

Architect's Certificate of Building Design Compliance

- ☐ 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

1 Winbourne Street, Mudgee & 6 Mulgoa Way, Mudgee

JOB NUMBER

BGYK6

PROJECT DESCRIPTION

- Demolition of existing dwellings
- Relocation of sewer
- Utilities & infrastructure
- Removal and retention of trees
- Construction of 4 x single storey Dual Occupancy brick veneer dwellings with Colorbond roofs
- 8 units (7 x 2-bed and 1 x 1-bed)

I, Calum Cassidy being the nominated Designer Manager of
Housing Plus certify that:

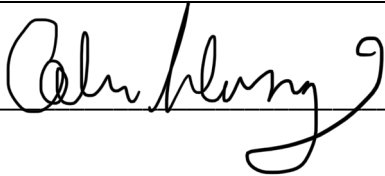
To the best of my knowledge, information and belief this project has been designed in accordance with the following:

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	No Consent received as yet
1.7 Consent conditions have been incorporated into drawings	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Consent received as yet
1.8 Complies with Planners Compliance Report & checklists	C	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Report Received as yet
1.9 Complies with Good Design for Social Housing and Land and Housing Design 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.10b Complies with relevant legislation - SEPP SL ARH SEPP Relevant LEP/DCPS	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 Development Consent or Part 5 Approval and Conditions	D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Consent received as yet
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"/>	

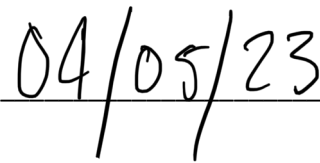
2. We have checked the compatibility and proper integration of the work, including drawings and reports, of all disciplines.	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. All other consultants have certified their own portions of the documentation with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

Signed



Date



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.

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

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

ADDRESS**1 Winbourne Street, Mudgee & 6 Mulgoa Way, Mudgee****JOB NUMBER****BGYK6****PROJECT DESCRIPTION**

- Demolition of existing dwellings
- Relocation of sewer
- Utilities & infrastructure
- Removal and retention of trees
- Construction of 4 x single storey Dual Occupancy brick veneer dwellings with Colorbond roofs
- 8 units (7 x 2-bed and 1 x 1-bed)

I, Calum Cassidy being the being the nominated Designer Manager of
Housing Plus certify that:

1. The Electrical/Hydraulic/Structural/Landscape/other 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.	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"/>	

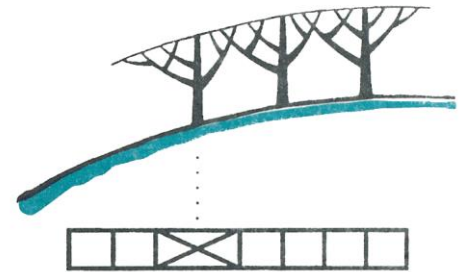
2.2 Complies with the provisions Design & Building Practitioners Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.3 Complies with the approved Concept Design Option	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.4 Complies with Development Consent drawings and conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Consent received as yet
2.5 Complies with Council requirements (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Council response table
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 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 <ul style="list-style-type: none"> • SS-WIN-Architectural Set Rev D (Landscaping plan) • SS-WIN-2-Survey-002 • SS-WIN-16-Concept Stormwater Drainage Plan 005 • SS-WIN-22-Basix Units 1&2 • SS-WIN-22-Basix Units 3&4 • SS-WIN-22-Basix Units 5&6 • SS-WIN-22-Basix Units 7&8 • SS-WIN-22-NaTHERS Certificates • SS-WIN-25-Preliminary Waste Management Plan 002 • SS-WIN-26-Arborist Report • SS-WIN-27-Geotech Report 002 • SS-WIN-28-Flood Certificate • SS-WIN-55-Silver Certificates 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All documents are already uploaded into the One Drive shared with LAHC

COMMENTS:

Signed Colin A. Corridy Date 04/05/23

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.



O U T S C A P E

LANDSCAPE ARCHITECT
"ARRAMAGONG WEST"
1841 MARY GILMOUR WAY
GRENFELL NSW 2810
PH: 02 6343 8220
PH/FAX: 02 6343 8288
ABN: 23 610 825 329

15th March, 2023

Certificate of Landscape Documentation Compliance

Project : Proposed 8 New Dwellings

Address : Lots 17 & 18 Winbourne Street, Mudgee

Client : Housing Plus

I, Catriona Glanville being the principal of Outscape, certify that the landscape planting documentation prepared for Housing Plus is compatible with the latest drawings and information received from Housing Plus, complies with the requirements of the Contract (including all Statutory and Supply authority requirements), is adequate for the purposes of the project and has been fully checked.

The documentation defines the extent of details of the soft landscaping including garden edging, mulches and compacted crushed granite, where indicated on the drawing, as required for construction purposes.

The documents consist of one Landscape Plan, given an Outscape Project Number of 22/38, Revision D.

Yours sincerely,

Catriona Glanville
Principal

CATRIONA GLANVILLE
B.L. ARCH. A.I.L.A
CERT. HORT. (DIST)
A.I.L.D.M.

date

20.11.2022

reference

27736-CR01_A

Housing Plus
Attn: Ben Ogilvie
PO Box 968,
Orange NSW 2800

Dear Ben,

DESIGN STATEMENT

Proposed Development, Lots 17 & 18 DP 230349, Winbourne Street, Mudgee NSW 2850 Sewer and Stormwater Drainage

SUBJECT PREMISES: Lots 17 & 18 DP 230349, Winbourne Street, Mudgee NSW 2850

Pursuant to the provisions of Clause A2.2 of the Building Code of Australia, I hereby certify that the above design is in accordance with normal engineering practice and meets the requirements of the Environmental Planning and Assessment Regulation and Australian Standards.

In particular, the design is in accordance with the following:

- AS/NZS3500.2:2018 – Sanitary Plumbing & Drainage;
- AS/NZS3500.3:2003 – Plumbing and Drainage, Stormwater Drainage;
- WSA 02-2018 Gravity Sewerage Code

I am an appropriately qualified and competent person in this area being listed in the National Professional Engineers Register (NPER) and as such can certify that the design and performance of the design systems comply with the above and which are detailed on the following drawings.

Drawing Number	Drawing Title	Revision	Date
27736-C00	COVER SHEET	A	14.11.2022
27736-C01	LEVEL AND DETAIL SURVEY PLAN	A	23.05.2022
27736-C02	PROPOSED SITE PLAN	E	16.11.2022
27736-C03	PROPOSED SEWER PLAN	H	16.11.2022
27736-C04	PROPOSED SEWER DETAILS AND LONGSECTION	B	14.11.2022
27736-C05	PROPOSED STORMWATER MANAGEMENT PLAN	F	16.11.2022
27736-C06	PROPOSED STORMWATER DETAILS	B	26.05.2022
27736-c07	PROPOSED SEDIMENT & EROSION CONTROL PLAN	D	16.11.2022
27736-C08	PROPOSED SEDIMENT & EROSION CONTROL DETAILS	C	14.11.2022

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

- **Full Name of Designer:** Luke Morris
- **Qualifications:** BE MIEAust CPEng (Reg)
- **Membership No:** 972897
- **Address of Designer:** 108/110 Market Street Mudgee NSW 2850
- **Business Telephone No:** 1300227676
- **Email:** luke@barnson.com.au
- **Name of Employer:** Barnson PTY Ltd

If you have any further enquiries regarding this matter, please contact the undersigned.

Yours faithfully

BARNSON PTY LTD



Luke Morris
BE MIEAust CPEng (Reg)
DIRECTOR