

Architect's Certificate of Building Design Compliance

C A R T E R
W I L L I A M S O N

- ☐ 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

25-27 Easton Ave,

Sylvania

JOB NUMBER

BGWYE

**PROJECT
DESCRIPTION**

Townhouse Development and associated landscaping/ site works; 6 Dwellings

(2x2Bdrm and 4x3Bdrm) and 6 individual garages

I, _____ Shaun Carter _____ being the Nominated Architect and registered Design Practitioner of "the firm"
_____ Carter Williamson Architects _____ **certify that:**

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

Architect's Certificate of Building Design Compliance

| 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 | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 1.2 Complies with outcomes of site investigation | A,B,C,D | X | <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 | X | <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 | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 1.9 Complies with Good Design for Social Housing and Land and Housing Corporation Dwelling Requirements | A,B,C,D | X | <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 | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| Relevant LEP/DCPS | A,B,C,D | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 | A,B,C,D | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 1.11 Complies with BCA | A,B,C,D | X | <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 | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 1.13 Complies with Rural Fire Services requirements | A,B,C,D | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 1.14 Complies with other relevant statutory requirements e.g. RMS, list as required | A,B,C,D | <input type="checkbox"/> | <input type="checkbox"/> | X | |

Architect's Certificate of Building Design Compliance

| | | | | | |
|--|-----------|---|--------------------------|--------------------------|--|
| 2. We have checked the compatibility and proper integration of the work, including drawings and reports, of all disciplines. | A,B,C,D | X | <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 | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 4. List of relevant drawings and documents | A,B,C,D,E | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 5. Soft copy of all documents including CAD files provided | A,B,C,D,E | X | <input type="checkbox"/> | <input type="checkbox"/> | |

COMMENTS:

Refer to Architectural Cover Sheet for Drawing List, dated 10/01/2023.

PDF provided; CAD files will be provided when requested

Signed _____



Date 31/01/2023

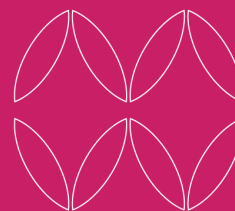
NOTE: The wording of this certification shall not be altered without the prior approval of NSW Land and Housing Corporation, Department of Planning and Environment.

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 Design Compliance

melissa wilson
landscape architects



CERTIFICATE OF LANDSCAPE DESIGN/ DOCUMENTATION COMPLIANCE

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

ADDRESS

25-27 Easton Ave,

Sylvania

JOB NUMBER

BGWYE

PROJECT DESCRIPTION

Townhouse Development and associated landscaping/ site works; 6
Dwellings

(2x2Bdrm and 4x3Bdrm) and 6 individual garages

I, **Melissa Wilson** being the Principal of **Melissa Wilson 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 |
|--------------------------------------|-----|--------------------------|--------------------------|---|
| 2.1 Complies with the brief provided | X | <input type="checkbox"/> | <input type="checkbox"/> | |

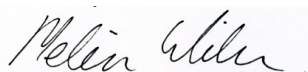
Certificate of Design Compliance

| | | | | |
|---|--------------------------|--------------------------|--------------------------|--|
| 2.2 Complies with the provisions Design & Building Practitioners Act | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.3 Complies with the approved Concept Design Option | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.4 Complies with Development Consent drawings and conditions | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.5 Complies with Council requirements (evidence attached) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.6 Complies with the BCA (including Essentials Services) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.7 Complies with applicable Australian Standards | <input 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 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. | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.1 List of relevant drawings and documents is attached | X | <input type="checkbox"/> | <input type="checkbox"/> | |

COMMENTS:

Landscape Drawings:
 LS01_Issue J_DA_130123: Landscape Plan
 LS02_Issue I_DA_130123: Landscape Details and Notes

Signed



Date 18/01/23

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.

