

Architect's Certificate of Building Design Compliance



6/10-12 Martin Place
MORTDALE, NSW, 2223
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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 16-18 Stapleton St - St Marys

JOB NUMBER BGZXE

PROJECT DESCRIPTION Seniors Living Development. 18 Units (8 x 2 Bed & 10 x 1 Bed) & associated site works including underground car parking and removal of trees.

I, Eduardo Tapia being the Nominated Architect and registered Design Practitioner of "the firm" DKT Studio 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"/>	
1.10	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"/>	

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:



Signed

Date 21/10/2024

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 DESIGN / DOCUMENTATION COMPLIANCE

- ☐ Concept Design Stage
☒ Development Assessment Stage
☐ Tender Documentation

ADDRESS 16 – 18 Stapleton Parade ST MARYS
JOB NUMBER BGZXE
PROJECT DESCRIPTION Proposed Seniors Living Development

I, Raymond Paul Fuggle being the Principal of Ray Fuggle & Associates Pty Ltd ("the firm") **certify that:**

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

2. The design/documentation	YES	NO	N/A
2.1 Complies with the brief provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.2 Is compatible with the latest drawings and the information received from the Architect/housing NSW – Land and Housing Corporation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.3 Complies with the approved Concept Design Option	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2.4 Complies with approved sketch plans	<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	<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"/>
Complies with other relevant Statutory requirements (please specify)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. We have advised the Primary Consultant 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"/>
List of relevant drawings and documents is attached	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

COMMENTS:

Landscape Plans L1 - Drawing Issue Date 04/19/24



Signed

Date 04/10/24

NOTE:

- The wording of this certification shall not be altered without the prior approval of Land and Housing Corporation, Housing NSW.
- The list of final documents shall be by title, number and latest completion or revision date shown on each.
- The Primary Consultant is responsible for lodging all project consultants' certification of compliance with the Project Officer, Land and Housing Corporation, at the completion of each design stage.



CERTIFICATE STORMWATER DESIGN/DOCUMENTATION COMPLIANCE

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

ADDRESS	16 –18 Stapleton St – St Marys
JOB NUMBER	BGZXE
PROJECT DESCRIPTION	Seniors Living Development. 18 Units (8 x 2 Bed & 10 x 1 Bed) & associated site works including underground car parking and removal of trees

I, Alistair McKerron being the Director of Greenview (“the firm/Homes NSW resource”) **certify that:**

The stormwater 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"/>	Stage C
2.6	Complies with Council requirements (evidence attached)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Refer emails from Hamish Blake at Penrith City Council
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 1/11/2024

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.

VEHICULAR ACCESS DESIGN STATEMENT

PROJECT: Proposed Development

DATE: 4th October 2024

CLIENT: DKT Studio

REFERENCE: 230391

ADDRESS: 16,17 & 18 Stapleton Parade, St Marys

REVIEW DRAWINGS: DKT Studio, Project No. BGZXE, Drawings No. A04

ELEMENTS:

- Driveway Grades
- Carparking Compliance
- Vehicle Manoeuvring

We hereby confirm that we have reviewed the above design elements and found them to be in accordance with the relevant Australian standards and relevant conditions of the development consent. In particular, the design is in accordance with the following:

REFERENCE	TITLE
AS2890.1:2004	Parking facilities - Off-street Parking

Note: Additional checks using AutoCAD Vehicle Tracking. Please see attached turning circles. We note that the driveway grades and the ingress/egress from the garages are compliant.

Note: this report is specifically related to the items referred to and is not to be construed to represent a comment on any other areas of the property.

Yours faithfully,

For & on behalf of Greenview Consulting,

Prepared by:



Joshua Cain

Traffic Designer

Reviewed by:



Alistair McKerron B.E., M.I.E.(Aust.), CP Eng., NPER no 2220277

Project Engineer