



SYDNEY  
CENTRAL COAST  
NEWCASTLE

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- ☐ 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

36-38 Birdwood Avenue, Pagewood NSW

JOB NUMBER

BGYGN

PROJECT  
DESCRIPTION

Seniors Housing

2 x 2 Bedroom Units & 8 x 1 Bedroom Units

I, Stuart Campbell being the Nominated Architect and registered Design Practitioner of “the firm”  
CKDS Architecture Pty Ltd **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 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 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"/>	A Service Protection report has been organised but not yet obtained.
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.11	Complies with BCA	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer BCA Report prepared by Phillip Chun.
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Landscape and civil design certificates are included as requested
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:**

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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 LANDSCAPE DESIGN DOCUMENTATION COMPLIANCE

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

**ADDRESS** 36-38 BIRDWOOD AVENUE  
PAGEWOOD NSW 2035

**JOB NUMBER** BGYGN

**PROJECT DESCRIPTION** GENERAL HOUSING DEVELOPMENT  
36-38 BIRDWOOD AVENUE PAGEWOOD

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	<b>X</b>	<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	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>
2.3 Complies with the approved Concept Design Option	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>
2.4 Complies with approved sketch plans	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>
2.5 Complies with Development Consent drawings and conditions		<input type="checkbox"/>	<b>X</b>
2.6 Complies with Council requirements ( evidence attached		<input type="checkbox"/>	<b>X</b>
2.7 Complies with the BCA (including Essentials Services)	<input type="checkbox"/>	<input type="checkbox"/>	<b>X</b>
2.8 Complies with applicable Australian Standards	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>
Complies with other relevant Statutory requirements (please specify)	<b>X</b>	<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.	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>
List of relevant drawings and documents is attached	<b>X</b>	<input type="checkbox"/>	<input type="checkbox"/>

### COMMENTS:

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Signed



Date 09<sup>th</sup> March 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 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.

9<sup>th</sup> March 2023  
Our Ref# 22091

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

Attention: Christina Goodman

**RE: GENERAL NOUSING PROJECT, 36-38 BIRDWOOD AVENUE, PAGEWOOD NSW 2035  
LANDSCAPE DESIGN CERTIFICATION COMPLIANCE**

Dear Christina,

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:

- Bayside City Council Development Control Plan (DCP) 2021
- Bayside City Council Local Environmental Plan (LEP) 2021

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

<b>Doc #</b>	<b>Document Name</b>	<b>Revision</b>
DA-L000	Coversheet	A
DA-L101	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

# Certificate of Design Compliance



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

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

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

ADDRESS

36-38 Birdwood Ave

Pagewood NSW 2035

JOB NUMBER

NL213392

PROJECT  
DESCRIPTION

LAHC Pagewood Seniors Housing

I, Kane Sinclair <sup>Senior Engineer</sup> being the ~~Principal~~ <sup>Senior Partner</sup> of ~~NSW Land and Housing Corporation~~ <sup>Northrop Consulting Engineers</sup> (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"/>	

# Certificate of Design Compliance

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"/>	
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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.1 List of relevant drawings and documents is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

## COMMENTS:

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Signed



Date

01/03/23

## 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.

17 January 2023

NL213392

CKDS Architecture  
Christina Goodman  
L3, 23 Watt Street  
Newcastle NSW 2300

Dear Christina,

**Re: LAHC Pagewood Development**

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 Botany's DCP 2013 and Stormwater Management Technical Guidelines.

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 LAHC Pagewood Development 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	TVK	17/01/2023
Checked by	KS	17/01/2023
Admin	BBR	17/01/2023



**Subject:** RE: 21160 LaHC Pagewood - AM2 Part 5 Submission comments  
**Date:** Wednesday, 1 March 2023 at 11:11:35 am Australian Eastern Daylight Time  
**From:** Thomas van Koeverden  
**To:** Ben Rapley, Christina Goodman  
**CC:** File, Christian Kirrage, Kane Sinclair  
**Attachments:** image017.png, image018.png, image019.png, image020.png, image021.png, image022.png, image023.png, image024.png, image025.png, image026.png, image027.png, image028.png, image029.png, image030.png, image031.png, image032.png, image033.png, NL213392\_M02\_LAHC Pagewood\_Civil Design Certificate\_Rev A.KS.pdf

Hi Ben,

Please find attached Northrop's Signed Design Certificate for LAHC Pagewood.  
I can confirm I spoke to Councils Representative 'Gary' On 18.08.22. I apologise for not knowing his last name as he did not provide that to me.

If you have any questions feel free to give me a call to discuss.

Kind regards

**Thomas van Koeverden**

Civil Engineer

*My hours are 8:30am to 5pm, Monday to Friday.*

*Northrop supports working flexibly as it encourages inclusiveness throughout our industry.*

**Northrop Consulting Engineers**

**T** 02 4943 1777 | **M** 0400 224 341

Level 1, 215 Pacific Highway Charlestown NSW 2290

PO Box 180 Charlestown NSW 2290

[www.northrop.com.au](http://www.northrop.com.au)



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**From:** Ben Rapley <brapley@ckds.com.au>

**Sent:** Monday, 27 February 2023 12:30 PM

**To:** Christina Goodman <cgoodman@ckds.com.au>; Thomas van Koeverden  
<Tvkoeverden@northrop.com.au>

**Cc:** File <file@ckds.com.au>; Christian Kirrage <christian@northrop.com.au>; Kane Sinclair  
<KSinclair@northrop.com.au>

**Subject:** Re: 21160 LaHC Pagewood - AM2 Part 5 Submission comments

Hi Thomas,

I'm compiling the Part 5 Activity with Christina today to lodge with LAHC.

Are you able to send across the design certificate (in LAHC format) by COB today.

We will attached your summary with Council but are you able to confirm the date and the person you discussed this with if possible.

Kind Regards,

**Ben Rapley**

Senior Associate

Registered Architect NSW ARB 8543