

# Architects Certificate of Building Design Compliance

Architecture, Interiors  
Urban Design  
Project Management  
ABN 63 804 200 206  
Brewster Murray Pty Ltd



- |   |  |
|---|--|
| <input type="checkbox"/> Stage A            | Concept Options  |
| <input type="checkbox"/> Stage B            | Design Development (for exempt development only)                 |
| <input checked="" type="checkbox"/> Stage C | Development Assessment under either Part 4 or Part 5 of EP&A Act |
| <input type="checkbox"/> Stage D            | Tender Documentation   |
| <input type="checkbox"/> Stage E            | Construction   |

ADDRESS 310-314 Swan Street & 984-988 Corella Street, North Albury, NSW

Lots 90, 91, 92, 93 in DP 36535

JOB NUMBER BH2CY

PROJECT DESCRIPTION Demolition of four (4) existing dwellings and the construction of a three-storey general housing, comprising of a total of twenty-seven (27) units with associated landscaping, fencing, at-grade carparking, and consolidation of the existing four (4) lots into one (1) lot

I, \_\_\_\_\_Michael Bullen\_\_\_\_\_ being the Nominated Architect and registered Design Practitioner of "the firm" \_\_\_\_\_Brewster Murray Pty Ltd\_\_\_\_\_ 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"/>	
1.10	Considers Homes NSW Resilient Landscape Guide	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.11 a	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 type="checkbox"/>	<input type="checkbox"/>	
1.12	Complies with BCA	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
1.13	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"/>	Capable of Compliance

1.14	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:

The low rise RFB proposal brings the area revolutionary changes in terms of scale, form and density. The proposal reflects the intended future development of the area. Currently, 998 / 998A Corella St is the only two-storey (duplex) development near the site while the rest of the area is predominantly consisting of single storey detached housing.

The proposed building concepts are articulated with varied setbacks, roof elements, stair lobbies, balconies, wall finishes, privacy screens etc and integrated landscaping.

The site is gently sloping towards Swan Street, which allows the buildings to sit on the existing ground level with minimum ground excavation or fill. West building would sit slightly higher than the east building in order to follow the slope.

A network of stormwater pits on site will collect excess water and discharge to the Council network via a new kerb inlet pit on Swan St that will connect to the existing pit approx. 12m east of this proposed KI-pit location. However, no stormwater pipe running along the frontage currently. A small pipe extension would be needed.

Tree #34 (Large Grevillea Robusta) will be retained. All other trees within the site except for Tree 34 are proposed to be removed. New native planting will be provided including plant screening along the side boundaries and bin area, as well as more significant plantings in deep soil zones.

The driveway in the middle is designated as the main entry to the site. Pedestrian pathway is separated. An existing sewer runs under the proposed driveway, parking and pathway.

Garbage storages will be near the front boundary for collection, and screened storage areas are proposed. There is an existing footpath along the Swan Street. The path to the bus stop will need to be confirmed and upgrade works will be required.



Signed \_\_\_\_\_

Date 7/02/2025

**NOTE:** The wording of this certification shall not be altered without the prior approval of Homes NSW, Department of Communities and Justice.

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 Homes NSW, at the completion of relevant stage and is a requirement for each progress payment claim.

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

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

ADDRESS	310-314 Swan Street & 984-988 Corella Street, North Albury, NSW
	Lots 90, 91, 92, 93 in DP 36535
JOB NUMBER	BH2CY
PROJECT DESCRIPTION	Demolition of four (4) existing dwellings and the construction of a three-storey general housing, comprising of a total of twenty-seven (27) units with associated landscaping, fencing, at-grade carparking, and consolidation of the existing four (4) lots into one (1) lot

I, CHAU BAO LY being the Principal/Senior Partner/Homes NSW Manager of GREENLAND DESIGN ("the firm/Homes NSW resource") **certify that:**

The Electrical/Hydraulic/Structural/Landscape/other (select applicable) design/documentation prepared by the firm/Homes NSW resource has been fully checked and is adequate for the purposes of the project.

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"/>	Capable of Complying – at DA stage

2.3	Is compatible with the latest drawings and the information received from the Architect/Homes NSW	<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"/>	At DA Stage
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"/>	Capable of Complying – at DA stage
2.8	Complies with applicable Australian Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capable of Complying – at DA stage
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:

ISSUED LANDSCAPE DRAWINGS: LA01, LA02 & LA03 (ISSUE E)

Signed  Date 20/02/2025

**NOTE:** The wording of this certification shall not be altered without the prior approval of Homes NSW.

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, Homes NSW, at the completion of each design stage.

## CERTIFICATE OF STORMWATER DOCUMENTATION COMPLIANCE

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

<b>ADDRESS</b>	<b>310-314 Swan Street &amp; 984-988 Corella Street, North Albury, NSW</b>
	<b>Lots 90, 91, 92, 93 in DP 36535</b>
<b>JOB NUMBER</b>	<b>BH2CY</b>
<b>PROJECT DESCRIPTION</b>	<b>Demolition of four (4) existing dwellings and the construction of a three-storey general housing, comprising of a total of twenty-seven (27) units with associated landscaping, fencing, at-grade carparking, and consolidation of the existing four (4) lots into one (1) lot</b>

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

The stormwater design/documentation prepared by the firm has been fully checked and is adequate for the purposes of the project.

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"/>	Capable of Complying – at DA stage
2.3 Is compatible with the latest drawings and the information received from the Architect/Homes NSW	<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"/>	At DA Stage
2.6	Complies with Council requirements (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See comment below
2.7	Complies with the BCA (including Essentials Services)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capable of Complying – at DA stage
2.8	Complies with applicable Australian Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Capable of Complying – at DA stage
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:

Albury City Council advised received regarding existing stormwater easement. Email from Brad Willis (dated 22/04/2024), Service Leader of Water and Wastewater, advises Council does not oppose realigning the easement, however given expected good condition of easement if it is to remain, it shall not be built over, in accordance with Albury City Council Building Near Water and Wastewater Asset Guidelines – July 2024 and the WSAA code.

Signed

Date 17/02/2025

**NOTE:** The wording of this certification shall not be altered without the prior approval of Homes NSW.

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, Homes NSW, at the completion of each design stage.