Certificate of Design Compliance



CERTIFICATE OF BASIX AND NATHERS DESIGN/ DOCUMENTATION COMPLIANCE

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

ADDRESS

25-27 Easton Ave,

Sylvania

JOB NUMBER

BGWYE

PROJECT DESCRIPTION

Townhouse Development and associated landscaping/ site works; 6 Dwellings

(2x2Bdrm and 4x3Bdrm) and 6 individual garages

I, Kai Asadi being the Project Technical Lead of **Cardno** ("the firm") **certify** that:

1. The **Electrical/ Hydraulic/ Structural/ Civil Engineering** 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 | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.2 Complies with the provisions Design & Building Practitioners Act | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation | X | <input type="checkbox"/> | <input type="checkbox"/> | |

Certificate of Design Compliance

| | | | | |
|--|--------------------------|--------------------------|--------------------------|--|
| 2.3 Complies with the approved Concept Design Option | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.4 Complies with Development Consent drawings and conditions | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.5 Complies with Council requirements (evidence attached) | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.6 Complies with the BCA (including Essentials Services) | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.7 Complies with applicable Australian Standards | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.8 Complies with other relevant Statutory requirements (please specify) | X | <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. | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.1 List of relevant drawings and documents is attached | X | <input type="checkbox"/> | <input type="checkbox"/> | |

COMMENTS:


Relevant Drawings & Documents list:

| Civil | | | |
|------------------|---|-----|------------|
| No. | Title | Rev | Date |
| 80821210-CI-0001 | COVER SHEET, LOCALITY PLAN AND SCHEDULE OF DRAWINGS | 9 | 24/11/2023 |
| 80821210-CI-0002 | CIVIL CONSTRUCTION NOTES | 8 | 24/11/2023 |
| 80821210-CI-1101 | STORMWATER DRAINAGE PLAN GROUND FLOOR | 12 | 24/11/2023 |
| 80821210-CI-1102 | STORMWATER DRAINAGE EASEMENT DETAILS | 7 | 24/11/2023 |
| 80821210-CI-1105 | BULK EXCAVATION PLAN | 9 | 24/11/2023 |
| 80821210-CI-1201 | SEDIMENTATION AND EROSION CONTROL PLAN | 12 | 24/11/2023 |
| 80821210-CI-2101 | STORMWATER DETAILS SHEET 1 | 8 | 24/11/2023 |
| 80821210-CI-2102 | STORMWATER DETAILS SHEET 2 | 8 | 24/11/2023 |
| 80821210-CI-2103 | OSD/ RAINWATER TANK DETAILS | 11 | 24/11/2023 |
| 80821210-CI-2104 | STORMWATER PIT AND GRATE DRAIN SCHEDULE | 11 | 24/11/2023 |
| 80821210-CI-2201 | SEDIMENTATION AND EROSION CONTROL DETAILS | 8 | 24/11/2023 |

| Electrical | | | |
|---------------------|--------------------|-----|------------|
| No. | Title | Rev | Date |
| 80821210-EL-Spatial | Electrical Spatial | 6 | 20/01/2023 |

Certificate of Design Compliance

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|---------------------|-------------------|-----|------------|
| Electrical | | | |
| No. | Title | Rev | Date |
| 80821210-HY-Spatial | Hydraulic Spatial | 6 | 20/01/2023 |

Signed _____  _____ Date __07/12/2023

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- The list of final documents shall be by title, number and latest completion or revision date shown on each.
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RE: LAHC - Sylvania & Kingsgrove projects - Council engineer contact

From: Cosmo Farinola <cosmo.farinola@cardno.com.au>
To: Nuala Collins <nuala@carterwilliamson.com>
Cc: Ben Peake <ben@carterwilliamson.com>, Kumple Patel <kumple.patel@cardno.com.au>
Date: 17/06/2021 2:12 PM

Hi Nuala,

As discussed, please see below a summary of our verbal conversations with various Council Engineers for the two above developments and specifically in regard to the stormwater design:

Sylvania – Sutherland council
Council engineer : Grant Rayner
Contacted date : 17.06.21, 09.06.21
Discussion : On site detention ,Water quality requirements and Easement.

