

41) Evidence of the registration of the two-lot subdivision with NSW Land and Property Information must be provided to the Certifier, prior to the construction of the secondary dwellings reaching a point where these can be considered habitable dwellings in accordance with the definition of a "dwelling" under the Canterbury Bankstown Local Environmental Plan 2023 (i.e. prior to the installation of wet areas, kitchens and the like).

The construction of the secondary dwellings shall not proceed past that point described above, until evidence of the registration of the two-lot subdivision with NSW Land and Property Information has been provided to the Certifier.

42) Prior to the issue of a Subdivision Certificate, the following must be complied with:

a) The construction of the secondary dwellings shall not proceed past a point where they could be considered habitable dwellings ready for occupation in accordance with the definition of a "dwelling" under the Canterbury Bankstown Local Environmental Plan2023 (i.e. prior to the installation of wet areas, kitchens and the like).

b) Easements have been created where necessary over the relevant lots on the plan of subdivision under provisions of the Conveyancing Act 1919 as follows:

- i. Easements to drain water (for inter-allotment drainage),
- ii. Easement for services (for utilities),
- iii. Right of carriageway (for internal driveway, vehicle manoeuvring), and
- iv. Easement for overhang (for eaves and gutters).

Note: a statement must be placed on the Section 88B Instrument that nominates Canterbury-Bankstown Council as the authority empowered to release, vary or modify the easements created.

c) The following information must be submitted to Council or the Principal Certifier with an application for a Subdivision Certificate:

- i. Original Plan of Subdivision signed by a registered surveyor, plus five (5) copies,
- ii. Copy of this Determination Notice and any approved Section 4.55 modifications,
- iii. Evidence that all conditions of consent relevant to the release of the Subdivision Certificate have been complied with,

iv. A Compliance Certificate (Section 73 of the Sydney Water Act 1994) from Sydney Water,

v. Certification by a registered surveyor that all services such as stormwater drainage, water, gas, electricity and telephone are contained:

- a) separately within each lot; or
- b) within easements created to accommodate such services;

or, where such services are not in place at the time of subdivision:

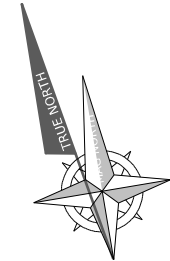
- c) that such services can be accommodated separately within each lot; or
- d) that easements are in place to accommodate such services.

vi. A report from a Registered Surveyor which demonstrates that the height and location of the ground floor slab, and minimum 500mm high brickwork along:

- a) the common wall (for attached dual occupancies); and
- b) the edge of the slab closest to the proposed new Torrens title boundary (for the secondary dwelling(s) and detached dual occupancies);

complies with the approved plans. In this regard, the certificate from the Registered Surveyor is required to identify the finished floor level of the ground floor slab and the offsets to property boundaries.

If construction has progressed to the point where external walls have been erected and the roof constructed at the time of subdivision, the report from the Registered Surveyor must also verify the external wall setbacks and roof eaves overhang to the proposed subdivision boundaries all confirm with the approved



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ACCREDITED
BUILDING DESIGNER

Client :
Rajat and Pooja Karwal

Project Title :
Dual Occupancy & Sec. Dwellings at:
L11, 63 Queen Street, Revesby dp2343

NOT FOR CONSTRUCTION

E
D
C
B
A

01/09/25
Date

DA SUBMISSION
Revision

Note:
-Do not scale off drawings
-All works to be setout by a registered survey
-Builder or contractor to verify all dimensions
& levels as well notify the designer of any
discrepancies prior to commencing any work
-Refer to Engineers drawings for structural details
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TORRENS SUBDIVISION

Scale:
1:100

Drawn By:
dbb

Date:
08/07/25

Issue:
DA-A

Drawing No.
01c