

Design Certificate – SSDA-80102979
40 MEMORIAL AVE, BELLA VISTA

5th of December, 2025

To:
Mr. Oscar Saunders
Landen Dev No.8 Pty Ltd
3.03, 7–9 Irvine Place
BELLA VISTA NSW 2153

Dear Mr. Oscar Saunders

We, Capital Engineering Consultants, the practicing Structural Engineers hereby advise that we will be responsible for the structural design & certification for the proposed residential development at **40 MEMORIAL AVE, BELLA VISTA**. All architectural plans that are used for the structural design are as per the attached in the next page.

We further certify that all relevant structural elements are designed to withstand flood forces and debris for all flood events up to and including PMF.

Please call Paul on 0425 260 898 for any queries you may have regarding this matter.

Yours faithfully,
CAPITAL ENGINEERING CONSULTANTS



Mr Paul El- Bayeh
B.E., M.E. (struct/foundation), F.I.E. Aust, CPEng No. 3132148, NER
Director

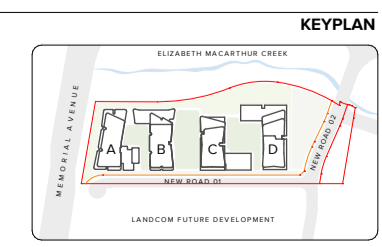
Drawing List

Series	Drawing No.	Drawing Name	Scale	Rev
000				
General	DA-001-001	Title Sheet		01
General	DA-001-002	Drawing List		01
General	DA-001-003	Numerics Schedule		01
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010				
Siteworks	DA-010-020	Site Analysis		01
Siteworks	DA-010-030	Site Plan	1:500	01
Siteworks	DA-010-040	Staging Diagram	1:500	01
110				
GA Plans	DA-110-006	Basement 02	1:500	01
GA Plans	DA-110-007	Basement 01	1:500	01
GA Plans	DA-110-008	Lower Ground Level	1:500	01
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GA Plans	DA-110-010	Level 01-02	1:500	01
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GA Plans	DA-110-050	Level 05-06	1:500	01
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111				
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GA Plans Building A & B	DA-111-007	Basement 01	1:250	01
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GA Plans Building A & B	DA-111-010	Level 01	1:250	01
GA Plans Building A & B	DA-111-020	Level 02	1:250	01
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GA Plans Building A & B	DA-111-050	Typical Levels 05-07	1:250	01
GA Plans Building A & B	DA-111-080	Level 08	1:250	01
GA Plans Building A & B	DA-111-090	Typical Levels 09-13	1:250	01
GA Plans Building A & B	DA-111-140	Level 14	1:250	01
GA Plans Building A & B	DA-111-150	Roof Level	1:250	01
112				
GA Plans Building C & D	DA-112-006	Basement 02	1:250	01
GA Plans Building C & D	DA-112-007	Basement 01	1:250	01
GA Plans Building C & D	DA-112-008	Lower Ground Level	1:250	01
GA Plans Building C & D	DA-112-009	Ground Level	1:250	01
GA Plans Building C & D	DA-112-010	Level 01	1:250	01
GA Plans Building C & D	DA-112-020	Level 02	1:250	01
GA Plans Building C & D	DA-112-030	Level 03	1:250	01
GA Plans Building C & D	DA-112-040	Level 04	1:250	01
GA Plans Building C & D	DA-112-050	Typical Level 05-06	1:250	01
GA Plans Building C & D	DA-112-070	Level 07	1:250	01
GA Plans Building C & D	DA-112-080	Typical Levels 08-13	1:250	01
GA Plans Building C & D	DA-112-140	Level 14	1:250	01
GA Plans Building C & D	DA-112-150	Roof Level	1:250	01
210				
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GA Elevations	DA-210-102	Building A South Internal Elevation	1:200	01
GA Elevations	DA-210-201	Building B North Internal Elevation	1:200	01
GA Elevations	DA-210-202	Building B South Elevation	1:200	01
GA Elevations	DA-210-301	Building C North Elevation	1:200	01
GA Elevations	DA-210-302	Building C South Internal Elevation	1:200	01
GA Elevations	DA-210-401	Building D North Internal Elevation	1:200	01
GA Elevations	DA-210-402	Building D South Elevation	1:200	01
GA Elevations	DA-210-501	Building C and D East Elevation	1:250	01
GA Elevations	DA-210-502	Building A and B East Elevation	1:250	01
GA Elevations	DA-210-601	Building A and B West Elevation	1:250	01
GA Elevations	DA-210-602	Building C and D West Elevation	1:250	01
