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CERTIFICATE OF STORMWATER DESIGN COMPLIANCE

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

ADDRESS

10-14 Munmurra Rd & 5 Bernadotte St, Riverwood

JOB NUMBER

BGZEE

PROJECT DESCRIPTION

Seniors development with on grade parking and new landscape works for 16 units, consisting of 8 x 1-bedroom & 8 x 2-bedrooms.

I, Scott McMillan being the Civil Manager of Jones Nicholson Pty Ltd ("the firm") **certify that:**

- The Stormwater design 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	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"/>	

2.3 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 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 (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Georges River DCP Part 3 2022 & Development Stormwater Management Policy 2021
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"/>	AS3500.3:2021
2.9 Complies with other relevant Statutory requirements (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally complies with Institute of Engineers Australian Rainfall and Runoff 2019
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:

Drawing list includes: CSK01 Site Stormwater Plan – G / CSK02 Level 1 Stormwater Plan – G / CSK03 Roof Stormwater Plan – G / CSK04 WSUD Plan - G

Signed



Date 14/06/2024

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.

APPENDIX A1 - DA Stormwater and OSD Documentation Checklist



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DA – Stormwater & OSD Documentation Checklist

Advisory Notes:

- This form is to be completed by a Qualified and Practising Engineer on the National Engineer Register (NER) in Civil Engineering, specialising in stormwater modelling and design.
- This form will ensure a more amenable and cost effective design is submitted to Council to avoid delays in the assessment and approval of applications.
- The Qualified and Practising stormwater design engineer must complete and sign this checklist as any inaccurate or incomplete documentation will result in assessment delay or application being returned.
- Stormwater Design and Documents must be prepared taking into consideration Council's Stormwater Management Policy - 2020 (SMP) and other relevant Policies.
- Notwithstanding (a) above a project designer can complete this checklist if:
 - The works comprise alterations and additions to residential development &
 - OSD is not required (Ref – Section 4.4 of SMP) &
 - The site is not flood affected &
 - No absorption or charged drainage system proposed &
 - Connection is to an existing system (with details submitted) or the site drains by gravity to the street

For advice please contact Customer Service on (02) 9330 6400 (8.30am-5.00pm Monday to Friday).

Part 1 - Property Details

Unit No.:	House No.: 10-14 & 5		
Street Name: MUNMURRA & BERNADOTTE	Suburb RIVERWOOD	Postcode: 2210	
Lot No: 57-60	DP/SP: 35818		
DA Number:			

Part 2 – Registered and Qualified Stormwater Design Engineer's Details


Company name & ABN:	JONES NICHOLSON PTY LTD	51 003 316 032
Registered Stormwater Design Engineer's Current Accreditation Number (NER):	2465653	
Is the Engineer accredited to carry out Design of Stormwater and OSD Systems:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Full Given Name(s):	SCOTT McMILLAN	
E-mail address:	scottm@jn.com.au	
Contact No.:	02 9521 3088	
Address:	SUITE 45, 40-44 BELMONT ST, SUTHERLAND NSW 2232	

Part 3 – Stormwater & OSD Design Plans Checklist				
No.	Items	Yes (✓)	No (✓)	N/A (✓)
1.	Plan Preparation (Ref. – Section 2 of SMP)			
1.1	Stormwater Design Preparation and Documents have been prepared in compliance with Council's Stormwater Management Policy – 2020 (SMP) and other relevant Policies.	✓		
1.2	Name, Signature and NER number of the Stormwater Engineer are clearly indicated on all submitted drawings, certificates, documents and reports.	✓		
1.3	Site inspection undertaken in preparation of the stormwater system design.		✓	
1.4	<p>The stormwater plans:</p> <ul style="list-style-type: none"> Are based on a Survey Plan prepared by a Registered Surveyor. Provide spot and contour levels (to m AHD). Provide location of any existing easements. Provide location of any existing trees and structures. Include north point, date and scale. 	✓		
1.5	<p>Does the development require OSD? (Ref. – Section 4.3 & 4.4 of SMP)</p> <p>If Yes:</p> <p>Submit site impervious area calculation form (A7).</p>	✓		
1.6	<p>Has the stormwater system or OSD system been designed in accordance with:</p> <ul style="list-style-type: none"> Georges River Council's requirements. (Ref – Section 4 of SMP) 	✓		
1.7	<p>Stormwater concept plans correspond and consistent with:</p> <ul style="list-style-type: none"> Architectural Plans. Landscape Plans (no conflict between stormwater infrastructure, trees to be retained or planted and landscaped areas including deep soil). 	✓		
1.8	<p>Construction of new Stormwater Infrastructure</p> <p>If construction of new stormwater infrastructure within the road network or public space is proposed, design details including pipeline long – sections to be provided.</p>			✓

