

# Architect's Certificate of Building Design Compliance

## McINTOSH&PHELPS

ARCHITECTURE

LANDSCAPE ARCHITECTURE

- ☐ 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
- ☐ Stage E Construction

**ADDRESS** 67, 69 Pioneer Road; 28 – 30 Bramsen Street

Bellambi

**JOB NUMBER** BGVQX

**PROJECT DESCRIPTION** 18 dwellings – 8 x 1 bed; 10 x 2 bed

Parking

I, William Phelps, being the Nominated Architect and registered Design Practitioner of “the firm” McIntosh & Phelps 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.4 Complies with approved Concept Option and recommendations have been incorporated	B	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.5 Complies with the approved Design Development and recommendations have been incorporated	B,C	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Architect's Certificate of Building Design Compliance

Design Requirements/Statutory/Local Government Regulations	Stage	Yes	No	N/A	Comments on any changes since last stage or non-compliances
1.6 Complies with Development Consent or Part 5 Approval and Conditions	D,E	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.7 Consent conditions have been incorporated into drawings	D,E	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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"/>	
1.10a Complies with relevant legislation – Design and Building Practitioners Act	D,E	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.10b Complies with relevant legislation - State Environmental Planning Policy (Housing) 2021	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Relevant LEP/DCPS	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.11 Complies with BCA	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.12 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"/>	
1.13 Complies with Rural Fire Services requirements	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.14 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"/>	
4. List of relevant drawings and documents	A,B,C,D,E	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer Transmittal
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"/>	CAD files not provided

# Architect's Certificate of Building Design Compliance

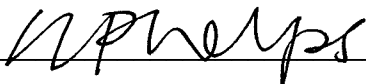
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## COMMENTS:

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Signed  Date 9 November 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.

# Architect's Certificate of Building Design Compliance

## McINTOSH&PHELPS

ARCHITECTURE

LANDSCAPE ARCHITECTURE

### CERTIFICATE OF LANDSCAPE DESIGN COMPLIANCE

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

**ADDRESS** 67, 69 Pioneer Road; 28 – 30 Bramsen Street

Bellambi

**JOB NUMBER** BGVQX

**PROJECT DESCRIPTION** 18 dwellings – 8 x 1 bed; 10 x 2 bed

Parking

I, Glenn McIntosh, being the Director / Landscape Architect of McIntosh & Phelps Pty Ltd ("the firm")  
**certify that:**

1. The Landscape Design prepared by the firm 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
<b>2.1 Complies with the brief provided</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>2.2 Complies with the provisions Design &amp; Building Practitioners Act</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

# Architect's Certificate of Building Design Compliance

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"/>	
2.5 Complies with Council requirements (evidence attached Refer Drawings A702, A703)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.6 Complies with the BCA (including Essentials Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)	<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"/>	Refer Transmittal

## COMMENTS:

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Signed



Date 9 November 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.

# Certificate of Design Compliance



## CERTIFICATE OF CIVIL ENGINEERING DESIGN COMPLIANCE

- ☐ Concept Design Stage
- ☒ Development Application Stage (under either Part 4 or Part 5 of EP&A Act)
- ☐ Tender Documentation
- ☐ Construction

ADDRESS

67/69 Pioneer Road, 28,30 Bramsen Street, Bellambi

JOB NUMBER

BGVQX

PROJECT  
DESCRIPTION

18 Dwellings – 8x1 bed; 10x2 bed and associated parking

I, Gareth Collins <sup>associate</sup> being the ~~Principal/Senior Partner/NSW Land and Housing Corporation Manager~~ of Northrop Consulting Engineers ("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"/>	<input type="checkbox"/>	<input type="checkbox"/>	Complies with at this stage-not yet regulated design

# Certificate of Design Compliance

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"/>	
2.5 Complies with Council requirements (evidence attached)	<input checked="" 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)	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## COMMENTS:

Above applies to civil concept drawings C01.01[2], C02.01[3], C02.11[3], CO3.01[3], and C04.02[3] only. This certificate shall not relieve any other party of their responsibility, liability, or contractual obligations. This certification is based on Northrop's professional opinion and on design assumptions that is has made in accordance with normal engineering practice.

Signed  Date 9/11/2022

## 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.