

# 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**

96-98 Brenan Street, Smithfield NSW

**JOB NUMBER**

BGWYN

**PROJECT DESCRIPTION**

Demolition of an existing dwelling and associated outbuildings and structures, tree removal, and construction of a multi-dwelling development comprising 6 x 2-bedroom units and 4 x 1-bedroom units, parking for 5 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"/>	
	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"/>	
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:**


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Signed \_\_\_\_\_  \_\_\_\_\_

Date 15/03/2024

**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.

Wednesday, 20 March 2024

Project: **SENIORS LIVING UNITS, SMITHFIELD**  
**96-98 Brenan Street, Smithfield NSW**

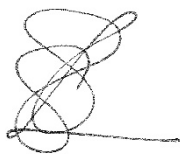
## Design Statement: Architectural

We hereby specify that the proposed new works shall achieve compliance with the following current Standards -

1. Good Design for Social Housing (September 2020)
2. LAHC Design Requirements (February 2023)

The above statement applies to new works only. All previous existing structures and works associated with the new works is not subject to the above certification. The above is based on the drawings issued with this certificate dated: 12 March 2024

Yours sincerely



Stephen Arlom  
**SARM Architects Pty Ltd**



**Lindy Lean**  
LANDSCAPE ARCHITECT

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A DIVISION OF HLS PTY LTD  
ABN 81 001 068 033

## CERTIFICATE OF LANDSCAPE DESIGN COMPLIANCE

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

ADDRESS	96-98 Brennan Street Smithfield NSW
JOB NUMBER	BGWYN
PROJECT DESCRIPTION	Homes NSW Proposed Seniors Living

I, Lindy Lean being the Principal/~~Senior Partner/NSW Land and Housing Corporation Manager~~ of Lindy Lean Landscape Architect (HLS Pty Ltd) ("~~the firm/NSW Land and Housing Corporation resource~~") **certify that:**


1. The Landscape design prepared by the HLS Pty Ltd 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 type="checkbox"/>	<input type="checkbox"/>	
2.2 Complies with the provisions Design & Building Practitioners Act			✓	
2.2 Is compatible with the latest drawings and the information received from the Architect/NSW Land and Housing Corporation	✓	<input type="checkbox"/>	<input type="checkbox"/>	
2.3 Complies with the approved Concept Design Option	✓	<input type="checkbox"/>	<input type="checkbox"/>	
2.4 Complies with Development Consent drawings and conditions	<input type="checkbox"/>	<input type="checkbox"/>	✓	
2.5 Complies with Council requirements (evidence attached)	<input type="checkbox"/>	<input type="checkbox"/>	✓	
2.6 Complies with the BCA (including Essentials Services)	✓	<input type="checkbox"/>	<input type="checkbox"/>	
2.7 Complies with applicable Australian Standards	✓	<input type="checkbox"/>	<input type="checkbox"/>	
2.8 Complies with other relevant Statutory requirements (please specify)	<input type="checkbox"/>	<input 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"/>	
3.1 List of relevant drawings and documents is attached	✓	<input type="checkbox"/>	<input type="checkbox"/>	

L01 C Landscape – Existing Trees	dated 14 March 2024
L02 C Landscape Site Plan	dated 14 March 2024
L03 C Landscape Planting Concept	dated 14 March 2024
L04 C Landscape Planting Plan	dated 14 March 2024
L05 C Landscape Details and Deep Soil	dated 14 March 2024

### COMMENTS:

Signed 

Lindy Lean FAILA Registered Landscape Architect #00423

Date 14 March 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.



## CERTIFICATE OF STORMWATER COMPLIANCE

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

## ADDRESS

96-98 Brenan St, Smithfield

## JOB NUMBER

BGWYN

## PROJECT DESCRIPTION

Proposed 2 storey residential development consisting of 10 units

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

- The stormwater 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"/>	Being assessed for Part 5
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"/>	Being assessed for Part 5
2.6 Complies with Council requirements (evidence attached)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Being assessed for Part 5
2.7 Complies with the BCA (including Essentials Services)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Being assessed for Part 5
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"/>	Being assessed for Part 5
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:**


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Signed



Date 19/03/2024

**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.