

Architect's Certificate of Building Design Compliance

Architecture, Interiors
Urban Design
Project Management
ABN 63 804 200 206
Brewster Murray Pty Ltd



- ☐ 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

40-46 Eighteenth Avenue

Lots 26, 27, 28 & 29 in DP 240215

JOB NUMBER

BGYVU

**PROJECT
DESCRIPTION**

Demolition of 4 no. existing dwellings (no. 40, no. 42, no. 44 and no. 46 Eighteenth Avenue, Sawtell) and tree removal and construction of a new two storey seniors housing development with 22 units (12 x 2 bed and 10 x 1 bed), at grade parking for 11 cars and associated landscaping, and consolidation of four lots into a single lot.

I, _____ Michael Bullen _____ being the Nominated Architect and registered Design Practitioner of "the firm" _____ Brewster Murray 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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"/>	
	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"/>	
1.11 Complies with BCA	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capable of Compliance
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"/>	
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:

The two-storey RFB proposal reflects the intended future development of the area. The proposed building designs are articulated with roof elements, stair lobbies, balconies, wall treatment, privacy screens and integrated landscaping.

Four existing trees are to be retained. New native planting will be provided including plant screening along the side boundaries and more significant planting in deep soil zones.

The site slopes down approx. 1.9m from west to east and towards the rear. A network of stormwater pits on site is to be connected to OSD and discharge to the Council network via the kerb inlet pit in the frontage. The stormwater connection to the pit on the opposite side of the street is to be replaced with a lower pipe.

The site is flood-affected and the internal ground floor level must be a minimum 5.96m. Retaining walls and suspended slabs or fill will be required under and between the proposed buildings to meet the required levels. Flood water will flow from Eighteenth Ave to Richardson Reserve. The western side setback and the driveway / carpark are designated as the flood flow paths, and kept at low level.

An existing sewer runs through the site, under the proposed driveway/parking. Details for the OSD tank in proximity to the sewer to be provided at the next stage.

The existing power pole in the centre of the street frontage only serves the current houses on the site, and therefore is to be removed during development. A Level 3 ASP design will need to be prepared in the next stage. Provision for a substation is indicated in the front setback.

A new footpath is to be constructed across the site frontage, and the existing bus stops may need to be upgraded with a hardstand.

Signed _____



Date 25/07/2024

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.



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

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

ADDRESS

40-46 Eighteenth Avenue, Sawtell, NSW 2452

Lots 26, 27, 28, 29 in DP 240215

JOB NUMBER

BGYVU

PROJECT DESCRIPTION

Demolition of existing 4 No. dwellings, consolidation of the lots, tree removal, construction of a two-storey residential housing development with 22 units (12 x 2-bed and 10 x 1-bed), at grade parking and associated landscaping

I, Alistair McKerron being the Principal/~~Senior Partner/NSW Land and Housing Corporation~~
~~Manager~~ of Greenview Consulting Pty Ltd ("the firm/~~NSW Land and Housing Corporation~~
resource") **certify that:**

1. The Civil Stormwater ~~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.	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"/>	
2.2 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"/>	Being assessed for Part 5
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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:

Signed



Date 21/06/2024

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.

Job Number: 220461
Project: PROPOSED DEVELOPMENT
Address: 40-46 Eighteenth Ave, Sawtell, NSW
Client: DEPARTMENT OF PLANNING & ENVIRONMENT



DOCUMENT TRANSMITTAL

Day	8	9	21	28	21													
Month	6	6	7	9	6													
Year	23	23	23	23	24													
Initials	JPS	JPS	JPS	JPS	JPS													

DISTRIBUTION LIST

Company	Person																	
Client	Brewster Murray	1	1	1	1	1												

REASON FOR ISSUE	P	P	DA	P	P													
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CIVIL

No.	Document Name	Revision																
C01	NOTES & LEGENDS	1	2	3	4	5												
C02	GROUND FLOOR DRAINAGE PLAN	1	2	3	4	5												
C03	SITE STORMWATER DETAILS SHEET 1	1	2	3	4	5												


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

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

ADDRESS**40-46 EIGHTEEN AVENUE SAWTELL NSW****JOB NUMBER****BGYVU****PROJECT DESCRIPTION****SENIORS HOUSING DEVELOPMENT**

I, CHAU BAO LY being the **Principal**/Senior Partner/NSW Land and Housing Corporation
 Manager of GREENLAND DESIGN ("the firm/NSW Land and Housing Corporation
 resource") **certify that:**

- 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"/>	
2.2 Complies with the provisions Design & Building Practitioners Act	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Capable of Compliance
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.7 Complies with the BCA (including Essentials Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Capable of Compliance
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:

ISSUED LANDSCAPE DRAWINGS: LA01 & LA02 (ISSUE E)

Signed



Date

23/07/2024

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.