

Our Ref: J100143A

14 January 2011

Manly Council  
DX 9205  
**MANLY**



**Attention: Customer Service**

Dear Sir/Madam,

**Subject: Construction Certificate J100143A  
Development Consent Permit 111/08  
26 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 J100143A was issued on 14 January 2011 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.

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

Please note that this certificate is to be read in conjunction with Construction Certificate J100142 dated 6 April 2010.

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.

*61811*

Should you require any further information please contact the undersigned.

Yours faithfully,

Paul Ladogna  
for **Vic Lilli & Partners**

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

*CERTIFIED*

*\$30*

*R. 749173*

*18-1-11*

**Encl.**

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

**T** 02 9715 2555

**E** info@viclilli.com.au

Locked Bag 3013 Burwood NSW 1805. DX 8505

**F** 02 9715 2333

**W** www.viclilli.com.au

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

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

Our Ref: J100143A

14 January 2011

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



**Attention: Peter Nash,**

Dear Peter,

**Subject: Construction Certificate J100143A  
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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**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. J100143A

FOR

LEND LEASE DEVELOPMENT PTY LTD

PREMISES

26 MONTPELIER PLACE MANLY

Date: 14 January 2011

Ref: J100143A

# CONSTRUCTION CERTIFICATE No J100143A

## 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 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 111/08 issued by Manly Council on 4 August 2008.

Please note that this certificate is to be read in conjunction with Construction Certificate J100143 dated 6 April 2010.

### 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 J100143A  
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  
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# **CONSTRUCTION CERTIFICATE No J100143A**



Documentation assessed in the determination of Construction Certificate Application J100143A

<b>Annexure 1 - Plans and Specification that form part of Construction Certificate</b>	1 page
<b>Annexure 2 – Supporting Documentation</b>	
<b>Construction Certificate Application</b> Construction Certificate Application	4 pages
<b>Compliance Certificate/Evidence of Suitability</b> Structural Certification Mott MacDonald Hughes Trueman Dated 22 December 2010	1 page
<b>Other Supporting Documentation</b> 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
<b>Evidence of payment of Council Fees</b> Long service levy payment Council Security Deposits and Contributions	2 pages

ANNEXURE 1

Plans and Specification that form part of Construction  
Certificate

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

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

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

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

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



## ANNEXURE 2

Supporting Documentation

# CONSTRUCTION CERTIFICATE APPLICATION FORM

RECEIVED  
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 26 Montpelier Place  
Manly, NSW 2095

Title details Lot No./s 26 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.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 application applies to rear retaining wall 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 **\$ 48,000**

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

T 02 9715 2555

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F 02 9715 2333

W [www.viclilli.com.au](http://www.viclilli.com.au)

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

A division of Mondan Management Pty Ltd

ABN 60 119 432 094

# CONSTRUCTION CERTIFICATE APPLICATION FORM

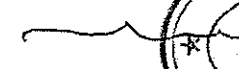


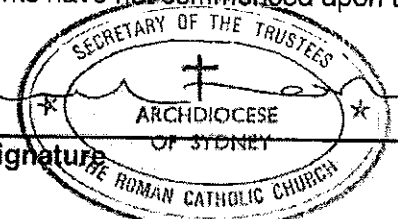
In accordance with Clause 139, Part 8, Division 2 of the  
Environmental Planning and Assessment Regulation 2000

## Builder Details

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

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

  
Owner's Signature

The seal is circular with a cross in the center. The text around the cross reads 'SECRETARY OF THE TRUSTEES' at the top, 'ARCHDIOCESE OF SYDNEY' in the middle, and 'THE ROMAN CATHOLIC CHURCH' at the bottom.

22/12/10  
Date

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

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

## SIGNED BY THE APPLICANT

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

  
Applicant's Signature

21/12/10  
Date

PETER NASH  
Applicant's Name

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



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

22 December 2010

Email: [Andrew.Tobin@lendlease.com.au](mailto:Andrew.Tobin@lendlease.com.au)

Dear Andrew,

**Re: Montpellier Place Stage 4**

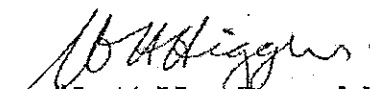
This is to certify that:

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

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

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

Yours sincerely

  
**Mott MacDonald**  
Hughes Trueman  
BILL HIGGINS  
TECHNICAL DIRECTOR

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

**Policy Number**  
BN-0009770-BWI-22



**Home Warranty  
Insurance Fund**

Level 3, 85 Harrington St  
SYDNEY NSW 2000  
Phone: 1300790 723  
Fax: 028275 9330  
ABN: 78 003 191 035  
AFS License No: 239545



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

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

**Account Number**  
BN-PNO3182

**Date Issued:** 12/01/2011

**Policy Schedule Details**

<b>Builder</b>	<b>Business Address</b>
KELL & RIGBY HOLDINGS PL	8 DUNLOP ST STRATHFIELD SOUTH 2136
<b>ABN / ACN</b>	20 001 766 454
<b>Licence Registration Number</b>	U 29902
<b>Type of Insurance</b>	RESIDENTIAL BUILDERS' WARRANTY INSURANCE
<b>Construction Works</b>	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
<b>At</b>	26 MONTPELIER PLACE MANLY NSW 2095
<b>State</b>	NSW

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

**Building Owner / Beneficiary** LEND LEASE DEVELOPMENTS

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

**Premium**

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

QM2771-0910

**Home Warranty  
Insurance  
Certificate of Insurance**

**Policy Number**  
BN-0009770-BWI-22



**Home Warranty  
Insurance Fund**

Level 3, 85 Harrington St  
SYDNEY NSW 2000  
Phone: 1300 790 723  
Fax: 02 8275 9330  
ABN: 78 003 191 035  
AFS License No: 239545



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

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

**Account Number**  
BN-PNO3182

**Date Issued:** 12/01/2011

**Policy Schedule Details**

**Certificate in Respect of Insurance**

Residential Building Work by Contractors

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

<b>In Respect of</b>	NEW MULTI UNIT (<=3 STOREYS) CONTRACT - PER SITE
<b>At</b>	26 MONTPELIER PLACE MANLY NSW 2095
<b>Carried Out By</b>	BUILDER KELL & RIGBY HOLDINGS PL ABN: 20 001 766 454
<b>Declared Contract Price</b>	\$1,785,714.00
<b>Contract Date</b>	20/01/2011
<b>Builders Registration No.</b>	U 29902
<b>Building Owner / Beneficiary</b>	LEND LEASE DEVELOPMENTS

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

Signed for and on behalf of NSW Self Insurance Corporation

**IMPORTANT NOTICE:**

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

QM2771-0910



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

Peter,

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

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

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

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

If you have any questions please let me know.

Regards,

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

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LANDSCAPE SOLUTIONS AUSTRALIA PTY LTD

ABN: 88 101 054 086

PO Box 669 SEVEN HILLS NSW 2147

Phone: 02 8805 6222 Fax: 02 88056299

Email: [info@landscapesolutions.com.au](mailto:info@landscapesolutions.com.au) Website: [www.landscapesolutions.com.au](http://www.landscapesolutions.com.au)

## Memorandum

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

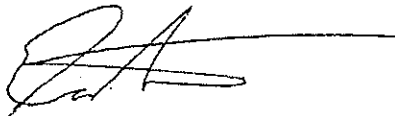
A site inspection was carried out today by the undersigned to assess the suitability of the site to support the proposed development.

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

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

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

Douglas Partners Pty Ltd



**Scott Easton**  
Senior Associate