

Architect's Certificate of Building Design Compliance

MCGREGOR WESTLAKE ARCHITECTURE

- | | |
|---------------------------------------------|------------------------------------------------------------------|
| <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 10-16 Birdwood Avenue, Cabramatta West

JOB NUMBER BH2AQ

PROJECT DESCRIPTION Demolition of four single-lot dwellings, including tree removal, for the construction of 18 seniors' housing units in a two-storey development, with associated landscaping and 8 car spaces.

I, PETER ANGUS MCGREGOR being the Nominated Architect and registered Design Practitioner of "the firm" MCGREGOR WESTLAKE 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	
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:

N/A

Signed

J. M. L.

Date 4/04/2025

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.



231890 - C001Rev0

25 March 2025

RE: CERTIFICATION OF CIVIL DOCUMENTATION COMPLIANCE

This is to certify that the civil engineering design shown on our approved drawings on the attached schedule for the above project:

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

ADDRESS

10-16 BIRDWOOD AVENUE, CABRAMATTA WEST NSW 2166

JOB NUMBER

231890

PROJECT DESCRIPTION

SENIOR HOUSING DEVELOPMENT (HOMES NSW)

I, Sina Arbabzadeh being the Principal Civil Engineer of
Tonkin ("the firm") **certify that:**

The Civil Engineering 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 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"/>	We believe the concept design has been developed with minor changes into Development Consent stage for Council submission purposes. There has been slight changes to site stormwater discharge strategy due to previously provided survey with lack of information which has been updated upon the receipt of updated survey.
2.5	Complies with Development Consent drawings and conditions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	N/A – Engineering Set has been prepared for Council general approval submission.
2.6	Complies with Council requirements (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Please refer to attached engineering drawing set.
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 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"/>	Please refer to attached transmittal for civil drawing set.
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COMMENTS:

Signed

Date 25/03/2025

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.

Yours sincerely,

Sina Arbabzadeh | MEng (Civil), MIE Aust, CPEng, NER, RPEQ, DBP Act Practitioner
Principal Engineer

Tonkin

SPROUT STUDIO

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

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

ADDRESS

10-16 Birdwood Avenue, Cabramatta

JOB NUMBER

PROJECT
DESCRIPTION

Seniors Housing Development

I, **Martin Pell** being the Principal of **Sprout Landscape Architecture Pty Ltd** (t/as Sprout Studio) ("the firm/Homes NSW resource") **certify that:**

The Landscape design 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 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 24/03/2025

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.