

## 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 16 Lowana Street, Villawood

JOB NUMBER BGZKN

PROJECT DESCRIPTION Manor House Development of 4Units (2 x 3 Bed & 2 x 2 Bed) & associated site works including car parking and demolition of existing dwelling and removal of trees.

I, Eduardo Tapia being the Nominated Architect and registered Design Practitioner of “the firm” DKT Studio Pty. Ltd. **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 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"/>	
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 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"/>	
	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					
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 checked="" 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"/>	

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 13 March 2024

**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.

## DRAWING LIST

### ARCHITECTURAL

COVER PAGE	A00	C
SITE AND BLOCK ANALYSIS	A01	C
DEMOLITION PLAN	A02	C
SITE PLAN	A03	C
GROUND FLOOR PLAN	A04	C
FIRST FLOOR PLAN	A05	C
ROOF PLAN	A06	C
ELEVATIONS	A07	C
SECTIONS AND FENCE DETAILS	A08	C
CUT AND FILL	A09	C
GFA DIAGRAMS	A10	C
SHADOW DIAGRAMS	A11	C
VERTICAL SHADOWS	A12	C
VIEW FROM THE SUN	A13	C
SCHEDULE OF FINISHES	A14	C

## STORMWATER DESIGN STATEMENT

**PROJECT:** Proposed Homes NSW Residential Development

**DATE:** 11<sup>th</sup> March 2024

**CLIENT:** DKT Studio

**REFERENCE:** 221048

**ADDRESS:** 16 Lowana Street, Villawood NSW 2163

**ELEMENTS:** Stormwater Drainage Design

**DRAWINGS:**

GREENVIEW CIVIL SHEET LIST		
No.	SHEET NAME	REV.
C01	NOTES & LEGENDS	3
C02	GROUND FLOOR DRAINAGE PLAN	3
C03	SITE STORMWATER DETAILS SHEET 1	3
C04	COUNCIL STORMWATER GIS MAP	2
ESM1	NOTES & LEGENDS	2
ESM2	ENVIRONMENTAL SITE MANAGEMENT PLAN	2

We confirm that the above design is in accordance with normal engineering practice and meets the requirements of the National Construction Code, and relevant Australian standards. In particular, the design is in accordance with the following:

REFERENCE	TITLE
ARR 2019	Institution of Engineers' publication "Australian Rainfall and Runoff" (2019)
Canterbury Bankstown City Council	Council's "Stormwater Management DCP"
AS3500.3: 2021	Stormwater Drainage
NCC 2022 Volume 1	Part F1D3 Stormwater Drainage

We confirm that the computations for the design have been carried out by a practicing qualified Engineer.

Yours faithfully,

For & on behalf of Greenview Consulting,

**Prepared by:**



Ralph Camilet

Civil Designer

**Reviewed by:**



Alistair McKerron B.E., M.I.E.(Aust.), CP Eng., NPER no 2220277

Project Engineer

## CERTIFICATE OF LANDSCAPE DESIGN / DOCUMENTATION COMPLIANCE

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

**ADDRESS** 16 Lowana Street, VILLAWOOD  
**JOB NUMBER** BGZKN  
**PROJECT DESCRIPTION** Proposed Manor House

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

### COMMENTS:

Landscape Plans L 01 – Issue C



Signed

Date 11/03/24

### 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.