Kingsgrove – Canterbury Bankstown council
Council Engineer – Pushpa Goontilleke
Contacted date : 09.06.21
Discussion : OSD policy and drainage criteria.

Council Engineer : Monir Korkis
Contacted Date : 17.06.21
Discussion: Drainage policy , on site detention requirement and water quality

Also, the above designs have been carried out to the relevant sections of Council DCP:

Sylvania- Sutherland Shire Council Development Control Plan 2015
Kingsgrove- Canterbury Development Control Plan 2012

We don't have any written correspondence from them as they generally don't respond unless we have a DA reference or are responding to an email from them.

Please let me know if you have any queries.

Regards,

Cosmo Farinola

TECHNICAL DIRECTOR – BUILDING STRUCTURES & TEAM LEADER
SENIOR PRINCIPAL - BUILDINGS
CARDNO



Phone +61 2 9496 7700 Fax +61 2 9439 5170 Direct +61 2 9496 7749 Mobile +61 419 491 005
Address Level 9, The Forum, 203 Pacific Highway, St Leonards, New South Wales 2065 Australia
Postal PO Box 19, St Leonards NSW 1590
Email cosmo.farinola@cardno.com.au Web www.cardno.com
CONNECT WITH CARDNO    



Cardno acknowledges the Traditional Owners of the land upon which we live and work and pay our respects to their Elders past, present and emerging - [learn more](#).

Cardno's management systems are certified to ISO9001 (quality) and AS4801/OHSAS18001 (occupational health and safety)

This email and its attachments may contain confidential and/or privileged information for the sole use of the intended recipient(s). All electronically supplied data must be checked against an applicable hardcopy version which shall be the only document which Cardno warrants accuracy. If you are not the intended recipient, any use, distribution or copying of the information contained in this email and its attachments is strictly prohibited. If you have received this email in error, please email the sender by replying to this message and immediately delete and destroy any copies of this email and any attachments. The views or opinions expressed are the author's own and may not reflect the views or opinions of Cardno.

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Certificate of Design Compliance



CERTIFICATE OF TRAFFIC DESIGN/ DOCUMENTATION COMPLIANCE

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

ADDRESS

25-27 Easton Ave,

Sylvania

JOB NUMBER

BGWYE

PROJECT DESCRIPTION

Townhouse Development and associated landscaping/ site works; 6 Dwellings

(2x2Bdrm and 4x3Bdrm) and 6 individual garages

I, **Ken Hollyoak** being the Project Director of **The Transport Planning Partnership (TPPP) Pty Ltd** ("the firm") **certify that:**

1. **The Traffic** 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 | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.2 Complies with the provisions Design & Building Practitioners Act | <input type="checkbox"/> | <input type="checkbox"/> | X | |

Certificate of Design Compliance

| | | | | |
|--|--------------------------|--------------------------|--------------------------|--|
| 2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.3 Complies with the approved Concept Design Option | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.4 Complies with Development Consent drawings and conditions | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.5 Complies with Council requirements (evidence attached) | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.6 Complies with the BCA (including Essentials Services) | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.7 Complies with applicable Australian Standards | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.8 Complies with other relevant Statutory requirements (please specify - parking requirements as stipulated in the State Environmental Planning Policy (Housing) (Housing SEPP) | X | <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 type="checkbox"/> | <input type="checkbox"/> | X | |
| 3.1 List of relevant drawings and documents is attached | X | <input type="checkbox"/> | <input type="checkbox"/> | |

COMMENTS:

Refer to TTPP report, "25-27 Easton Avenue, Sylvania Traffic Impact Assessment", dated
17 January 2023

Signed 

Date _17/01/23

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Certificate of Design Compliance

Certificate of Design Compliance



CERTIFICATE OF ACCESS DESIGN/ DOCUMENTATION COMPLIANCE

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

ADDRESS

25-27 Easton Ave,

Sylvania

JOB NUMBER

BGWYE

PROJECT DESCRIPTION

Construction of a multi dwelling housing development, incorporating

six (6) attached dwellings (four (4) of which are two (2) storey dwellings and two (2) of which are single storey dwellings).