GA Elevations	DA-210-701	Building A East Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-702	Building C East Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-801	Building B West Internal Courtyard Elevation	1:250	01
GA Elevations	DA-210-802	Building D West Internal Courtyard Elevation	1:250	01
310				
GA Sections	DA-310-101	Section AA_Building A	1:200	01
GA Sections	DA-310-201	Section BB_Building B	1:200	01
GA Sections	DA-310-301	Section CC_Building C	1:200	01
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Series	Drawing No.	Drawing Name	Scale	Rev
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Sun Diagrams	DA-710-170	Sun Eye Views 07	1:100	01
Sun Diagrams	DA-710-210	Shadow Diagrams June 21st 9am-10:30am	1:1000	01
Sun Diagrams	DA-710-220	Shadow Diagrams June 21st 11:00am - 12:30pm	1:1000	01
Sun Diagrams	DA-710-230	Shadow Diagrams June 21st 1:00pm - 2:30pm	1:1000	01
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720				
Amenity Diagrams (ADG)	DA-720-110	Solar Diagrams 01		01
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Amenity Diagrams (ADG)	DA-720-130	Solar Diagrams 03		01
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Amenity Diagrams (ADG)	DA-720-210	Cross Vent Diagrams 01		01
Amenity Diagrams (ADG)	DA-720-220	Cross Vent Diagrams 02		01
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730				
Landscape Diagrams (ADG)	DA-730-110	Deep Soil	1:500	01
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760				
Storage Diagrams	DA-760-110	Storage Diagrams 01	1:500	01
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Storage Diagrams	DA-760-130	Storage Diagrams 03	1:500	01
Storage Diagrams	DA-760-140	Storage Diagrams 04	1:500	01
Storage Diagrams	DA-760-150	Storage Diagrams 05	1:500	01
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Storage Diagrams	DA-760-170	Storage Schedule		01
770				
GFA Diagrams	DA-770-110	GFA Diagrams 01		01
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780				
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790				
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Height Incursion Diagram	DA-790-120	Height Incursion Sections		01
Height Incursion Diagram	DA-790-130	Height Incursion Diagram	1:500	01
810				
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Adaptable & Livable Plan Layouts	DA-810-120	2 Bed Apartments 02 - Adaptable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-130	3 Bed Apartments 01 - Adaptable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-210	1 Beds Apartments 01 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-220	3 Bed Apartments 01 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-230	3 Bed Apartments 02 - Adaptable + Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-310	1 Bed Apartments 01 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-320	1 Bed Apartments 02 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-330	2 Bed+ Apartments 01 - Livable	1:50	01
Adaptable & Livable Plan Layouts	DA-810-340	3 Bed Apartments 01 - Livable	1:50	01
820				
Waste Strategy	DA-820-007	Basement 01	1:500	01
Waste Strategy	DA-820-008	Lower Ground	1:500	01
890				
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3D Views	DA-910-110	Perspective 01		01
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NOTES
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CLIENT
Landen Property
Level 3, Suite 303 7-9 Irvine Place
Bellavista NSW 21053 Australia



Rev	Date	Approved by	Revision Notes
01	08/08/25	JK	For SSDA Submission

Project Title
Memorial Avenue
40 Memorial Avenue Bellavista NSW 2153 Australia

Scale
@A1, 50%@A3

Project No.
21098

Drawn by
OW

North

Status
For SSDA Submission

Dwg No.
DA-001-002

Rev
01

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect, Nicholas Turner 6695, ABN 86 054 084 911

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