

# 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**

2-10 Birch Street,

North St Mary's NSW 2760

**JOB NUMBER**

BGYVZ

**PROJECT  
DESCRIPTION**

Seniors Living Development

I, DANIEL DONAI being the Nominated Architect and registered Design Practitioner of “the firm” DTA ARCHITECTS **certify that:**

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

| 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 Design 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"/>            |   |
|   | A,B,C,D | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |
| Relevant LEP/DCPS 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"/>            |   |
| 2. We have checked the compatibility and proper integration of the work, including                        | A,B,C,D | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |   |

|  |           |                                     |                          |                          |  |
|--|-----------|-------------------------------------|--------------------------|--------------------------|--|
| drawings and reports, of all disciplines.  |           |                                     |                          |                          |  |
| 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:**


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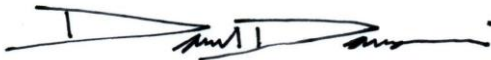


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Signed



Date 23/06/2023

**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

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

**ADDRESS** 2-10 Birch Street, NORTH ST MARYS  
**JOB NUMBER** BGYVZ  
**PROJECT DESCRIPTION** Seniors Living Development

I, Raymond Paul Fuggle being the Principal of Ray Fuggle & Associates Pty Ltd ("the firm") **certify that:**

1. The Landscape design/documentation prepared by the firm 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   | <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/housing 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 approved sketch plans  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2.5 Complies with Development Consent drawings and conditions  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.6 Complies with Council requirements   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 2.7 Complies with the BCA (including Essentials Services)  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.8 Complies with applicable Australian Standards  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| Complies with other relevant Statutory requirements (please specify)   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| List of relevant drawings and documents is attached  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### COMMENTS:



Signed

Date 15/06/2023

### NOTE:

- The wording of this certification shall not be altered without the prior approval of Land and Housing Corporation, Housing NSW.
- 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, Land and Housing Corporation, at the completion of each design stage.



## CERTIFICATE OF CIVIL DESIGN/ DOCUMENTATION COMPLIANCE

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

|                            |   |
|----------------------------|---|
| <b>ADDRESS</b>             | <b>2-10 Birch Street, North St Marys NSW 2760</b> |
| <b>JOB NUMBER</b>          | <b>BGYVZ</b>                                      |
| <b>PROJECT DESCRIPTION</b> | <b>Seniors Housing Development</b>                |

I, Michael Pereira being the Principal of MSL Consulting Engineers **certify that:**

- The Civil design/documentation prepared by MSL Consulting Engineers 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"/>            |   |
| 2.3 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| 2.5 Complies with Development Consent drawings and conditions   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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:**

Cut and fill plan has been carried out with limited survey information. MSL does not take any responsibility for the accuracy of the volumes.

---

Signed

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

Date

23/06/2023

**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 STORMWATER DESIGN/ DOCUMENTATION COMPLIANCE

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

|                            |  |
|----------------------------|--|
| <b>ADDRESS</b>             | <b>2-10 Birch Street &amp; 20 Debrincat Avenue</b> |
|                            | <b>North St Marys NSW 2760</b>                     |
| <b>JOB NUMBER</b>          | <b>BGYVZ</b>                                       |
| <b>PROJECT DESCRIPTION</b> | <b>Seniors Housing Development</b>                 |

I, Michael Pereira being the Principal of MSL Consulting Engineers **certify that:**

- The Stormwater design/documentation prepared by MSL Consulting Engineers 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"/>            |   |
| 2.3 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |   |
| 2.5 Complies with Development Consent drawings and conditions   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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:**

I hereby certify that the design is in accordance with normal engineering practice and meets the requirements of the Institution of Engineers' Publication "Australia Rainfall and Runoff" (2019), Penrith City Council's DCP.

In particular the design is in accordance with the following: AS 3500-2021

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Signed



Date

23/06/2023

**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.



SUSTAINABLE BUILDING SERVICES CONSULTANTS  
CIVIL, FIRE PROTECTION & HYDRAULIC DESIGN SERVICES  
FIRE HYDRANTS, FIRE HOSE REEL & FIRE SPRINKLER DESIGN  
SPECIALIST TRADE WASTE CONSULTING  
SPECIALIST CIVIL & HYDRAULIC SERVICES ESTIMATING  
SIPHONIC DRAINAGE SYSTEMS DESIGN  
GAS CO-GENERATION AND AIR CONDITIONING SYSTEMS  
WINDOW & RESIDENTIAL FIRE SPRINKLERS (9a & 9c)  
BUSHFIRE PROTECTION & SPRINKLER CONSULTING  
SOLAR HOT WATER SYSTEM DESIGN & CONSULTING  
**BASIX** STORMWATER DRAINAGE SYSTEMS  
GREY & RAINWATER REUSE SYSTEMS DESIGN  
ON SITE SEWAGE TREATMENT & DISPOSAL SYSTEMS DESIGN  
EDITORS OF THE **AUSTRALIAN PLUMBING COST GUIDE**

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**T - (02) - 9709-5705**

**F - (02) - 9796-2272**

**E - mail@nevillebrown.com.au**

**W - www.nevillebrown.com.au**

## CERTIFICATE OF HYDRAULIC DESIGN DOCUMENTATION COMPLIANCE

- ☐ Concept Design Stage.
- ☒ Development Application Stage (Sketch Plans Stage where DA is not required)
- ☐ Tender Documentation Stage

**ADDRESS:** 2-10 Birch Street, North St Marys NSW 2760

**JOB NUMBER:** BGYVZ

**PROJECT DESCRIPTION:** Seniors Housing Development

I, Stuart Brown, being the principal of Abel & Brown certify that:

1. The Hydraulic design/documentation prepared by Abel & Brown has been fully checked and is adequate for the purposes of the project.

| 2 The Design Documentation: |   | Yes                                 | No                       | N/A                                 |
|-----------------------------|---|-------------------------------------|--------------------------|-------------------------------------|
| 2.1                         | Complied 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"/>            |
| 2.3                         | Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation             | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.4                         | Complies with the approved Concept Design Option  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.5                         | Complies with Development Consent drawings and conditions   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.6                         | Complies with Council requirements (evidence attached   | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2.7                         | Complies with the BCA (including essential services)  | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 the architectural design and other disciplines. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| 3.1                         | List of all relevant drawings and documents is attached   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |

Signed:



Date: Friday, 2 June 2023

# ABEL & BROWN PTY LTD.

## DRAWING REGISTER/TRANSMITTAL FORM

PROJECT NO.  SHEET NO.

PROJECT

DATE OF ISSUE


DISTRIBUTION

| DRAWING NO. | TITLE | Issue |
|-------------|-------|-------|
|-------------|-------|-------|

|      |                          |   |
|------|--------------------------|---|
| H-01 | Legend & Notes           | B |
| H-02 | Site / Ground Floor Plan | B |
| H-03 | First Floor Plan         | B |
| H-04 | Roof Plan                | B |
|      |                          |   |
|      |                          |   |
|      |                          |   |
|      |                          |   |
|      |                          |   |
|      |                          |   |
|      |                          |   |

REASON FOR ISSUE

ISSUED BY



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