

Architect's Certificate of Building Design Compliance

DesignInc

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

2-4 Satara Avenue, 5 Sydney Luker Road, 1-3 Utzon Road,
Cabramatta West

JOB NUMBER

BH2CF

PROJECT
DESCRIPTION

Seniors Living – 12 x 2 bedroom + 8 x 1 bedroom

I, Ian Armstrong being the Nominated Architect and registered Design Practitioner of “the firm” DesignInc 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"/>	Relied upon the planning report of AM1
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"/>	
1.11a	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"/>	Housing SEPP Schedule 4
1.12	Complies with BCA	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Relied upon the BCA consultants advise
1.13	Complies with relevant standards including AS 4299 (Adaptable	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	AS 4299 not applicable to the project

	Housing) & AS 1428 (Access & Mobility)					
1.14	Complies with Rural Fire Services requirements	A,B,C,D	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rural fire not applicable to the project as it is within Sydney Metropolitan area
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 checked="" type="checkbox"/>	No RMS or other required
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 28/02/2025

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 LANDSCAPE DOCUMENTATION COMPLIANCE

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

ADDRESS	2-4 Satara Avenue, 5 Sydney Luker Road, 1-3 Utzon Road, Cabramatta West
JOB NUMBER	BH2CF
PROJECT DESCRIPTION	Seniors Living – 12 x 2 bedroom + 8 x 1 bedroom

I, Michael Doak being the Principal of DesignInc Sydney **certify that:**

The Landscape design prepared by DesignInc 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"/>	
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 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"/>	

COMMENTS:

Signed  Date 12/03/2025

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 DOCUMENTATION COMPLIANCE

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

ADDRESS 2-4 Satara Avenue, 5 Sydney Luker Road, 1-3 Utzon Road, Cabramatta West

JOB NUMBER BH2CF

PROJECT DESCRIPTION Seniors Living – 12 x 2 bedroom + 8 x 1 bedroom

I, Osman Chowdhury being the Director of Civil & Stormwater Engineering Services Pty Ltd certify that:

The Civil design/documentation prepared by the Civil & Stormwater Engineering Services 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"/>	
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 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:

Signed



Date 12/03/2025

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CERTIFICATE OF STORMWATER DOCUMENTATION COMPLIANCE

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

ADDRESS 2-4 Satara Avenue, 5 Sydney Luker Road, 1-3 Utzon Road, Cabramatta West

JOB NUMBER BH2CF

PROJECT DESCRIPTION Seniors Living – 12 x 2 bedroom + 8 x 1 bedroom

I, Osman Chowdhury being the Director of Civil & Stormwater Engineering Services Pty Ltd certify that:

The Stormwater design/documentation prepared by the Civil & Stormwater Engineering Services 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"/>	
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 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:

Signed



Date 12/03/2025

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

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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.

Structural Engineering Services Pty Ltd

CERTIFICATE OF STRUCTURAL DESIGN/ DOCUMENTATION COMPLIANCE.

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

ADDRESS	2-4 Satara Avenue, 5 Sydney Luker Road, 1-3 Utzon Road, Cabramatta West
JOB NUMBER	BH2CF
PROJECT DESCRIPTION	Seniors Living – 12 x 2 bedroom + 8 x 1 bedroom

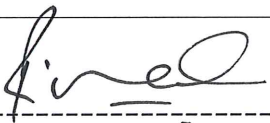
I, Pinak being the Principal of SES ("the firm") **certify that:**

The Structural 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"/>	
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

COMMENTS:

Signed 

Date 12/03/2028

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.