

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

64 – 70 Stapleton Avenue, Casino NSW

Lots, 8, 9, 10, 11 in DP 31850

JOB NUMBER

BGZDY

PROJECT DESCRIPTION

Demolition of four (4) existing dwellings and the construction of a two-storey residential flat building and single storey multi-dwelling housing development, comprising of a total of eighteen (18) units (nine (9) two bedroom and nine (9) three bedroom units), with associated landscaping, fencing, at-grade car parking for twenty three (23) cars, and consolidation of the existing four (4) lots into one (1) 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	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"/>	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:

This large rectangular site is on a quiet street with 3m slope from north-west to south-east. There are a large number of existing trees on site, including high-retention-value Silky Oak at rear, Riberry on east boundary, and a Pecan & Golden Shower Tree at front of site to be retained. Other trees will be removed and replaced with suitable new planting. There are no existing footpaths in the street, there are roll-over kerbs. The surrounding development comprises one and two-storey detached dwellings. A sewer runs across the rear of site, under the parking area. There is no stormwater infrastructure in the street, therefore the site must drain to a kerb outlet, which requires a large, shallow OSD and for the units at the low end of site to be at least 300mm above the OSD water level. There is a street hydrant directly opposite the site. North is to the rear of site. Due to the depth of site and its orientation, the massing consists of a row of 2-storey buildings fronting the street and a row of single storey units at the rear. All units achieve good solar access and cross ventilation. The central driveway breaks up the massing of the buildings at the front of site, and the parking area is screened behind the buildings at the rear.



Signed _____ Date 19/03/2024

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.

Stage C – Development Assessment

Guide Note: Checklist to be undertaken as part of Stage C – Development Assessment process.

Content Manager (CM) Project File Reference No:					
	TASK	YES	NO	N/A	CM RECORD AVAILABLE
4.0	Development Assessment				
4.1	Development Manager's approval obtained to proceed to Development Assessment (Part 4 or Part 5 of EP&A Act) stage	✓			✓
4.2	Design program agreed to with the DM for this stage	✓			✓
4.3	Consultation with Council – written evidence of consultation on hydraulic/stormwater Design requirement	✓			✓
4.4	Input into Statement of Environmental Effects/Environmental Impact Assessment completed by LAHC Projects	✓			✓
4.5	Part 5 activity package, P5ActPack_01 and Urban Design Guidelines for infill development checklist completed and signed by Nominated architect . DA checklist where applicable (e.g. if Part 4 application)	✓			✓
4.6	DA documentation Certification (DesCert_01) completed by Nominated architect and sub consultants and included with Development Assessment documentation	✓			✓
4.7	Development Assessment documentation delivered to Development Manager to obtain Client sign off/comments.	✓			✓
4.8	Participate in project value management review if required	✓			✓
4.9	Carry out required design changes	✓			✓
4.10	Draft development approval conditions reviewed			✓	
4.11	Development Approval obtained by LAHC Delivery Division			✓	

COMMENTS:

Note: At completion of this design this checklist shall be completed, signed and submitted to the Development Manager.

Consultant Senior Officer's Signature:



Date: 19/03/24


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

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

ADDRESS**64 – 70 Stapleton Avenue, Casino NSW****Lots, 8, 9, 10, 11 in DP 31850****JOB NUMBER****BGZDY****PROJECT DESCRIPTION**

Demolition of four (4) existing dwellings and the construction of a two-storey residential flat building and single storey multi-dwelling housing development, comprising of a total of eighteen (18) units (nine (9) two bedroom and nine (9) three bedroom units), with associated landscaping, fencing, at-grade car parking for twenty three (23) cars, and consolidation of the existing four (4) lots into one (1) lot.

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:**

- The 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. 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"/>	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 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"/>	Capable of Compliance
2.8 Complies with applicable Australian Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capable of Compliance
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 19/03/2024

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.


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

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

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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/Landscaping/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"/>	
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2.9 Complies with other relevant Statutory requirements (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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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 D)

Signed



Date

18/03/2024

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