

Architect's Certificate of Building Design Compliance



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**BARRY RUSH
& ASSOCIATES**
Pty Ltd architects
ABN 61 001 855 349

- ☐ 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

10 – 16 Albert Street, CASINO

JOB NUMBER

BGZDZ

PROJECT DESCRIPTION

Construction of a seventeen (17) unit townhouse development comprising of ten (10) two bedroom and seven (7) three bedroom self-contained units, with associated landscaping and fencing, surface parking for twenty one (21) cars, and consolidation of four (4) lots into one lot.

I, Barry Rush being the Nominated Architect and registered Design Practitioner of “the firm” Barry Rush & Associates Pty Ltd **certify that:**

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

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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 checked="" type="checkbox"/>	
1.4 Complies with approved Concept Option and recommendations have been incorporated	B	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Corporation 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"/>	
Relevant LEP/DCPS	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 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"/>	

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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 19 May 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

DRAWING LIST

DRAWING	No.
COVER PAGE	A01
SITE ANALYSIS PLAN	A02
SITE PLAN	A03
GROUND FLOOR PLAN	A04
FIRST FLOOR PLAN	A05
ROOF PLAN	A06
ELEVATIONS	A07
SECTIONS	A08
DEVELOPMENT DATA	A09
FINISHES SCHEDULE	A10
BLOCK ANALYSIS PLAN	A11
SHADOW DIAGRAMS MID WINTER	A12
VIEWS FROM SUN DIAGRAM	A13
STREET PERSPECTIVE	A14
DEMOLITION PLAN	A15
AREAS OF EXCAVATION & FILL	A16

Certificate of Design Compliance



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

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

ADDRESS

10-16 ALBERT STREET CASINO NSW

JOB NUMBER

BGZDZ

PROJECT
DESCRIPTION

Construction of a seventeen (17) unit townhouse development comprising of ten (10) two bedroom and seven (7) three bedroom self-contained units, ~~with associated landscaping and fencing, surface parking for twenty-one (21) cars, and consolidation of four (4) lots into one lot.~~

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:**

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

Certificate of 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 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 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:

ISSUED LANDSCAPE DRAWINGS: LA01 & LA02 (ISSUE A)

Signed



Date 04/05/2023

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 Design Compliance



CERTIFICATE OF **STORMWATER** DESIGN DOCUMENTATION COMPLIANCE

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

ADDRESS

10-16 ALBERT STREET, CASINO

JOB NUMBER

SYD23189 (CLIENT REFERENCE: BGZDZ)

PROJECT
DESCRIPTION

Construction of a seventeen (17) unit townhouse development comprising of ten (10) two bedroom and seven (7) three bedroom self-contained units, with associated landscaping and fencing, surface parking for twenty one (21) cars, and consolidation of four (4) lots into one lot.

I, **ISAAC YIP** being the Senior Civil Engineer of **erbas™** (**building services engineering firm**)
certify that:

1. The **Stormwater** design documentation prepared by the **building services engineering firm** has been fully checked **for Development Application concept (not construction) phase** 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"/>	For design purposes

Certificate of Design Compliance

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"/>	Consent not obtained yet
2.5 Complies with Council requirements (evidence attached) See stormwater management plan information notes on drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Surface discharge based on pre-DA advice
2.6 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In relation to stormwater
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"/>	Council Development Control Plan
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"/>	See below

COMMENTS: List of Drawings

Document Title:	Document No:	
Stormwater Services		
COVER SHEET, LEGEND & DRAWING SCHEDULE	SYD23189-SW000	P1
EROSION & SEDIMENT CONTROL PLAN	SYD23189-SW001	P1
STREET CONNECTION PLAN	SYD23189-SW100	P2
GROUND FLOOR PLAN	SYD23189-SW101	P2
FIRST FLOOR PLAN	SYD23189-SW102	P2
ROOF PLAN	SYD23189-SW103	P2
DETAIL SHEET 1	SYD23189-SW201	P1
DETAIL SHEET 2	SYD23189-SW202	P1
DETAIL SHEET 3	SYD23189-SW203	P1

Signed



Date **10.10.2023**

NOTE:

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Certificate of Design Compliance

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