

Architect's Certificate of Building Design Compliance

Architecture, Interiors
Urban Design
Project Management
ABN 63 804 200 206
Brewster Murray Pty Ltd



- ☐ Stage A Concept Options
- ☐ Stage B Design Development (for exempt development only)
- ☒ Stage C Development Assessment under either ~~Part 4~~ or Part 5 of EP&A Act
- ☐ Stage D Tender Documentation

ADDRESS	680-688 East St & 165 Alexandra St East Albury
	EAST ALBURY NSW
JOB NUMBER	BGXPC
PROJECT DESCRIPTION	Two storey Seniors Living project with 24 units (10 x 2 bedroom and 14 x 1 bedroom), on-grade car parking and associated landscaping/paving

I, Michael Bullen being the Nominated Architect and registered Design Practitioner of “the firm” Brewster Murray Pty Ltd **certify that:**

To the best of my knowledge, information and belief this project has been designed in accordance with:

Design Requirements/Statutory/Local Government Regulations	Stage	Yes	No	N/A	Comments on any changes since last stage or non-compliances
1.1 Complies with project brief	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.2 Complies with outcomes of site investigation	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.3 Complies with outcomes of Feasibility Study	A	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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1.4	Complies with approved Concept Option and recommendations have been incorporated	B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.5	Complies with the approved Design Development and recommendations have been incorporated	B	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.6	Complies with Development Consent or Part 5 Approval and Conditions	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Currently being assessed for this Stage
1.7	Consent conditions have been incorporated into drawings	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Consent Conditions of Concept + Sketch Design Stages
1.8	Complies with Planners Compliance Report & checklists	C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.9	Complies with Good Design for Social Housing and Land and Housing Corporation Dwelling Requirements	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At Part 5 Stage
1.10a	Complies with relevant legislation – Design and Building Practitioners Act	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.10b	Complies with relevant legislation - State Environmental Planning Policy (Housing) 2021 Relevant LEP/DCPS State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	A,B,C,D A,B,C,D A,B,C,D	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	At Part 5 Stage
1.11	Complies with BCA	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At Part 5 Stage
1.12	Complies with Development Consent or Part 5 Approval and Conditions	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.13	Complies with relevant standards including AS 4299 (Adaptable Housing) & AS 1428 (Access & Mobility)	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.14	Complies with Rural Fire Services requirements	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.15	Complies with other relevant statutory requirements e.g. RMS list as required	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

2.	We have checked the compatibility and proper integration of the work, including drawings and reports, of all disciplines.	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.	All other consultants have certified their own portions of the documentation with respect to their professional responsibilities as reflected in the attached certificates.	A,B,C,D,E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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4. List of relevant drawings and documents	A,B,C,D,E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Soft copy of all documents including CAD files provided	A,B,C,D,E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

The two-storey RFB proposal reflects the intended future development of the area. Two separate buildings are proposed and each is articulated with varied setbacks, articulation of stair lobbies and balconies in different materials, privacy screens and integrated landscaping features. The side elevations reflect a complementary articulation of the main front facade.

The site is relatively flat, with a fall of 0.7m from the South to North allowing full accessibility to the Ground Floor level. The site can be re-graded as needed without any retaining walls. No stormwater detention is required by Council. A network of pits will be able to collect the stormwater and connect to the existing Council street network via new kerb pit. Driveway access is from Alexandra St as requested by Council.

The high retention tree #13 (Redgum) is to be retained, as well as the trees along the rear boundary on neighbouring properties. The existing compromised Claret Ash on Alexandra Street frontage is proposed to be replaced with new street tree to Council standard. The trees proposed to be removed will be replaced with new native trees suitable to the area. New native planting will also include screening to the front fences and bin areas, taller privacy planting along the side boundaries and more significant planting in deep soil zones at the rear.

The existing sewer running through the site needs to be bridged over by the building footings. A substation may be required (provisional location shown). Garbage storage and collection issues raised by Council have been considered.

Overall, we believe this represents a well-balanced proposal for the site.



Signed

Date 01/04/2022

NOTE: The wording of this certification shall not be altered without the prior approval of NSW Land and Housing Corporation, Department of Planning and Environment.

Each drawing or document's latest completion or revision date shall be shown on the list of documents and on each document or drawing.

This certification is to be submitted by the Primary Consultant to NSW Land and Housing Corporation, at the completion of relevant stage and is a requirement for each progress payment claim.

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CERTIFICATE OF ~~ELECTRICAL/HYDRAULIC/STRUCTURAL/LANDSCAPE/~~ CIVIL DESIGN/
DOCUMENTATION COMPLIANCE (SELECT APPLICABLE)

- ☐ Concept Design Stage
☒ Development Application Stage
☐ Tender Documentation

ADDRESS

680-688 East St & 165 Alexandra St East Albury

EAST ALBURY NSW

JOB NUMBER

BGXPC

**PROJECT
DESCRIPTION**

Two storey Seniors Living project with 24 units (10 x 2 bedroom and 14 x 1 bedroom), on-grade car parking and associated landscaping/paving

I, Alistair McKerron being the Principal/Senior Partner/NSW Land and Housing Corporation Manager of Greenview Consulting Pty Ltd ("the firm/NSW Land and Housing Corporation resource") **certify that:**

1. The ~~Electrical/Hydraulic/Structural/Landscape/Civil~~ (select applicable) design/documentation prepared by the firm/ NSW Land and Housing Corporation resource has been fully checked and is adequate for the purposes of the project.

