

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

16-20 Burrawong Crescent & 28 Macarthur Road

JOB NUMBER

BGYDK

PROJECT DESCRIPTION

Proposal to demolish four existing detached single storey cottages, tree removal and the construction of a seniors housing development containing eighteen (18) units and nine (9) on grade car parking spaces along with associated landscape works at 16 – 20 Burrawong Crescent and 28 MacArthur Road, Elderslie.

I, PETER MORSON being the Nominated Architect and registered Design Practitioner of “the firm” MORSON GROUP **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 Relevant LEP/DCPS State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	A,B,C,D A,B,C,D A,B,C,D	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	Note: FSR is a non-discretionary control which can be varied and LAHC is only required to 'consider' this control.
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 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 17/11/2023

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.



Friday, 17 November 2023

Land and Housing Corporation
Level 4, 4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Attention: Salina Lama

Project: LAHC 2021/510 - SENIORS HOUSING DEVELOPMENT AT 16-20 BURRAWONG CRESCENT & 28 MACARTHUR ROAD, ELDERSLIE, NSW, 2570

Re: ARCHITECTURAL STATEMENT REGARDING 'FIRE ENGINEERING SUPPORTING LETTER'

We refer to the 'fire engineering supporting letter(FESL)' prepared by I-Fire on 2/8/2023, and advise that although the referenced architectural plans have been updated since the issuance of the fire engineering advice, the recommendation contained within the FESL remains valid and applies to the current set of architectural drawings dated 11/10/2023.

If you have any queries with the above please do not hesitate to contact me.

Yours faithfully

Morson Group
Peter Morson
Director

Certificate of Design Compliance



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

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

ADDRESS 16-20 Burrawong Crescent & 28 Macarthur Road

JOB NUMBER BGYDK

PROJECT
DESCRIPTION

Proposal to demolish four existing detached single storey cottages, tree removal and the construction of a seniors housing development containing eighteen (18) units and nine (9) on grade car parking spaces along with associated landscape works at 16 – 20 Burrawong Crescent and 28 MacArthur Road, Elderslie.

I, Kamyar Eivazzadeh being the Principal/~~Senior Partner/NSW Land and Housing Corporation~~
Manager of Smart Structures Australia ("the firm/~~NSW Land and Housing Corporation resource~~")
certify that:

1. The ~~Electrical/StormwaterDrainage/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"/>	

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2.6 Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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:

Signed  Date 08-06-2023

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.

Kamyar Eivazzadeh <kamyar@smartstructs.com.au>

Thu, 28 Sept, 15:38

to Ruben, me, Jim

Hi Ruben,

I could finally hold of the Council's engineer this after and discuss the design principal with them.

The officer I spoke with was from Engineering Certification team by the name of Madeline Rosevear. I explained the stormwater design strategy adopted for the proposed development incorporating On-site detention system to attenuate flows for all stormwater events up to 1% AEP and water quality (WSUD) design requirements as per Council's current DCP. I also explained that this is proposed to allow flows to discharge to the Council's existing underground drainage network under Macarthur Road. Council's officer agreed in principal with all design strategies adopted for this development and she also mentioned that this is only a general advice and every development will be assessed on its own merit basis.

I trust above would adequately satisfy the LAHC's enquiry.

If you have any questions, please do not hesitate to contact me.

Regards,

Kamyar Eivazzadeh

Director

B.E(Civil) | M.E(Civil) | M.I.E.(AUST)| CPEng | NER| RPEQ



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Consultant's Certificate of Building Design Compliance



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CERTIFICATE OF LANDSCAPE DOCUMENTATION COMPLIANCE

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

ADDRESS

16-20 Burrawong Crescent & 28 Macarthur Road

JOB NUMBER

BGVQU

PROJECT DESCRIPTION

Proposal to demolish four existing detached single storey cottages, tree removal and the construction of a seniors housing development containing eighteen (18) units and nine (9) on grade car parking spaces along with associated landscape works at 16 – 20 Burrawong Crescent and 28 MacArthur Road, Elderslie.

I, Paul scrivener being the Principal/Senior Partner/NSW Land and Housing Corporation Manager of Paul Scrivener Landscape ("the firm/NSW Land and Housing Corporation resource") **certify that:**

1. The Landscape 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"/>	
2.3 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:

Drawings supplied being Job# 2481 Issue D (sheets 1-3) dated 27.9.2023

Signed *Paul Scrivener* Bach. AppSc (Env. Des) Bach Land Arch. LDI (registered 0285) 0285

Date: 3.10.2023

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