

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
- ☐ Stage E Construction

ADDRESS**189 Riverside Drive, Airds****NSW 2560****JOB NUMBER****BGWW7****PROJECT DESCRIPTION**

Construction of a boarding house containing 8 rooms, a communal room, two parking spaces including one accessible space, bike parking and associated landscaping.

I, Tony Gray being the Nominated Architect and registered Design Practitioner of "the firm"

Crawford Architects **certify that:**

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

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
1.1 Complies with project brief	A,B,C,D	✓	<input type="checkbox"/>	<input type="checkbox"/>	
1.2 Complies with outcomes of site investigation	A,B,C,D	✓	<input type="checkbox"/>	<input type="checkbox"/>	
1.3 Complies with outcomes of Feasibility Study	A	<input type="checkbox"/>	<input type="checkbox"/>	✓	
1.4 Complies with approved Concept Option and recommendations have been incorporated	B	<input type="checkbox"/>	<input type="checkbox"/>	✓	
1.5 Complies with the approved Design Development and recommendations have been incorporated	B,C	✓	<input type="checkbox"/>	<input type="checkbox"/>	
1.6 Complies with Development Consent or Part 5 Approval and Conditions	D,E	<input type="checkbox"/>	<input type="checkbox"/>	✓	
1.7 Consent conditions have been incorporated into drawings	D,E	<input type="checkbox"/>	<input type="checkbox"/>	✓	
1.8 Complies with Planners Compliance Report & checklists	C	✓	<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 type="checkbox"/>	<input type="checkbox"/>	
1.10a Complies with relevant legislation – Design and Building Practitioners Act	D,E	<input type="checkbox"/>	<input type="checkbox"/>	✓	
1.10b Complies with relevant legislation - State Environmental Planning Policy (Housing) 2021	A,B,C,D	✓	<input type="checkbox"/>	<input type="checkbox"/>	
Relevant LEP/DCPS	A,B,C,D	✓	<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"/>	
1.11 Complies with BCA	A,B,C,D	✓	<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 type="checkbox"/>	<input type="checkbox"/>	
1.13 Complies with Rural Fire Services requirements	A,B,C,D	✓	<input type="checkbox"/>	<input 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"/>	✓	

Architect's Certificate of Building Design Compliance



2. We have checked the compatibility and proper integration of the work, including drawings and reports, of all disciplines.	A,B,C,D	✓	<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 type="checkbox"/>	
4. List of relevant drawings and documents	A,B,C,D,E	✓	<input type="checkbox"/>	<input type="checkbox"/>	
5. Soft copy of all documents including CAD files provided	A,B,C,D,E	✓	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

A handwritten signature in blue ink, appearing to be "A. Roy", written over a horizontal line.

Signed _____ Date 23/04/04_____

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



MICHAEL ELL CONSULTING ENGINEERS PTY LTD

A.B.N 59 096 328 988

ATF THE ELL FAMILY TRUST A.B.N. 33 997 921 443

STRUCTURAL, STORMWATER & CIVIL ENGINEERS

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

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

ADDRESS

189 Riverside Drive , Airs

JOB NUMBER

BGWW7

PROJECT
DESCRIPTION

Boarding Housing development

I, Michael Ell being the Principal/Senior Partner/NSW Land and Housing Corporation Manager of **Michael Ell Consulting Engineers** ("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.

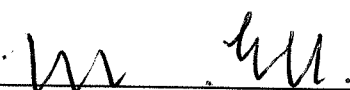
2. The design/documentation

	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"/>	

Architect's Certificate of Building Design Compliance

2.2 Complies with the provisions Design & Building Practitioners Act				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

Signed  Date 24/3/23

- 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.

189 RIVERSIDE DRIVE, AIRDS

Stormwater Drawing List

FILE NO:	DESCRIPTION	LATEST REVISION
22003-C01f	STORMWATER SITE DRAINAGE LAYOUT PLAN	F
22003-C02b	STORMWATER DETAILS	B
22003-C03d	EROSION AND SEDIMENT CONTROL PLAN	D
22003-C04	EROSION AND SEDIMENT CONTROL DETAILS	-

Architect's Certificate of Building Design Compliance



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- ☒ Stage C Development Assessment under either Part 4 or Part 5 of EP&A Act
- ☐ Stage D Tender Documentation
- ☐ Stage E Construction

ADDRESS

189 Riverside Drive Airds

JOB NUMBER

BGWW7

PROJECT
DESCRIPTION

Construction of a boarding house containing 8 rooms, a communal room, two parking spaces including one accessible space, bike parking and associated landscaping.

I, _____Brendan Maher_____ being the Principal of
_____Marline Newcastle Pty Ltd_____ ("the firm") **certify that:**

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

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
1.1 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
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 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Architect's Certificate of Building Design Compliance

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"/>	
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 Brendan Maher Date 10/01/2023

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 Design Compliance



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

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

ADDRESS

189 Riverside Drive Airds

JOB NUMBER

BGWW7

PROJECT
DESCRIPTION

Construction of a boarding house containing 8 rooms, a communal room, two parking spaces including one accessible space, bike parking and associated landscaping.

I, Brendan Maher being the Principal of Marline Newcastle Pty Ltd ("the firm") **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 checked="" type="checkbox"/>	

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

Signed Brendan Maher Date 10/01/2023

NOTE:

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Certificate of Design Compliance

SITE IMAGE
Landscape Architects



CERTIFICATE OF

LANDSCAPE

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

ADDRESS

189 Riverside Drive, Airds, NSW 2560

JOB NUMBER

BGWW7

PROJECT
DESCRIPTION

I, Nick Metcalf being the Director of Site Image ("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

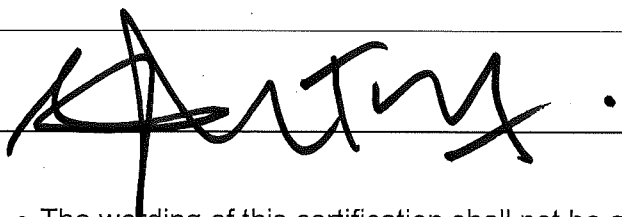
	YES	NO	N/A	Comments on any changes since last stage or non-compliances
2.1 Complies with the brief provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.2 Complies with the provisions Design & Building Practitioners Act	<input checked="" type="checkbox"/>	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

Certificate of 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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:

Signed



Date 03.04.2023

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.