



SYDNEY
CENTRAL COAST
NEWCASTLE

PO Box 4400, East Gosford NSW 2250
02 4321 0503
PO Box 958, Newcastle NSW 2300
02 4929 1843

E: admin@ckds.com.au
W: www.ckds.com.au

ARCHITECT'S CERTIFICATE OF BUILDING DESIGN COMPLIANCE

- ☒ Stage A Concept Options
☐ Stage B Sketch Design (for exempt development only)
☒ Stage C Development Assessment under either Part 4 or Part 5 of EP&A Act
☐ Stage D Tender Documentation

| | |
|---------------------|--|
| ADDRESS | 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland |
| | Lots 111, 112, 116, and 117 DP 253956 |
| JOB NUMBER | BGTX2 |
| PROJECT DESCRIPTION | General Housing Development |

I, Stuart Campbell being the Nominated Architect of "the firm"

CKDS Architecture **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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 1.4 Complies with approved Concept Option and recommendations have been incorporated | B | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Accessible entry ramp from John T Bell Drive has been added as per access report |
| 1.5 Complies with the approved Sketch Design 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"/> | |
| 1.7 Consent conditions have been incorporated into drawings | A,B,C,D | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |

| | | | | | | |
|------|--|------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| 1.8 | Complies with Planners Compliance Report & checklists | C | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 1.9 | Complies with LAHC Design Standards | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 1.10 | Complies with relevant legislation - SEPP SL ARH SEPP Relevant DCPS | | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Housing SEPP |
| 1.11 | Complies with BCA | | <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"/> | |
| 1.13 | Complies with relevant standards including AS 4299 (Adaptable Housing) & AS 1428 (Access & Mobility) | A,B,C,D | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Due to flood prone land. Site complies with LHA Silver Level and AS1428.1 only. |
| 1.14 | Complies Rural Fire Services requirements | A,B,C,D | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 1.11 | Complies with other relevant statutory requirements e.g. RTA list as required | A,B,C,D | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2. | As Primary Consultant, 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. | 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

Date 02.09.22_____

NOTE: The wording of this certification shall not be altered without the prior approval of NSW Land and Housing Corporation, Department of Planning, Industry 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.

CKDS Architecture
3/23 Watt St, Newcastle
NSW 2300

Date: 2 September, 2022
Reference no: 4214

ATTENTION: Ben Rapley

Fire Hydrant Coverage from street hydrants

Subject Premises: 38-40 John T Bell Drive, Maryland, NSW 2287

We McCallum Plumbing & Fire Consultants Australia being Hydraulic services design consultants hereby certify that the existing street hydrants on John T Bell Drive and Matfen Close is adequate to provide fire hydrant coverage to the proposed buildings as shown in latest architectural drawings prepared by CKDS Architecture (Drawing no A-1001, Revision B and Drawing no A-1002, Revision B) in accordance with the relevant provisions of the standard building codes listed below.

- BCA 2019 Amendment 1, Vol. 1 Clause E.1.3 – Fire Hydrants (Fire Hydrant coverage achieved from street hydrants)
- AS 2419.1 – 2005 – Fire Hydrant Installations Part 1: System Design, Installation and Commissioning. (Fire Hydrant coverage achieved from street hydrants)

Sincerely,



Robert McCallum (Director)
ASSOC.DIP. ENG.(PLUMB.), M.HCAA, OMIEAust
Fire Systems Design Accreditation FSD51647

CERTIFICATE OF LANDSCAPE DESIGN DOCUMENTATION COMPLIANCE

- X Concept Design Stage**
X Development Application Stage (Sketch Plans Stage where DA is not required)
Tender Documentation

ADDRESS UNIT 1/ 28 ADELAIDE STREET
EAST GOSFORD NSW 2250

JOB NUMBER BGTX2

PROJECT DESCRIPTION GENERAL HOUSING DEVELOPMENT
38-40 JOHN T BELL DRIVE & 31-33 MATFEN CLOSE, MARYLAND

I, Geoffrey Olson being the Director of Xeriscapes **certify that:**

1. The Landscape 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 |
|--|--------------------------|--------------------------|--------------------------|
| 2.1 Complies with the brief provided | X | <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 | X | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.3 Complies with the approved Concept Design Option | X | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.4 Complies with approved sketch plans | X | <input type="checkbox"/> | <input type="checkbox"/> |
| 2.5 Complies with Development Consent drawings and conditions | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 2.6 Complies with Council requirements (evidence attached | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 2.7 Complies with the BCA (including Essentials Services) | <input type="checkbox"/> | <input type="checkbox"/> | X |
| 2.8 Complies with applicable Australian Standards | X | <input type="checkbox"/> | <input type="checkbox"/> |
| Complies with other relevant Statutory requirements (please specify) | X | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. We have advised the Primary Consultant of design changes carried out by us that could impact on the architectural design and other disciplines. | X | <input type="checkbox"/> | <input type="checkbox"/> |
| List of relevant drawings and documents is attached | X | <input type="checkbox"/> | <input type="checkbox"/> |

COMMENTS:

Signed



Date 17th June 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 Primary Consultant 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.

