

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

ADDRESS **1-3 WALKER STREET, 2-4 CALDWELL AVENUE,
EAST LISMORE**

JOB NUMBER **BGYD**

PROJECT DESCRIPTION **Demolition of existing structures, tree removal and construction of 16
unit residential flat building, at-grade parking for 12 car parking spaces
inclusive of 3 accessible spaces, and associated landscaping, fencing
and civil works.**

I, Anthony Nolan being the Nominated Architect and
registered Design Practitioner of "the firm" Kennedy Associates Architects certify that:

Architect's Certificate of Building Design Compliance

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.6 Complies with Development Consent or Part 5 Approval and Conditions	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approval not yet recived
1.7 Consent conditions have been incorporated into drawings	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approval not yet recived
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 Dwelling Requirements	A,B,C,D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Some minor non compliance
1.10a Complies with relevant legislation – Design and Building Practitioners Act	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.10b Complies with relevant legislation - SEPP SL ARH SEPP Relevant LEP/DCPS	A,B,C,D A,B,C,D A,B,C,D	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Some minor non compliance
1.11 Complies with BCA	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Some minor non compliances
1.12 Complies with Development Consent or Part 5 Approval and Conditions	D	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.13 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"/>	
1.14 Complies with Rural Fire Services requirements	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
1.15 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"/>	

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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 22/05/20223 _____

NOTE: The wording of this certification shall not be altered without the prior approval of NSW Land and Housing Corporation, Department of Planning, Industry 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.

Architect's Certificate of Building Design Compliance



CERTIFICATE OF ELECTRICAL/HYDRAULIC/**MECHANICAL** DOCUMENTATION COMPLIANCE (SELECT APPLICABLE)

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

ADDRESS 1-3 WALKER STREET, 2-4 CALDWELL AVENUE,
EAST LISMORE

JOB NUMBER BGYYD

PROJECT DESCRIPTION Demolition of existing structures, tree removal and construction of 16 unit residential flat building, at-grade parking for 12 car parking spaces inclusive of 3 accessible spaces, and associated landscaping, fencing and civil works.

I, MICHAEL RICKERT being the **ASSOCIATE**
of ADP CONSULTING ("the firm/NSW Land and
Housing Corporation resource") **certify that:**

1. The Electrical/Hydraulic/**MECHANICAL** 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 checked="" type="checkbox"/>	<input type="checkbox"/>	NOT REQUIRED AT DA STAGE
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"/>	

Architect's Certificate of Building Design Compliance

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	SERVICES INFORMATION INCORPORATED INTO ARCHITECTURAL DA DRAWINGS

COMMENTS:

Signed 

Date 20/6/23

- 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.

Architect's Certificate of Building Design Compliance

ALDERSON & ASSOCIATES

LANDSCAPE ARCHITECTS

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

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

ADDRESS

1-3 WALKER STREET, 2-4 CALDWELL AVENUE, EAST
LISMORE

JOB NUMBER

BGYD

PROJECT DESCRIPTION

Demolition of existing structures, tree removal and construction of 16 unit residential flat building, at-grade parking for 12 car parking spaces inclusive of 3 accessible spaces, and associated landscaping, fencing and civil works.

I, Nick Alderson being the Principal of Alderson & Associates Landscape Architects ("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	Comments on any changes since last stage or non-compliances

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

Landscape Concept Plan 1: Part Site 995-LCP01

Landscape Concept Plan 2: Part Site 995-LCP02

Signed



Date 28th April 2023

NOTE:

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- 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.

Architect's Certificate of Building Design Compliance



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EMAIL: info@Lceng.com.au
WEB: www.Lceng.com.au

CERTIFICATE OF TRAFFIC DESIGN/ DOCUMENTATION COMPLIANCE

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

ADDRESS 1-3 WALKER STREET, 2-4 CALDWELL AVENUE,
EAST LISMORE

JOB NUMBER BGYD

PROJECT DESCRIPTION DEMOLITION OF EXISTING STRUCTURES, TREE REMOVAL AND CONSTRUCTION OF 16 UNIT RESIDENTIAL FLAT BUILDING, AT-GRADE PARKING FOR 12 CAR PARKING SPACES INCLUSIVE OF 3 ACCESSIBLE SPACES, AND ASSOCIATED LANDSCAPING, FENCING AND CIVIL WORKS.

I, Nermein Loka being the Principal/Senior Partner/NSW Land and Housing Corporation Manager of Loka Consulting Engineers ("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"/>	
2.2 Complies with the provisions Design & Building Practitioners Act				

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



Signed _____

Date 19/06/2023

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.