

# 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**

18 - 28 Simpson Street, Dundas Valley

**JOB NUMBER**

BGYJW

**PROJECT DESCRIPTION**

Demolition of existing structures, the consolidation of the existing 6 lots into 1 lot, the subdivision of 1 lot into 4 new allotments and the construction of 1 manor home on each of the proposed lots. A total of 4 manor homes are proposed, with each manor home comprised of 4 units (2 x 2 bedroom units and 2 x 1 bedroom units). A total of 4 buildings each containing 4 x units, total of 16 units are proposed. 2 new driveway crossing will be constructed with 1 driveway shared via a right of carriageway between 2 allotments. A total of 8 car parking spaces are proposed across the 4 proposed lots, with each newly created lot having 2 on site car parking spaces.

I, Anthony Nolan being the Nominated Architect and registered Design Practitioner of "the firm" Kennedy Associates Architects **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 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"/>	
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"/>	
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"/>	
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"/>	
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:**


---



---



---

Signed  \_\_\_\_\_

Date 18/04/2023

**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 STORMWATER DOCUMENTATION COMPLIANCE

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

**ADDRESS** **18 - 28 Simpson Street, Dundas Valley**

**JOB NUMBER** **BGYJW**

**PROJECT DESCRIPTION** **Demolition of existing structures, the consolidation of the existing 6 lots into 1 lot, the subdivision of 1 lot into 4 new allotments and the construction of 1 manor home on each of the proposed lots. A total of 4 manor homes are proposed, with each manor home comprised of 4 units (2 x 2 bedroom units and 2 x 1 bedroom units). A total of 4 buildings each containing 4 x units, total of 16 units are proposed. 2 new driveway crossing will be constructed with 1 driveway shared via a right of carriageway between 2 allotments. A total of 8 car parking spaces are proposed across the 4 proposed lots, with each newly created lot having 2 on site car parking spaces.**

I, Scott Sharma being the Principal/Senior Partner/NSW Land and Housing Corporation Manager of Xavier Knight Consulting Engineers **certify that:**

1. The stormwater design/documentation prepared by the Xavier Knight Consulting Engineers 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	
2.7 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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:**


---



---



---

Signed  Date 26/07/2023

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

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

**ADDRESS**

18 - 28 Simpson Street, Dundas Valley

**JOB NUMBER**

BGYJW

**PROJECT DESCRIPTION**

Demolition of existing structures, the consolidation of the existing 6 lots into 1 lot, the subdivision of 1 lot into 4 new allotments and the construction of 1 manor home on each of the proposed lots. A total of 4 manor homes are proposed, with each manor home comprised of 4 units (2 x 2 bedroom units and 2 x 1 bedroom units). A total of 4 buildings each containing 4 x units, total of 16 units are proposed. 2 new driveway crossing will be constructed with 1 driveway shared via a right of carriageway between 2 allotments. A total of 8 car parking spaces are proposed across the 4 proposed lots, with each newly created lot having 2 on site car parking spaces.

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:**

The access review report prepared by the firm/ NSW Land and Housing Corporation resource has been fully checked and is adequate for the purposes of the project.

1. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.7 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 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:**

[Access Review Report - Job No.22NL037-A3](#)

---



---



---

Signed



Date 27/07/2023

**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.



**LOKA CONSULTING ENGINEERS** PTY LTD

OFFICE: 14A, 8 AVENUE OF THE AMERICAS, NEWINGTON, NSW 2127

PHONE: 02 8065 9689

FAX: 02 8065 9690

MOBILE: 0404 142 063

EMAIL: [info@lceng.com.au](mailto:info@lceng.com.au)WEB: [www.lceng.com.au](http://www.lceng.com.au)**CERTIFICATE OF ELECTRICAL/HYDRAULIC/STRUCTURAL/LANDSCAPE/OTHER DESIGN/ DOCUMENTATION COMPLIANCE (SELECT APPLICABLE)**

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

**ADDRESS****18 - 28 Simpson Street, Dundas Valley****JOB NUMBER****BGYJW****PROJECT DESCRIPTION**

**Demolition of existing structures, the consolidation of the existing 6 lots into 1 lot, the subdivision of 1 lot into 4 new allotments and the construction of 1 manor home on each of the proposed lots. A total of 4 manor homes are proposed, with each manor home comprised of 4 units (2 x 2 bedroom units and 2 x 1 bedroom units). A total of 4 buildings each containing 4 x units, total of 16 units are proposed. 2 new driveway crossing will be constructed with 1 driveway shared via a right of carriageway between 2 allotments. A total of 8 car parking spaces are proposed across the 4 proposed lots, with each newly created lot having 2 on site car parking spaces.**

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:**

The traffic management plan prepared by the firm/ NSW Land and Housing Corporation resource has been fully checked and is adequate for the purposes of the project.

1. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>	
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 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:**

[Traffic Management Report - Job No.22NL037-T5](#)

---



---



---

Signed



Date 27/07/2023

**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 LANDSCAPE DOCUMENTATION COMPLIANCE

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

**ADDRESS**

**18 - 28 Simpson Street, Dundas Valley**

**JOB NUMBER**

**BGYJW**

**PROJECT DESCRIPTION**

**Demolition of existing structures, the consolidation of the existing 6 lots into 1 lot, the subdivision of 1 lot into 4 new allotments and the construction of 1 manor home on each of the proposed lots. A total of 4 manor homes are proposed, with each manor home comprised of 4 units (2 x 2 bedroom units and 2 x 1 bedroom units). A total of 4 buildings each containing 4 x units, total of 16 units are proposed. 2 new driveway crossing will be constructed with 1 driveway shared via a right of carriageway between 2 allotments. A total of 8 car parking spaces are proposed across the 4 proposed lots, with each newly created lot having 2 on site car parking spaces.**

I, Robert Frew being the Principal of "the firm" Conzept Landscape Architects **certify that:**

- The landscape 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
2.7 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 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                     *Roluf Frew*                     Date 21/07/2023

- 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.