

Architect's Certificate of Building Design Compliance

SARM | Architects



- ☐ 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

7-9 Brighton Road PEAKHURST, 21 Charlies Street RIVERWOOD, NSW

JOB NUMBER

BGZ3K

PROJECT DESCRIPTION

Demolition 3 existing dwellings and associated structures, and the construction of a 14 dwelling seniors housing development containing 6 x 1-bedroom and 8 x 2-bedroom independent living units, associated landscaping and fencing, parking for 7 cars, and consolidation into a single lot.

I, Stephen Arlom being the Nominated Architect and registered Design Practitioner of "the firm" SARM 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 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	<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 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	<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 type="checkbox"/>	
1.10b Complies with relevant legislation - State Environmental Planning Policy (Housing) 2021	A,B,C,D	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reason: FSR Breached by 0.03 from relevant LEP/DCP and 0.08 from SEPP (Housing) (as of November 2023)
Relevant LEP/DCPS	A,B,C,D	<input type="checkbox"/>	<input checked="" 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"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.14 Complies with other relevant statutory requirements e.g. RMS list as required	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 2/11/2023

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.

STORMWATER DESIGN STATEMENT

PROJECT: Residential Development

DATE: 2nd Nov 2023

CLIENT: LAHC

REFERENCE: 220535

ADDRESS: 7-9 Brighton Road, Peakhurst; 21 Charles Street, Riverwood

DRAWINGS: Refer Transmittal Attached

ELEMENTS: Stormwater Drainage Design

We confirm that the above design is in accordance with normal engineering practice and meets the requirements of the National Construction Code, and relevant Australian standards. In particular, the design is in accordance with the following:

REFERENCE	TITLE
ARR 2019	Institution of Engineers' publication "Australian Rainfall and Runoff" (2019)
	Council's "Stormwater Management DCP"
AS3500.3: 2021	Stormwater Drainage

We confirm that the computations for the design have been carried out by a practicing qualified Engineer.

Yours faithfully,

For & on behalf of Greenview Consulting,

Prepared by:



Ralph Camilet
Design Engineer

Reviewed by:



Alistair McKerron B.E., M.I.E.(Aust.), CP Eng., NPER no 2220277
Project Engineer

Job Number: 220535
Project: SENIORS HOUSING
Address:
Client: RIVERVIEW SENIORS LIVING



DOCUMENT TRANSMITTAL

Day	8	9	29	4	11	1	2											
Month	2	2	3	4	5	11	11											
Year	23	23	23	23	23	23	23											
Initials	JPS	JPS	JPS	JPS	JPS	JPS	JPS											

DISTRIBUTION LIST

Company	Person																	
Client	RIVERVIEW SENIORS LIVING	1	1	1	1	1	1	1										

REASON FOR ISSUE	P	P	P	P	P	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											
C04	SITE STORMWATER DETAILS SHEET 2						1											

ENVIRONMENTAL SITE MANAGEMENT

No.	Document Name	Revision																
ESM1	NOTES & LEGENDS			1	2	3		4										
ESM2	ENVIRONMENTAL SITE MANAGEMENT PLAN			1	2	3		4										



Lindy Lean
LANDSCAPE ARCHITECT

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A DIVISION OF HLS PTY LTD
ABN 81 001 068 033

CERTIFICATE OF LANDSCAPE DESIGN COMPLIANCE

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

ADDRESS	7-9 Brighton Road Peakhurst and 21 Charles Street Riverwood NSW
JOB NUMBER	BGZ3K
PROJECT DESCRIPTION	LAHC Proposed Seniors Housing Riverwood – 14 Units

I, Lindy Lean being the Principal/~~Senior Partner/NSW Land and Housing Corporation Manager~~ of Lindy Lean Landscape Architect (HLS Pty Ltd) ("~~the firm/NSW Land and Housing Corporation resource~~") **certify that:**

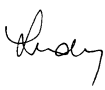
1. The Landscape design prepared by the HLS Pty Ltd has been fully checked and is adequate for the purposes of the project.

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

L01 C Landscape Site Plan dated 2 November 2023
L02 C Landscape Planting Plan dated 2 November 2023
L03 C Landscape Details and Deep Soil dated 2 November 2023

COMMENTS:

Signed 

Lindy Lean FAILA Registered Landscape Architect #00423

Date 2 November 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.