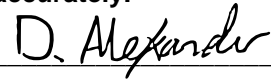
2	Flood Affected			
2.1	<p>Is the site (whole or partly) affected by flood as per the 1% AEP flood maps?</p> <p>If Yes:</p> <ul style="list-style-type: none"> a. Submit Flood Impact Assessment Report for 1% AEP storm events and input/output read files. <p>(Must only be prepared by a registered NER Engineer experienced in flood modelling and noted in the report)</p> <ul style="list-style-type: none"> b. Design complies with the flood control matrix requirements of Section 6.8 of the SMP. 		✓	
3.	Stormwater System			
3.1	<p>Is there a Council stormwater pipe traversing the site or within close proximity to the site?</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Submit an Overland Flow Assessment Report for 1% AEP storm events. <p>(Must only be prepared by a registered NER Engineer experienced in flood modelling and noted in the report)</p>	✓		
3.2	Can the stormwater system drain by gravity to the street frontage of the site? (Ref. Section 3.3 of SMP)	✓		
3.3	<p>Is a charged system proposed? (Ref. Section 3.4.2 of SMP)</p> <p>If Yes:</p> <ul style="list-style-type: none"> a. Is there a gravity discharge from the property boundary to the street kerb and gutter? b. Is it draining to the natural sub catchment? 		✓	
3.4	<p>Are absorption trenches proposed? (Ref. Section 3.4.4 of SMP)</p> <p>If Yes:</p> <ul style="list-style-type: none"> a. Is the site located in a suburb as prescribed in Section 3.4.4.1 of the Stormwater Management Policy? b. Is the design supported by a geotechnical report? 		✓	

3.5	Is connection to an existing drainage system on site proposed? (Ref. Section 3.4.5 of SMP) If Yes: Have the full details of the existing drainage system been provided?		✓	
3.6	Is an easement over downstream property or properties required to drain the site by gravity? (Ref. Section 3.4.5.3 of SMP) If Yes: 1. This is indicated on submitted Plan No 2. Has the permission of downstream property owners been obtained for any easements? If yes, this approval must be lodged with the stormwater plans / documentation. 3. If the site already benefits from an existing drainage easement, has a recent Title Search been provided?		✓	

Part 4 – Registered and Qualified Stormwater Engineers' Declaration

Declaration	<p>I confirm that as the NER Registered Stormwater Design Engineer responsible for designing the stormwater system associated with this development proposal that I have done so with a full understanding of the relevant Council requirements and have read, understood and completed this checklist accurately.</p> <p></p> <p>Registered Stormwater Design Engineer's Signature</p> <p>Date <u>14</u> / <u>06</u> / <u>2024</u></p>
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Part 5 – Project Designer's Declaration

<p>Declaration</p> <p><i>(Applicable only when advisory note (e) has been fully achieved)</i></p>	<p>I confirm that as the Project Designer responsible for designing the stormwater system associated with this development proposal that I have done so with a full understanding of the relevant Council requirements and have read, understood and completed this checklist accurately.</p> <p></p> <p>Project Designer's Signature</p> <p>Date <u>14</u> / <u>06</u> / <u>2024</u></p>
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Full Given Name(s): DYLAN JACK ALEXANDER

E-mail address: dylana@jn.com.au

Contact No.: (02) 8973 2000

Address: LEVEL 8, 49 YORK STREET SYDNEY NSW 2000

TOTAL SITE AREA = 2494.1 m²

Surface Type	Area	Impermeable Factor	Impermeable Area
Roof	861.3 m ²	1.00	861.3 m ²
Driveway (concrete)	453.9 m ²	1.00	453.9 m ²
Paths/Private Open Spaces (concrete)	190.7 m ²	1.00	190.7 m ²
TOTAL IMPERMEABLE SITE AREA			1505.9 m² (60.4%)

