

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

9-11 Stapleton Pde, St Marys NSW 2760

JOB NUMBER

BGUV3

**PROJECT
DESCRIPTION**

**Demolition of 3 existing dwellings, tree removal and
construction of a multi dwelling housing development
containing 14 dwellings including 8 townhouses and 6 villas,
parking for 9 vehicles and associated landscaping and site
works.**

I, PETER MORSON being the Nominated
Architect and registered Design Practitioner of "the firm"

MORSON GROUP **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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	
1.7 Consent conditions have been incorporated into drawings	D,E	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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 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 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 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:

Architectural Drawings issued on 27/02/2023 are included:

DA01-DA13; DA15-DA21; DA23-DA25; DA30; DA40 and DA41 _ Rev B

N01-N05 _ Rev B

EOS _ Rev B

Signed



Date

27/02/2023

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 HYDRAULIC SERVICES DOCUMENTATION COMPLIANCE

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

ADDRESS

9, 10 & 11 Stapleton Road, St Marys

JOB NUMBER

BGUV3

PROJECT
DESCRIPTION

I, Paul McDonald being the Principal/Senior Partner/NSW Land and Housing Corporation Manager of Inline Hydraulic Services ("the firm/NSW Land and Housing Corporation resource") **certify that:**

1. The Hydraulic (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 type="checkbox"/>	<input type="checkbox"/>	
2.2 Complies with the provisions Design & Building Practitioners Act	✓	<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 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 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"/>	Complies with Councils DCP. Council will not provide comment unless submitted to them via the DA process.
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:

We confirm compliance to Councils Biodiversity SEPP.

Signed



Date 19 July 2023

NOTE:

- The wording of this certification shall not be altered without the prior approval of NSW Land and Housing Corporation.

Certificate of Design Compliance

- 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.

Drawing Number	Drawing Description	Issue Number	Date
HDA01	Site Plan	P14	09.07.23
HDA02	Ground Floor Plan	P14	09.07.23
HDA03	First Floor Plan	P14	09.07.23
HDA04	Roof Plan	P14	09.07.23
HDA05		P14	09.07.23
HDA06	Sediment & Erosion Control Plan	P14	09.07.23
HDA07	Detail Sheet	P14	09.07.23

Paul Scrivener Landscape**A.B.N. 16 949 100 279****PO Box 4050 Ainslie ACY 2602****Phone: 02 9907 8011****www.scrivener-design.com****email: paul@scrivener-design.com**

CERTIFICATE OF LANDSCAPE/OTHER DESIGN

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

ADDRESS**9-, 10 & 11 Stapleton Parade. St Marys NSW****JOB NUMBER****BGWUH****PROJECT DESCRIPTION**

"Demolition of 3 existing dwellings, tree removal and construction of a multi dwelling housing development containing 14 dwellings including 8 townhouses and 6 villas, parking for 9 vehicles and associated landscaping and site works".

I, **Paul Scrivener** being the Principal/Senior Partner/NSW Land and Housing Corporation Manager of **Paul Scrivener Landscape** ("the firm/NSW Land and Housing Corporation resource") **certify that:**

1. The Landscape design 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"/>	
2.3 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"/>	
2.4 Complies with the approved Concept Design Option	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.5 Complies with Development Consent drawings and conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.6 Complies with Council requirements (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.7 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.8 Complies with applicable Australian Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.9 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:

Drawings number 22/2438 Issue K (Sheets 1-3 for DA) dated 20.6.2023

Signed *Paul Scrivener* Bach. App Sc (Env. Des) Bach Land Arch. LDI (registered 0285) **Date: 7.8.2023**

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.