

Architect's Statement of Building Design Compliance

Phase A ☐ Concept Options

Phase B ☐ Sketch Design (for exempt development only)

Phase C ☒ Development Assessment under either Part 4 or Part 5 of EP&A Act

Phase D ☐ Tender Documentation & Building Approval

Address	<u>1 Robyn Street & 17-19 Pank Parade, Blacktown</u>
Job Number	<u>2792.22</u>
Project Description	<u>Seniors Housing Development</u>

I, Sudden Matsa of Stanton Dahl Architects states that:

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

1. Design Requirements / Statutory / Local Government Regulations	Phase	Yes	No	N/A	Comments on any changes since last stage or non-compliances
1.1 Complies with project brief	A,B,C,D	✓			
1.2 Complies with outcomes of site investigation	A,B,C,D	✓			
1.3 Complies with outcomes of Feasibility Study	A	✓			
1.4 Complies with approved Concept Option and recommendations have been incorporated	B	✓			
1.5 Complies with the approved Sketch Design and recommendations have been incorporated	C	✓			
1.6 Complies with Development Application or Part 5 Approval Plans	A,B,C,D			✓	
1.7 Consent conditions have been incorporated into drawings	A,B,C,D			✓	
1.8 Complies with Planners Compliance Report & checklists	C	✓			
1.9 Complies with Good Design for Social Housing and Land & Housing Dwelling Requirements		✓			
1.10 Complies with relevant legislation - SEPP (Housing), Blacktown DCP			✓		Non-compliance with FSR Control exceeds 0,5:1
1.11 Complies with BCA 2022		✓			
1.12 Complies with Development Consent or Part 5 Approval and Conditions	D			✓	
1.13 Complies with relevant standards including AS 2890.1-2004 (Off-Street Car Parking)		✓			
1.14 Complies with Rural Fire Services requirements	A,B,C,D			✓	
1.15 Complies with other relevant statutory requirements e.g. BASIX Report 1376054M_03, BCA Report Rev. 5	A,B,C,D	✓			
2. We have checked the compatibility and proper integration of the work, including drawings and reports, of all disciplines.	B,C,D	✓			

3. All other consultants have certified their own portions of the documentation with respect to their professional responsibilities as reflected in the attached statements.	B,C,D	✓			
4. List of relevant drawings and documents	A,B,C,D	✓			
5. Soft copy of all documents including CAD files provided	A,B,C,D	✓			

COMMENTS:



Signed _____ Date 24/03/25

- NOTE:**
- The wording of this statement shall not be altered without the prior approval of Housing and Property Group, Housing NSW.
 - 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 statement is to be submitted by the Primary Consultant to Housing NSW Housing and Property Group, at the completion of relevant stage and is a requirement for each progress payment claim.



CERTIFICATE OF CIVIL DESIGN/ DOCUMENTATION COMPLIANCE

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

ADDRESS

1 Robyn & 17-19 Pank Parade, Blacktown

JOB NUMBER

BGYPY

PROJECT DESCRIPTION

Proposed Senior Living Development (x14 units)

I, Alistair McKerron, being the Director of Greenview Consulting Pty Ltd **certify that:**

- The Civil 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"/>	
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"/>	Part 5 Application
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:

We note the design addresses the main Council requirements such as minimum floor levels in respect to flooding, on-site detention tank, rainwater tank, provision for WSUD and discharge. However, post Part 5 stage additional survey of discharge is required to verify design.



Signed _____

Date 14/03/2025

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.

STORMWATER DESIGN STATEMENT

PROJECT: Homes NSW Senior Living Development

DATE: 14th March 2025

CLIENT: Stanton Dahl

REFERENCE: 220152

ADDRESS: 1 Robyn Street & 17-19 Pank Parade, Blacktown NSW

ELEMENTS: Stormwater Drainage Design – Part 5 Application

DRAWINGS:

GREENVIEW CIVIL SHEET LIST		
No.	SHEET NAME	REV.
C01	NOTES & LEGENDS	11
C02	GROUND FLOOR DRAINAGE PLAN	11
C05	SITE STORMWATER DETAILS SHEET 1	11
C06	COUNCIL EASEMENT PIPE OVERVIEW PLAN	5
C07	OSD CATCHMENT PLAN	5

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)
Blacktown Council	Council's "Stormwater Management DCP"
AS3500.3: 2021	Stormwater Drainage
NCC 2022 Volume 1	Part F1D3 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

Senior Civil Designer

Reviewed by:



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

Project Engineer



CERTIFICATE OF LANDSCAPE DESIGN/ DOCUMENTATION COMPLIANCE

☐ **DA Stage**

ADDRESS	1 ROBYN, 17-19 PANK PARADE, BLACKTOWN
JOB NUMBER	BGYPY
PROJECT DESCRIPTION	SENIOR LIVING

I, Melissa McGeorge, being the Principal of Botanique Design **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
2.1 Complies with the brief provided	Y	<input type="checkbox"/>	<input type="checkbox"/>
2.2 Is compatible with the latest drawings and the information received from the Architect	Y	<input type="checkbox"/>	<input type="checkbox"/>
2.3 Complies with the approved Concept Design Option	Y	<input type="checkbox"/>	<input type="checkbox"/>
2.4 Complies with approved sketch plans	Y	<input type="checkbox"/>	<input type="checkbox"/>
2.5 Complies with Development Consent drawings and conditions	Y	<input type="checkbox"/>	<input type="checkbox"/>
2.6 Complies with Council requirements	Y	<input type="checkbox"/>	<input type="checkbox"/>
2.7 Complies with the BCA (including Essentials Services)	Y	<input type="checkbox"/>	<input type="checkbox"/>
2.8 Complies with applicable Australian Standards	Y	<input type="checkbox"/>	<input type="checkbox"/>
Complies with other relevant Statutory requirements (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	NA
3. We have advised the Primary Consultant of design changes carried out by us that could impact on the architectural design and other disciplines.	Y	<input type="checkbox"/>	<input type="checkbox"/>
List of relevant drawings and documents is attached	Y	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

L01 /3 Landscape Plan attached

L02 /3 Landscape Details and Plant Schedule attached

Signed

Date 24.03.25

NOTE:

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- The Primary Consultant is responsible for lodging all project consultants' certification of compliance with the Project Officer, Housing and Property Group, at the completion of each design stage.