

## Architect's Certificate of Building Design Compliance

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|---|--|
| <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**

Lots 63, 64 & 65 in Deposited Plan 23679

38 – 42 Gerathy Street, Goulburn, NSW, 2580

**JOB NUMBER**

BH2NM

**PROJECT  
DESCRIPTION**

General Housing Development –

14 Dwellings with 11 on-grade car parking

I,  being the Nominated Architect and registered Design Practitioner of “the firm”  
DEM (Aust) 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 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"/>	
1.10a	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"/>	
1.11	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	A,B,C,D	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

requirements					
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:

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Signed \_\_\_\_\_



Date 28<sup>th</sup> Feb /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**

**Lots 63, 64, 65 Deposited Plan 236794**

**38-42 Gerathy Street, Goulburn NSW 2580**

**JOB NUMBER**

**BH2NM**

**PROJECT  
DESCRIPTION**

**General Housing Development -**

**14 Dwellings with 11 at-grade car parking**

I, Xiao Gong being the **Principal**/Senior Partner/Homes NSW Manager of Studio IZ Pty Ltd  
("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 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 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:**

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Signed  Date 14/05/2025

**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.

19 May 2025

DEM  
Suite 202, Level 2  
821 Pacific Highway  
Chatswood NSW 2067

Attention: Wing Jin

Dear Wing,

HNSW Goulburn – 38-42 Gerathy Street, Goulburn

## Certificate of Civil Engineering Documentation Compliance

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

<b>ADDRESS</b>	<b>38 -42 Gerathy Street, Goulburn</b>
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<b>JOB NUMBER</b>	<b>BH2NM</b>
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<b>PROJECT DESCRIPTION</b>	<b>Residential Flat Building</b>
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I, Nathan Pearce, being the Associate Director of Entec Consultants (“the firm/NSW Land and Housing Corporation resource”) **certify that:**

1. The Civil 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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 checked="" type="checkbox"/>	<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 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 19/05/2025

## Drawing List

Drawing Reference	Drawing Title	Revision	Date
240208_C100	COVER SHEET, LEGENDS AND NOTES	D	15/05/25
240208_C101	EXISTING SERVICES PLAN	D	15/05/25
240208_C200	SEDIMENT AND EROSION CONTROL PLAN	E	15/05/25
240208_C201	SEDIMENT AND EROSION CONTROL DETAILS	D	15/05/25
240208_C300	CIVIL WORKS PLAN	E	15/05/25
240208_C400	STORMWATER MANAGEMENT PLAN	E	15/05/25
240208_C500	DETAILS – SHEET 1	E	15/05/25
240208_C501	DETAILS - SHEET 2	D	15/05/25
240208_C502	ONSITE DETENTION ANALYSIS	D	15/05/25
240208_C503	MUSIC MODEL RESULTS	D	15/05/25
240208_C600	CATCHMENT PLAN	D	15/05/25
240208_C700	CUT & FILL PLAN	D	15/05/25
240208_C800	PAVEMENT PLAN	D	15/05/25
240208_C900	PUBLIC DOMAIN PLAN	D	15/05/25