2. The design/documentation

	YES	NO	N/A	Comments on any changes since last stage or non-compliances
2.1 Complies with the brief provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.2 Complies with the provisions Design & Building Practitioners Act			<input checked="" type="checkbox"/>	At Part 5 Stage

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2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.3 Complies with the approved Concept Design Option	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4 Complies with Development Consent drawings and conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Being assessed for this stage
2.5 Complies with Council requirements (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Civil/Stormwater Only</u>
2.6 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Civil/Stormwater Only</u>
2.7 Complies with applicable Australian Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Civil/Stormwater Only</u>
2.8 Complies with other relevant Statutory requirements (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. We have advised the Architect of design changes carried out by us that could impact on the architectural design and other disciplines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.1 List of relevant drawings and documents is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

See transmittal attached referencing latest stormwater plans. Consultation with Andrew Craig from Albury City Council has taken place to confirm council's stormwater policies. We note that drainage to bin area is still being reviewed by Adam from Albury City Council. Civil Design complies with AS3500:2018 and Council's DCP.

Signed

Date 04.04.2022

NOTE:

- The wording of this certification shall not be altered without the prior approval of NSW Land and Housing Corporation.
- The list of final documents shall be by title, number and latest completion or revision date shown on each.
- The architect is responsible for lodging all project consultants' certification of compliance with the Project Officer, NSW Land and Housing Corporation, at the completion of each design stage.

Job Number: 201135
Project: PROPOSED DEVELOPMENT
Address: 680-688 East St & 165 Alexandra St, East Albury, NSW
Client: Brewster Murray Architects



DOCUMENT TRANSMITTAL

Day	16	7	21	3	8	26												
Month	7	9	9	11	11	11												
Year	21	21	21	21	21	21												
Initials	JPS	JPS	JPS	JPS	JPS	JPS												

DISTRIBUTION LIST

Company	Person																	
Client	Brewster Murray Architects	1	1	1	1	1	1											

REASON FOR ISSUE	P	P	P	P	P	P												
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CIVIL

No.	Document Name	Revision																
C01	NOTES & LEGENDS	1	2		3	4	5											
C02	GROUND FLOOR DRAINAGE PLAN	1	2		3	4	5											
C03	SITE STORMWATER DETAILS SHEET 1	1	2		3	4	5											

ENVIRONMENTAL SITE MANAGEMENT

No.	Document Name	Revision																
ESM1	NOTES & LEGENDS			1		2	3											
ESM2	ENVIRONMENTAL SITE MANAGEMENT PLAN			1		2	3											

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PRECINCT LANDSCAPES

10 Arkana Street Telopea NSW
Phone 9630-6581 Fax 9630-6867
ABN 89 433 832 709

Landscape Architects
PO Box 66 Oatlands NSW 2117
Email: tcreer@bigpond.com

CERTIFICATE OF ~~ELECTRICAL/HYDRAULIC/STRUCTURAL/LANDSCAPE/OTHER DESIGN/~~
DOCUMENTATION COMPLIANCE (SELECT APPLICABLE)

- ☐ Concept Design Stage
☒ Development Application Stage
☐ Tender Documentation

ADDRESS

G30-688 EAST STREET & 165 ALEXANDRA STREET

EAST ALBURY NSW

JOB NUMBER

BGXPC

PROJECT DESCRIPTION

TWO STOREY SENIORS LIVING PROJECT WITH 24 UNITS WITH
ON-GRADE CAR PARKING AND ASSOCIATED LANDSCAPING/PAVING

I, TIMOTHY D CREER being the Principal/~~Senior Partner/NSW Land and Housing Corporation Manager~~ of PRECINCT LANDSCAPES ("the firm/NSW Land and Housing Corporation resource") **certify that:**

1. The ~~Electrical/Hydraulic/Structural/Landscape/other (select applicable)~~ design/documentation prepared by the firm/ ~~NSW Land and Housing Corporation resource~~ has been fully checked and is adequate for the purposes of the project.

2. The design/documentation

	YES	NO	N/A	Comments on any changes since last stage or non-compliances
2.1 Complies with the brief provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.2 Complies with the provisions Design & Building Practitioners Act	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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2.3 Complies with the approved Concept Design Option	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.4 Complies with Development Consent drawings and conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.5 Complies with Council requirements (evidence attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.6 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.7 Complies with applicable Australian Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.8 Complies with other relevant Statutory requirements (please specify) - ALBURY COUNCIL DCP	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. We have advised the Architect of design changes carried out by us that could impact on the architectural design and other disciplines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3.1 List of relevant drawings and documents is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

ITEMS 2.4 AND 2.5 SUBJECT TO COUNCIL CONDITIONS OF DEVELOPMENT
CONSENT.

Signed



Date

29 MARCH 2022

NOTE:

- The wording of this certification shall not be altered without the prior approval of NSW Land and Housing Corporation.
- The list of final documents shall be by title, number and latest completion or revision date shown on each.
- The architect is responsible for lodging all project consultants' certification of compliance with the Project Officer, NSW Land and Housing Corporation, at the completion of each design stage.