

Architect's Certificate of Building Design Compliance

Become.

- | | |
|---|--|
| <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

Nos. 26 & 28 Stevenage Road & No. 53 Welwyn Road, Canley Heights, NSW, 2166

Lots 52, 53 & 54 of DP 225999

JOB NUMBER

BH273

PROJECT DESCRIPTION

Seniors Residential Development

Demolition of existing dwellings and construction of a two-storey development consisting of thirteen (13) dwellings, 6 car spaces and associated landscaping and fencing.

I, Ben Reid being the Nominated Architect and registered Design Practitioner of "the firm" Shed PTY LTD t/a Become. Architecture **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"/>	
1.10	Considers Homes NSW Resilient Landscape Guide	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Generally complies, except where overridden by Homes NSW design reviews and briefing
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"/>	
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"/>	23035-DA-000(C) - COVER SHEET 21.02.2025 23035-DA-001(G) - PROJECT DETAILS 21.02.2025 23035-DA-002(F) - DEVELOPMENT DATA 12.03.2025 23035-DA-101(C) - CONTEXT ANALYSIS 21.02.2025 23035-DA-102(C) - CONTEXT ANALYSIS 21.02.2025 23035-DA-103(C) - SITE ANALYSIS 21.02.2025 23035-DA-104(G) - SITE ANALYSIS 21.02.2025 23035-DA-201(E) - EXISTING AND DEMOLITION SITE PLAN 26.03.2025 23035-DA-202(J) - PROPOSED SITE PLAN 26.03.2025 23035-DA-203(N) - PROPOSED GROUND FLOOR PLAN 26.03.2025 23035-DA-204(M) - PROPOSED LEVEL 01 PLAN 26.03.2025 23035-DA-205(G) - PROPOSED ROOF PLAN 26.03.2025 23035-DA-301(H) - PROPOSED BUILDING ELEVATIONS - NORTH & SOUTH 26.03.2025 23035-DA-302(G) - PROPOSED BUILDING ELEVATIONS - WEST & EAST 26.03.2025 23035-DA-401(H) - PROPOSED BUILDING SECTIONS - SHEET 1 26.03.2025 23035-DA-402(G) - PROPOSED BUILDING SECTIONS - SHEET 2 26.03.2025 23035-DA-501(G) - UNIT TYPE PLANS 26.03.2025 23035-DA-601(C) - PERSPECTIVE VIEWS - SHEET 1 21.02.2025 23035-DA-602(C) - PERSPECTIVE VIEWS - SHEET 2 21.02.2025 23035-DA-701.1(L) - SHADOW DIAGRAMS - 21ST JUNE 9AM 26.03.2025 23035-DA-701.2(L) - SHADOW DIAGRAMS - 21ST JUNE 10AM 26.03.2025

					23035-DA-701.3(L) - SHADOW DIAGRAMS - 21ST JUNE 11AM 26.03.2025 23035-DA-701.4(L) - SHADOW DIAGRAM - 21ST JUN 12PM 26.03.2025 23035-DA-701.5(L) - SHADOW DIAGRAM - 21ST JUNE 1PM 26.03.2025 23035-DA-701.6(L) - SHADOW DIAGRAM - 21ST JUNE 2PM 26.03.2025 23035-DA-701.7(L) - SHADOW DIAGRAM - 21ST JUNE 3PM 26.03.2025 23035-DA-702(K) - SOLAR VIEW DIAGRAMS 26.03.2025 23035-DA-703(K) - COMPLIANCE DIAGRAMS 12.03.2025 23035-NP-001(B) - PROJECT DETAILS 21.02.2025 23035-NP-002(B) - PROPOSED SITE PLAN 21.02.2025 23035-NP-003(B) - DEVELOPMENT DATA 21.02.2025 23035-NP-004(B) - PROPOSED BUILDING ELEVATIONS - NORTH & SOUTH 21.02.2025 23035-NP-005(B) - PROPOSED BUILDING ELEVATIONS - WEST & EAST 21.02.2025 23035-NP-006(A) - SHADOW DIAGRAMS 21.02.2025 23035 Compliance Table - Housing SEPP 2021 Schedule 4_241213 13.12.2024 23035 Compliance Table -Seniors Housing Design Guide Section 15_241213 13.12.2024 Housing for Seniors - Checklist 17.02.2025 Design Quality Principles Statement 26.02.2025	
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 26/03/2025

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	26-28 Stevenage Road & 53 Welwyn Road Canley Heights, NSW
	Lots 52, 53, 54 in DP 225999
JOB NUMBER	BH273
PROJECT DESCRIPTION	Seniors Residential Development
	Demolition of existing dwellings and construction of a two-storey development consisting of 13 dwelling, 6 car parking spaces and associated landscaping and fencing

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 (ISSUE D)

Signed  Date 25/02/2025

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 DESIGN/ DOCUMENTATION COMPLIANCE

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

ADDRESS

**Lots 52, 53 & 54 in DP 225999
26-28 Stevenage Road & 53 Welwyn Road
Canley Heights NSW 2166**

JOB NUMBER

BH273

PROJECT DESCRIPTION

**Seniors Residential Development
Demolition of existing dwellings and construction of a two-storey
development consisting of 13 dwellings, 6 car parking spaces
and associated landscaping and fencing**

I, Michael Pereira being the Principal of MSL Consulting Engineers **certify that:**

- The Stormwater design/documentation (Job No. 23283, SW01 to SW09 Revision C) prepared by MSL Consulting Engineers 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"/>	
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"/>	
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

carried out by us that could impact on the architectural design and other disciplines.				
3.1 List of relevant drawings and documents is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

I hereby certified that the design is in accordance with normal engineering practice and meets the requirements of the Institution of Engineers' Publication "Australian Rainfall and Runoff" (2019), Fairfield City Council's DCP and Stormwater Management Standards.

In particular the design is in accordance with the following: AS/NZS 3500.3-2021

Michael Pereira
Structural/Civil Engineer
BE (Civil) MIEAust CPEng NER IntPe(Aus) RPEQ
NSW Professional Engineer Registration (PRE0001157)
NSW Design Practitioner Registration (DEP0001754)
NSW Principal Design Practitioner Registration (PDP0000589)

Signed



Date

13/02/2025

- 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 CIVIL DESIGN/ DOCUMENTATION COMPLIANCE

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

ADDRESS

Lots 52, 53 & 54 in DP 225999
26-28 Stevenage Road & 53 Welwyn Road
Canley Heights NSW 2166

JOB NUMBER

BH273

PROJECT DESCRIPTION

Seniors Residential Development
Demolition of existing dwellings and construction of a two-storey
development consisting of 13 dwellings, 6 car parking spaces
and associated landscaping and fencing

I, Michael Pereira being the Principal of MSL Consulting Engineers **certify that:**

1. The Civil design/documentation (Job No. 23283, C01 Revision C) prepared by MSL Consulting Engineers 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"/>	
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 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

carried out by us that could impact on the architectural design and other disciplines.				
3.1 List of relevant drawings and documents is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

Cut and fill plan has been carried out with limited survey information. MSL does not take any responsibility for the accuracy of the volumes.

Michael Pereira
Structural/Civil Engineer
BE (Civil) MIEAust CPEng NER IntPe(Aus) RPEQ
NSW Professional Engineer Registration (PRE0001157)
NSW Design Practitioner Registration (DEP0001754)
NSW Principal Design Practitioner Registration (PDP0000589)

Signed  Date 13/02/2025

- NOTE:**
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 - The list of final documents shall be by title, number and latest completion or revision date shown on each.
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