

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

47-49 Close Street, PARKES NSW

JOB NUMBER

BGZQQ

PROJECT DESCRIPTION

Demolition of an existing dwelling and associated outbuildings and structures, tree removal, and construction of a multi-dwelling development comprising 5 x 2-bedroom units and 4 x 1-bedroom units, parking for 7 vehicles, landscaping, and lot consolidation.

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 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 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 29/11/2023

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.



Lindy Lean
LANDSCAPE ARCHITECT

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CERTIFICATE OF LANDSCAPE DESIGN COMPLIANCE

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

ADDRESS

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I, Lindy Higgins being the Principal of Lindy Lean Landscape Architect ("the firm") **certify that:**

1. The Landscape design 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	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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2.7 Complies with the BCA (including Essentials Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	

L01 C Landscape – Existing Tree Protection	dated 30 November 2023
L02 C Landscape Site Plan	dated 30 November 2023
L03 C Concept Tree Planting Plan	dated 30 November 2023
L04 C Landscape Planting Plan	dated 30 November 2023
L05 C Landscape Details and Deep Soil	dated 30 November 2023

Signed

(Lindy Higgins) Date 30/11/2023

STORMWATER DESIGN STATEMENT

PROJECT: Proposed Development

DATE: 6th December 2023

CLIENT: SARM Architects

REFERENCE: 230290

ADDRESS: 47-49 Close St, Parkes

DRAWINGS: Refer Transmittal

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

Civil Designer

Reviewed by:



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

Project Engineer

Kim Howell

From: Nathan McWilliam <Nathan.McWilliam@parkes.nsw.gov.au>
Sent: Wednesday, June 14, 2023 10:55 AM
To: Lily McGaw
Cc: Ralph Camilet; Karan Parmar; Jaymes Rath; Jack Byrnes
Subject: RE: 47-49 Close Street, Parkes (GV: 230290)
Attachments: 47-49 Close Street.pdf

Hi Lily,

Please see answer in red below to your questions.

Regards,
Nathan

Nathan McWilliam

Project & Development Engineer

Parkes Shire Council | Wiradjuri Country
2 Cecile Street (PO Box 337), Parkes NSW 2870
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nathan.mcwilliam@parkes.nsw.gov.au
www.parkes.nsw.gov.au



From: Lily McGaw <Lily@greenview.net.au>
Sent: Tuesday, June 13, 2023 9:39 AM
To: Nathan McWilliam <Nathan.McWilliam@parkes.nsw.gov.au>
Cc: Ralph Camilet <ralph@greenview.net.au>; Karan Parmar <Karan@greenview.net.au>
Subject: RE: 47-49 Close Street, Parkes (GV: 230290)

Hi Nathan,

I have a few enquiries about stormwater drainage requirements a medium density development for the lots 47-49 Close Street, Parkes.

The lots fall to the rear and would drain to the small laneway between Close street and Lynch Street. The laneway is bitumen but doesn't have any gutters, kerbs or pits. It also appears that the streets adjacent, including Close Street, don't have kerb inlet pits near the sites, we are going off older images however it looks similar to recent aerial photos. **Laneways generally have no drainage infrastructure and limited shaping to convey water, as a result water often ends up in downstream properties when debris is present or something minor changes. Discharging to laneway is not desirable.**

Close street, whilst there is no subsurface drainage infrastructure, at the frontage there is stormwater line across the road. Internal stormwater from site will need to be piped to a pit in the road reserve of frontage, with a stormwater main that runs under close street and to connecting into the 600mm main with a KIP.

The 2021 DCP requires discharging stormwater to a 'legal point of discharge', however with no kerb inlet pits or gutters we were wondering if using infiltration for OSD/rainwater tank discharge would be suitable? Infiltration is given as an option in the Stormwater Drainage Design Guidelines 2010, but I am unsure if they are still current. **SDDG 2010 are the most recent. Infiltration for generally a resort for lots that need to dispose of flows that can't otherwise be conveyed via a charged line to street and there is decent area for that as away from foundations of buildings/structures and council underground infrastructure.**

Alternatively, would discharging to the kerb at Close street with a charged line be allowable? **Discharge would be too high to be drained out to kerb and gutter, instead stormwater must be connected into council pit and pipe network.**



Laneway to rear of properties



Regards,
Lily McGaw



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Structural | Civil | Traffic | Stormwater | ESD | Mechanical | Electrical | Hydraulics

From: Lily McGaw
Sent: Wednesday, June 7, 2023 11:45 AM

To: nathan.mcwilliam@parkes.nsw.gov.au

Cc: Ralph Camilet <ralph@greenview.net.au>; Karan Parmar <Karan@greenview.net.au>

Subject: 47-49 Close Street, Parkes (GV: 230290)

Hi Nathan,

Thanks so much for speaking to me earlier regarding stormwater design in Parkes shire council.

Thank you for explaining that the *Parkes Shire Council Engineering Design Minimum Standards for Subdivision and Development 2021* in the DCP 2021 has not yet been created.

I was wondering if there were any current drafts that could have specifications for OSD design, or if you would just recommend using the 5% AEP and ensuring post development flow does not exceed pre development flow as you explained.

You mentioned that there is no specific WSUD policy, we will probably proceed on that basis but I presume that the BASIX will include a rainwater tank which will provide some level of reuse and typical water sensitive design criteria.

Regards,

Lily McGaw



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