17th June 2022
Our Ref# 20129

NSW Land & Housing Corporation
c/- CKDS Architecture
Level 3
23 Watt Street
Newcastle NSW 2300

Attention: Ben Rapley

**RE: GENERAL NOUSING PROJECT, 38-40 JOHN T BELL DRIVE & 31-33 MATFEN CLOSE, MARYLAND
LANDSCAPE DESIGN CERTIFICATION COMPLIANCE**

Dear Ben,

We certify that the landscape documentation has been completed in accordance the minimum regulatory guidelines & statutory requirements. The relevant Australian standards are as follows:

- AS1428.1 -2019 Design for Access & Mobility
- AS4454-2012 Soils, Conditioners & Mulches
- AS4970-2009 Tree Protection on Development Sites
- AS2303-2018 Tree Stock for Landscape Use

Council Planning guidelines referred to in the preparation of the landscape documentation is as follows:

- Newcastle Local Environmental Plan (LEP) 2012
- Newcastle Development Control Plan (DCP) 2012

The landscape documentation prepared in accordance with this landscape design compliance is as follows:

| Doc # | Document Name | Revision |
|--------------|---------------------------|-----------------|
| DA-L000 | Coversheet | A |
| DA- L001 | Landscape Plan | A |
| DA- L201 | Precedent Images | A |
| DA-L301 | Indicative Plant Schedule | A |

Please contact me directly if you require any further clarification regarding this landscape design compliance certification.

Kind Regards,

Geoff Olson



Director

BLArch - 1st Class Honours (UWA)
AILA Registered Landscape Architect #1288

Level 1, 215 Pacific Highway
Charlestown NSW 2290
02 4943 1777
newcastle@northrop.com.au
ABN 81 094 433 100

27 July 2022

NL202298

CKDS Architecture
Ben Rapley
224 Maitland Road
Newcastle NSW 2300

Dear Ben,

Re: 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland

We, Northrop Consulting Engineers Pty Ltd, being professional engineers, certify the Civil Drawings as per the attached transmittal were prepared:

- (a) Under the supervision of a professional civil engineer registered under NER.
- (b) In accordance with the requirements of AS3500 Part 3: 'Stormwater Drainage';
- (c) In accordance with the relevant civil requirements of the Building Code of Australia 2019.
- (d) Generally In accordance with the relevant civil requirements of City of Newcastle's DCP 2012.

This certificate shall not be construed as relieving any other party of their responsibilities.

Yours sincerely,



Kane Sinclair
Civil Engineer
BEng (Civil Hons) MIE Aust CPEng NER (Civil)

This certificate is provided to you for your sole benefit and only for the purpose of the 38-40 John T Bell Drive & 31-33 Matfen Close, Maryland project. You may not provide this certificate to any third party without our prior written consent. A third party may not rely on this certificate unless otherwise agreed in writing us, or required by law. To the extent permitted by law, we disclaim and exclude all liability for any loss, damage, cost or expense suffered by any third party relating to or resulting from the unauthorised use or, or reliance on, any information contained in this certificate

| | | Date |
|-------------|----|------------|
| Prepared by | KS | 27/07/2022 |
| Checked by | CS | 27/07/2022 |
| Admin | HB | 27/07/2022 |

- Northrop Engineers owns the copyright of all documents listed in this transmittal.
- The recipient is only entitled to use the documents for the specific purpose as noted in this transmittal.
- The recipient is not entitled to pass on the documents to any third party without prior written permission from Northrop Engineers.
- If the recipient makes any changes to the documents without written consent from Northrop Engineers, the recipient agrees to indemnify Northrop Engineers for any loss suffered in connection with or arising out of those changes.
- Northrop Engineers does not warrant the accuracy of any existing structure/services/equipment shown indicatively on our drawings. The recipient should independently verify the accuracy of any such items. If the recipient discovers any errors in the documents, they must notify Northrop Engineers promptly.
- Northrop Engineers does not warrant that the documents are free from viruses or other malicious software. The recipient is responsible for having adequate IT security systems in place.