I, **Robert Briant** being the Building Surveyor - Unrestricted of **Credwell Consulting** ("the firm")
certify that:

1. The **Access** 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 | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.2 Complies with the provisions Design & Building Practitioners Act | <input type="checkbox"/> | <input type="checkbox"/> | X | |

Certificate of Design Compliance

| | | | | |
|---|--------------------------|--------------------------|--------------------------|--|
| 2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.3 Complies with the approved Concept Design Option | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.4 Complies with Development Consent drawings and conditions | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.5 Complies with Council requirements (evidence attached) | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.6 Complies with the BCA (including Essentials Services) | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.7 Complies with applicable Australian Standards | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.8 Complies with other relevant Statutory requirements (please specify) | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 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"/> | X | |
| 3.1 List of relevant drawings and documents is attached | X | <input type="checkbox"/> | <input type="checkbox"/> | |

COMMENTS:

The above statements are provided with reference to an assessment of the development against all relevant clauses of the National Construction Code 2019 Volume 2 (the "NCC") relating to the provision of access for people with a disability, the Adaptable and Livable Housing requirements of The Sutherland Shire Development Control Plan 2015 (the "DCP"), the Livable Housing Design Guidelines (LHDG) – Silver Level, and the associated Standards called up by the NCC and DCP including AS 1428.1-2009, AS 1428.4.1-2009, AS 2890.6-2009 and AS 4299-1995 only.

The relevant drawings are reference in the Access Assessment Report (C20360-Sylvania-Access-r3) outlining the assessment of the proposed development.

Signed



Date 31/1/23

Certificate of Design Compliance

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Certificate of Design Compliance



ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 23, 101 Miller St
North Sydney NSW 2060

PO Box 3
North Sydney NSW 2059
Ph (02) 94371000

CERTIFICATE OF BASIX AND NATHERS DESIGN/ DOCUMENTATION COMPLIANCE

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

| | |
|---------------------|---|
| ADDRESS | 25-27 Easton Ave, Sylvania |
| JOB NUMBER | BGWYE |
| PROJECT DESCRIPTION | Townhouse Development and associated landscaping/ site works; 6 Dwellings (2x2Bdrm and 4x3Bdrm) and 6 individual garages |

I, **Eddith Chu** being the Senior ESD Engineer of **JHA Consulting Engineers** (“the firm”) **certify that:**

1. The **BASIX** and **NatHERS** 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 |
| | | | | |

Certificate of Design Compliance

| | | | | stage or non-compliances |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 2.1 Complies with the brief provided | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.2 Complies with the provisions Design & Building Practitioners Act | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.3 Complies with the approved Concept Design Option | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 2.4 Complies with Development Consent drawings and conditions | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.5 Complies with Council requirements (evidence attached) | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.6 Complies with the BCA (including Essentials Services) | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.7 Complies with applicable Australian Standards | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 2.8 Complies with other relevant Statutory requirements (please specify) | <input type="checkbox"/> | <input type="checkbox"/> | X | |
| 3. We have advised the Architect of design changes carried out by us that could impact on the architectural design and other disciplines. | X | <input type="checkbox"/> | <input type="checkbox"/> | |
| 3.1 List of relevant drawings and documents is attached | X | <input type="checkbox"/> | <input type="checkbox"/> | |

COMMENTS:

Final BASIX, NatHERS Certificates and Stamped Drawings are issued for DA to for completion of DA stage.

Signed  _____

Date 17/01/23

Certificate of Design Compliance

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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.