

# 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**

**48 New Orleans Crescent, MAROUBRA**

**JOB NUMBER**

**BGZ4J**

**PROJECT DESCRIPTION**

**Demolition of existing brick cottage. Proposed development for a three storey apartment with 5 units (1x studio, 2x 2-Bed, 2x 1-Bed)**

I, JOSHUA ANDREN being the Nominated Architect and registered Design Practitioner of "the firm" INTEGRATED DESIGN 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 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 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"/>	
	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Relevant LEP/DCPS 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"/>	Plans updated to show required Hydrant Booster
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"/>	See Cover pages
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:**


---

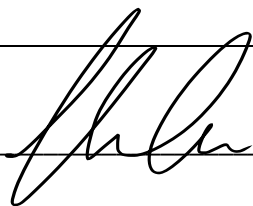


---



---

Signed



Date

06 MAY 2024

**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.

# WALLMAN PARTNERS PTY LTD

## Landscape Architects

ABN 20 003 491 754

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

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

**ADDRESS**

48 New Orleans Crescent,

Maroubra, NSW 2035

**JOB NUMBER**

BGZ4J

**PROJECT DESCRIPTION**

Residential Flat Building

I, Rodney J. S. Wallman being the Principal/~~Senior Partner/NSW Land and Housing Corporation Manager~~  
of Wallman Partners Pty Ltd (~~"the firm/NSW Land and Housing Corporation resource"~~) **certify that:**

- 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"/>	

2.3 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3.1 List of relevant drawings and documents is attached	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**COMMENTS:**


---



---



---



13 December 2024

Signed \_\_\_\_\_ Date \_\_\_\_\_

**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.



Level 1, 57 Kembla Street  
Wollongong NSW 2500  
02 4226 3333  
southcoast@northrop.com.au  
ABN 81 094 433 100

6 May 2024

Our ref: SY231039\_CDC02

Simone Throne  
Integrated Design Group  
2/119 Macquarie Road  
Springwood NSW 2777

Dear Simon,

**Re: CERTIFICATE OF CIVIL DOCUMENTATION COMPLIANCE**

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

ADDRESS	48 New Orleans Crescent
	Maroubra NSW 2035
JOB NUMBER	231039
PROJECT DESCRIPTION	Multi-unit Affordable Housing Development

I, Daniel Holland being a Civil Engineer at Northrop Consulting Engineers **certify that:**

- The Civil design/documentation prepared by Northrop Consulting Engineers 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"/>	



CIVIL

2.2 Complies with the provisions Design & Building Practitioners Act	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
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 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"/>	See page 3 of this document

**COMMENTS:**

---



---



---

Signed 

Date 6/05/2024

**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.

### 3.1 List of relevant drawings and documents

Reference	Description	Revision
DA01	COVER SHEET, DRAWING SCHEDULE AND SITE LOCALITY PLAN	03
DA02	CONCEPT EROSION AND SEDIMENT CONTROL PLAN	03
DA03	SITE CATCHMENT AREA PLAN	03
DA04	CONCEPT SITEWORKS, GRADING AND STORMWATER DRAINAGE PLAN	04