14 June 2024

Craig Shelsher
Custance Associates Australia Pty Ltd
Level 3, 87 – 89 Foveaux Street
SURRY HILLS NSW 2000



Our Ref: N0211373-CRPT.03B

Dear Craig,

Re: Stormwater DA Drainage Design Certificate

Project: Seniors Development - Riverwood
Client: Custance Associates Australia Pty Ltd
10-14 Munmurra Road & 5 Bernadotte Street
Address: Riverwood NSW 2210
Australia

- CSK01 SITE STORMWATER PLAN-G
- CSK02 LEVEL 1 STORMWATER PLAN-G
- CSK03 ROOF STORMWATER PLAN-G
- CSK04 WSUD PLAN-G

Drawing Nos:

We confirm that the enclosed drainage design has generally been prepared in accordance with the Institution of Engineers' publication "Australian Rainfall and Runoff" (2019), Georges River DCP Part 3 2022 & Development Stormwater Management Policy 2021.

Yours sincerely,

A handwritten signature in black ink, reading 'D. Alexander'.

Dylan Alexander
Civil Design Engineer

Reviewed by
For and on behalf of JN
Yours faithfully

A handwritten signature in black ink, reading 'S. McMillan'.

Scott McMillan
Civil Manager
BE (Hons) DipEngPrac MIEAust CPEng NER 2465653

jn.com.au

JONES NICHOLSON PTY LTD
ABN: 51 003 316 032

BRISBANE
GOLD COAST
SINGLETON
SOUTHERN HIGHLANDS

SYDNEY-CBD
SUTHERLAND
WOLLONGONG
GOULBURN

Architect's Certificate of Building Design Compliance

CUSTANCE

- ☐ 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**10-14 Munmurra Rd & 5 Bernadotte St, Riverwood****JOB NUMBER****BGZEE****PROJECT DESCRIPTION****Seniors development with on grade parking and new landscape works for
16 units, consisting of 8 x 1-bed and 8 x 2-bed dwellings**

I, _____Craig Shelsher_____ being the Nominated Architect and registered Design Practitioner of "the firm"
_____Custance Associates_____ **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"/>	Responds to the site investigations.
1.3 Complies with outcomes of Feasibility Study	A	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this stage
1.4 Complies with approved Concept Option and recommendations have been incorporated	B	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this stage
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"/>	Generally in accordance with these documents
1.6 Complies with Development Consent or Part 5 Approval and Conditions	D, E	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this stage
1.7 Consent conditions have been incorporated into drawings	D, E	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this stage
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"/>	Not applicable to this stage
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"/>	Generally in accordance with Housing SEPP principles.
Relevant LEP/DCPS	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Not a part 4 application. Complies where applicable.
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not complying development
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"/>	Not in a bushfire zone
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 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:



Signed _____ Date 14/06/2024

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.

(CONSULTANT LETTERHEAD)

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

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

ADDRESS

10-14 Munmurra Rd & 5 Bernadotte St, Riverwood.

JOB NUMBER

BGZEE

PROJECT DESCRIPTION

 Seniors development with on grade parking and new landscape works for
 16 units, consisting of 8 x 1-bedroom & 8 x 2-bedrooms

 I, Ross Shepherd being the Director of Site Image Landscape Architects ("the firm") **certify that:**

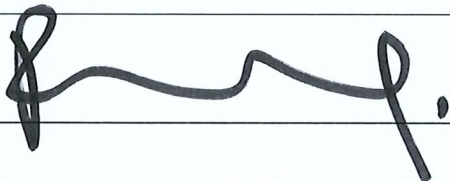
1. The ~~Electrical/Hydraulic/Structural/Landscape/other (select applicable)~~ design/documentation prepared by the firm has been fully checked and is adequate for the purposes of the project.

2. The design/documentation	Yes	No	N/A	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"/>	Not required until stage D and E

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 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"/>	Not applicable to this stage.
2.6 Complies with Council requirements (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Georges River DCP Part 3 2022 & Development Stormwater Management Policy 2021
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"/>	AS3500.3:2021
2.9 Complies with other relevant Statutory requirements (please specify)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally complies with Institute of Engineers Australian Rainfall and Runoff 2019
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"/>	Nil to report other than resolving through the consultative iterative design process.
3.1 List of relevant drawings and documents is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

Signed



Date

14/6/24

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.