

Certificate of 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
- ☐ Stage E Construction

ADDRESS

17 – 21 Kimberley, Merrylands

JOB NUMBER

BGYF2

PROJECT DESCRIPTION

Demolition of 2 no. existing dwellings (no. 19 and no. 21 Kimberley St) and tree removal and construction of a new two storey seniors housing development with 16 units (8 x 2 bed and 8 x 1 bed), at grade parking for 8 cars and associated landscaping, and consolidation of three lots into a single lot.

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:

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

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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:

The two-storey RFB proposal reflects the intended future development of the area, and reflects the residential character through varied setbacks, articulation of lobbies and balconies, privacy screens and integrated landscaping.

The option developed was recommended by LAHC at concept stage despite minor non-compliance with FSR and side-setbacks which will be supported by a planning statement. All other relevant controls are complied with.

The compact building layout maximises landscaping at the rear, giving amenity to the residents and neighbours. All units face primarily to the front or rear, minimising overlooking to the sides. The rear units face north giving good solar access, and all but two front units receive winter solar access from the side or from clerestory windows. Suitable summer shading is also provided.

Bedroom windows facing side boundaries have obscure glazing to ~1.5m ht for privacy. All bathroom windows are obscure glazed. Other habitable windows and balconies have privacy screening to mitigate overlooking.

Garbage bin enclosures are proposed in the front setback, on each of the main pedestrian entries which provides the most convenient location for residents. The enclosures have brick screen walls and screening planting in front to reduce visual impact.

The high value macadamia tree #12 is retained at the rear and the common open space is consolidated around this. New native planting will be provided including screening to side boundaries and more significant planting in deep soil zones.

An existing sewer crosses the site near the rear boundary, and the impact of the parking and retaining wall has been considered and is acceptable.

The site falls from east to west and slightly towards the rear. All stormwater from site will be collected in pits connecting to an OSD tank under the driveway (except for the 15% OSD bypass on the western side).

The closest Council street stormwater pit is located approx. 100m along the street outside No. 30 Kimberley St, thus a new kerb inlet pit will be required in front of the site and a stormwater extension to the Council pit. Overall, we believe the scheme presented gives the best balance of yield and amenity for the site.



Signed _____

Date 02-05-23

Certificate of Design Compliance

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 STORMWATER CIVIL DOCUMENTATION COMPLIANCE

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

ADDRESS

17 – 21 Kimberley Street, Merrylands NSW

JOB NUMBER

BGYF2

PROJECT DESCRIPTION

Demolition of 2 no. existing dwellings (no. 19 and no. 21 Kimberley St) and tree removal and construction of a new two storey seniors housing development with 16 units (8 x 2 bed and 8 x 1 bed), at grade parking for 8 cars and associated landscaping, and consolidation of three lots into a single lot.

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 Stormwater Civil 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"/>	At Part 5 Stage

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"/>	At Part 5 Stage
2.5 Complies with Council requirements (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comments
2.6 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At Part 5 Stage
2.7 Complies with applicable Australian Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	At Part 5 Stage
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 have liaised with Rajan from Cumberland City Council where we received Council's Pipe Drainage and Catchment Map on 19/04/2022. Formal In- Principle review responses from Council is yet to be received.

Signed  _____ Date 19/04/2023

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.

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

17-21 KIMBERLEY STREET MERRYLANDS

JOB NUMBER

BGYF2

PROJECT
DESCRIPTION

RESIDENTIAL FLAT DEVELOPMENT

I, CHAU BAO LY being the Principal/Senior Partner/NSW Land and Housing Corporation Manager of GREENLAND DESIGN ("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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.5 Complies with Council requirements (evidence attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	

COMMENTS:

ISSUED LANDSCAPE DRAWINGS: LA01 & LA02 (ISSUE E)

Signed



Date 24/04/2023

NOTE:

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- 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.