

Certifying Success in Subdivision : A Practical Application of Subdivision Certification

Presented by Peter Shahatit





1. Context

Recent NSW Government announcements and policies

2. Recap and introduction

The Registered Certifier (Subdivision)/(Strata)

3. Project Low and Mid Rise

CDC and Torrens/Strata Certificates

4. Project Subdivision Works

SWC and Compliance

5. Project Strata – Strata Certificates

6. Questions



A wide-angle photograph of a construction site during the day. A long, straight dirt road with a concrete curb runs through the center. To the right, a yellow Volvo excavator is working on a pile of earth. In the background, there are utility poles, a fence, and the skeletal frames of several buildings under construction.

NSW Government Announcements Diverse and Well-Located Homes & Transit Orientated Development Program

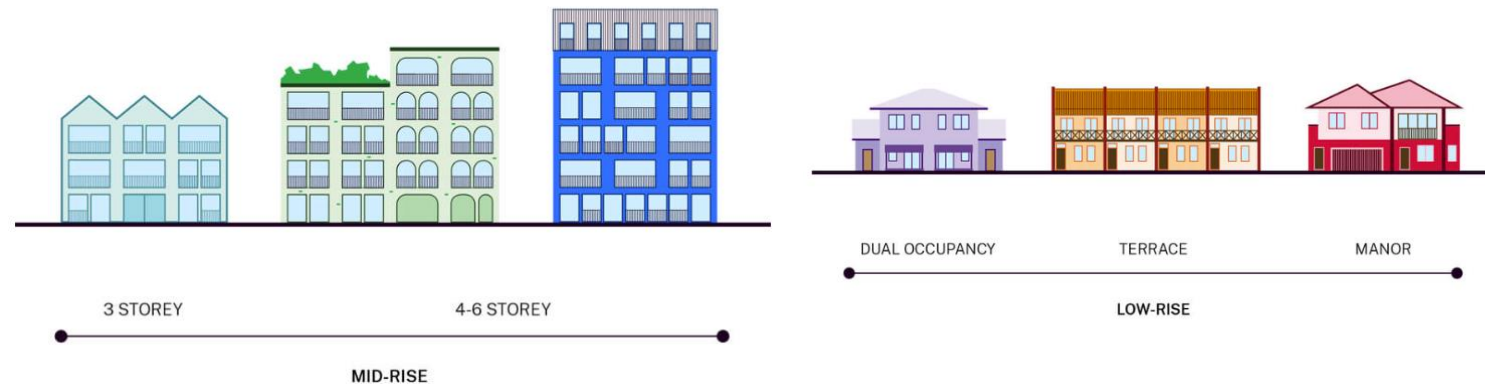
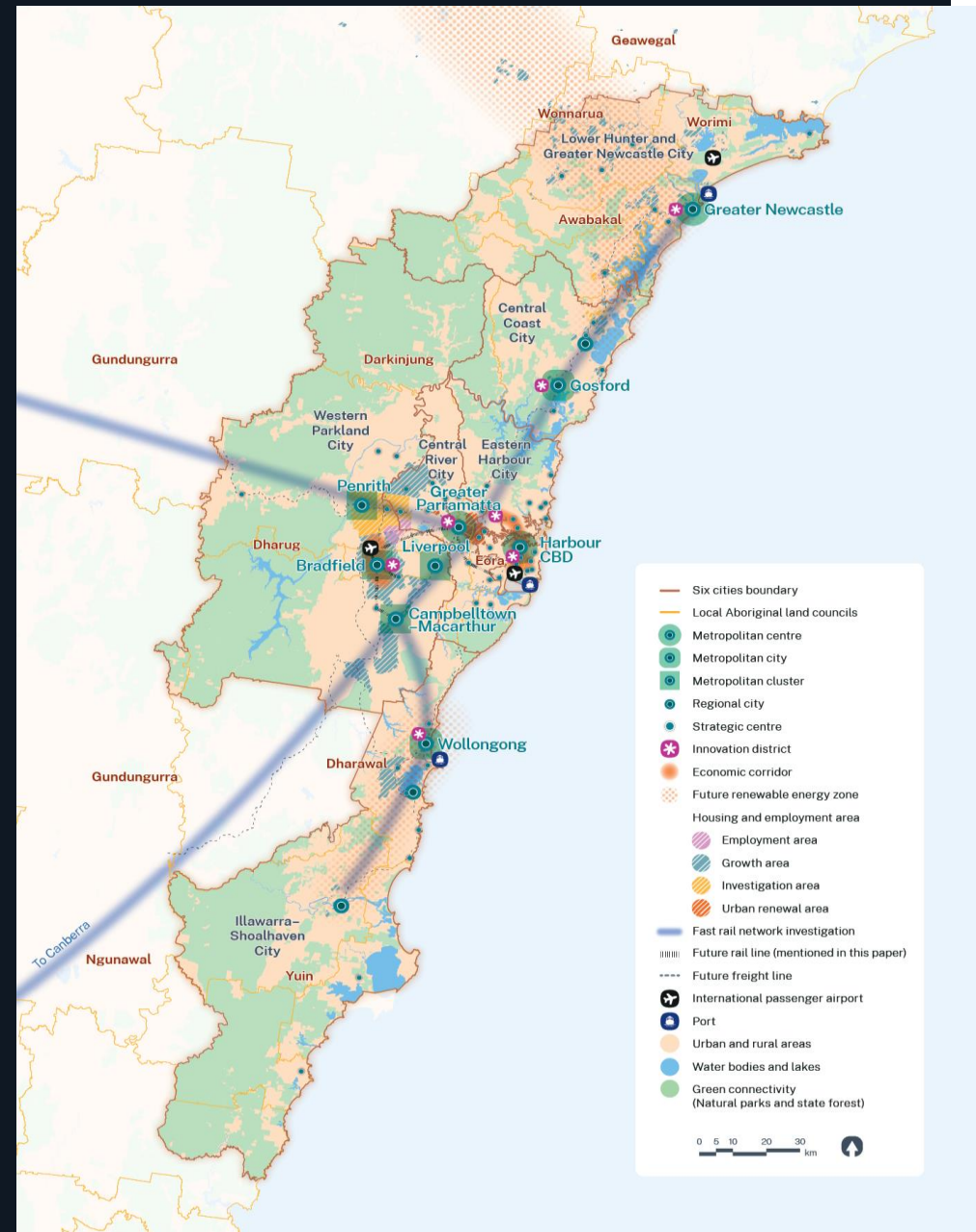






