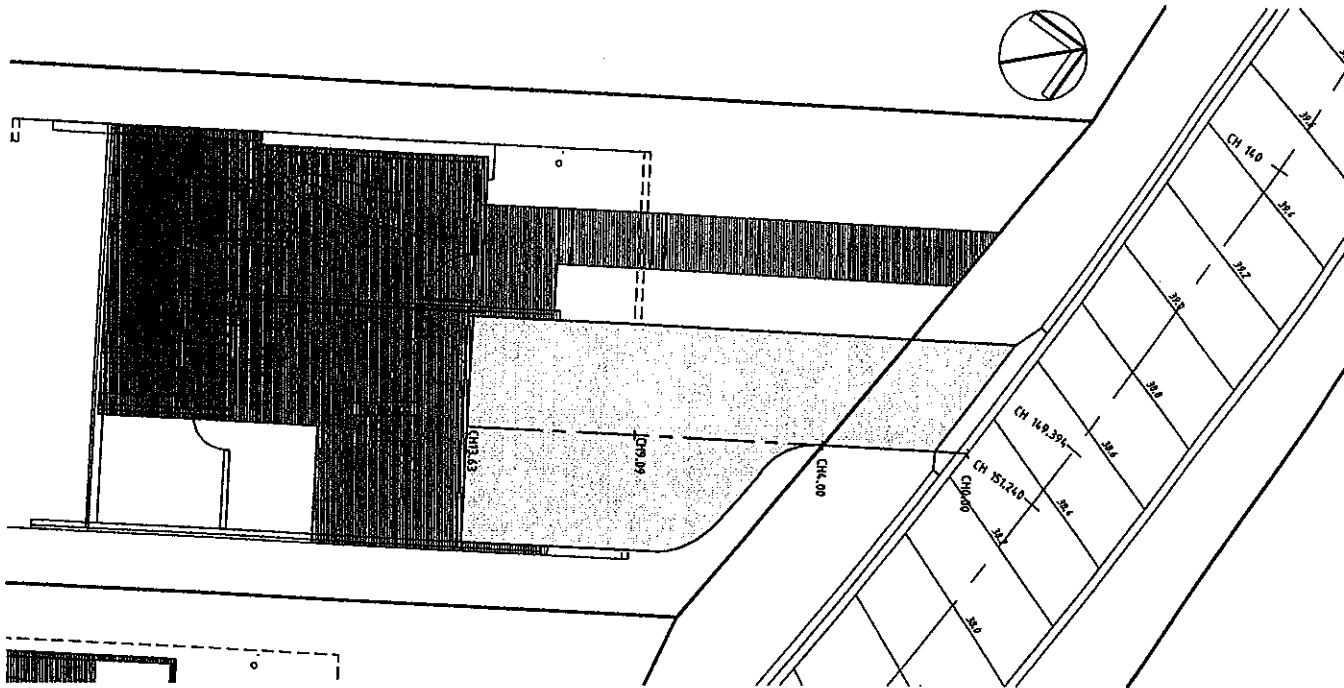
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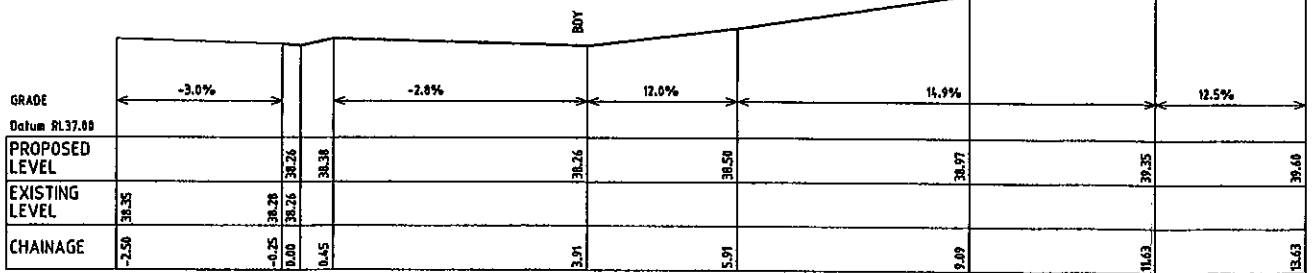
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PLAN
LOT 25
SCALE 1:100

FFL 43.10
42.75



LONGITUDINAL SECTION
SCALE 1:50
DRIVEWAY LOT 25

NOTES:

1. REFER TO ENGINEERING PLANS APPROVED BY DEVELOPMENT CONSENT No. 144/03 FOR DETAILS OF ACCESS ROAD.
2. REFER TO LANDSCAPE PLANS FOR SURFACE FINISHES.
3. STORMWATER DRAINAGE TO BE CONNECTED TO STORMWATER PIPELINE IN ACCESS ROAD.

This Plan/Specific
part of the certifi

J1 00143

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Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & dwg. checked by	Verified by X = Not verified	Issue authorised (*)
B	RE-ISSUED FOR REVIEW	19.12.07	RAS	RPH	X	
A	ISSUED FOR REVIEW	13.12.07	RAS	RPH	X	

300mm A1 SHEET

200mm

100mm