Diverse and Well-Located Housing Reform

- A focus on Low Rise and Mid Rise Housing within the six cities region and beyond
- Allow dual occupancies in **all land zoned R2** in NSW
- Six(6) cities region R2 within station and town centre precincts
- Multi-Dwelling Housing MDH(Terraces) or MDH townhouses
- Residential Flat Building (RFBs) three(3) to 6 (six) stories up to 800m away in R3 zones





What does the diverse and well located homes policy say about subdivision?

“It is proposed to permit the Torrens subdivision of dual occupancies/MDH provided that the propose lots meet the appropriate size, width and access requirements”

NSW Government Explanation of intended effects

<https://www.planning.nsw.gov.au/policy-and-legislation/housing/diverse-and-well-located-homes#low-and-midrise-housing>



Expectation is to continue with the current intent of the Code SEPP part 6 and permit the Registered Certifier (Subdivision) in issuing certificates under the code



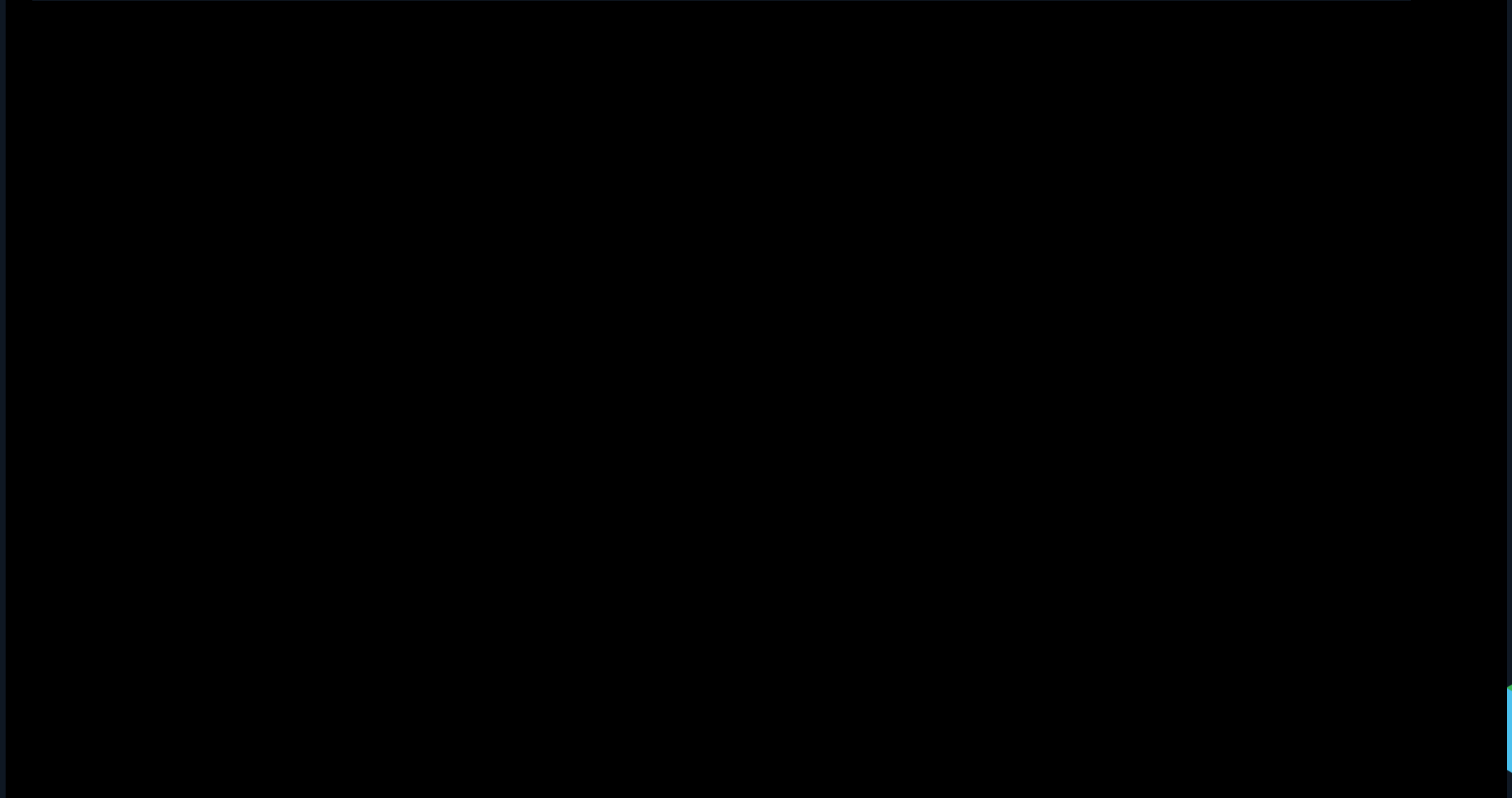
Transport Orientated Development (TOD)



- Proposed new Code SEPP(Housing) Chapter 5
- Amend planning controls within 400 m of 31 well-located metro and rail stations
- Changes include :
 - Residential flat buildings(High rise) in all residential zones (R1, R2, R3 and R4)
 - Residential flat buildings (High Rise) and shop top housing in local and commercial centers (E1 and E2)
 - **Strata Subdivision permissible under existing provisions of the Code SEPP(Exempt and Complying)**



Existing/Completed/Ongoing Subdivision Projects



The Role of the Registered Certifier (Subdivision) & Registered Certifier (Strata)





(Registered Certifier- Subdivision)

&

(Registered Certifier- Strata)

Schedule 2, Part 2, Clause 19 Building and Development Certifiers
Regulation 2020

1. Assess and determine a Complying Development Certificate
2. Assess and determine a Subdivision Works Certificate (SWC) or Subdivision Certificate (SC) as defined in under section 6.5(2) or (3) of the Planning Act (EP&A)
3. Carry out an inspection under the *Environmental Planning and Assessment Regulation 2021*, section 139 but only in relation to subdivision work
4. Assess and determine a Strata Certificate



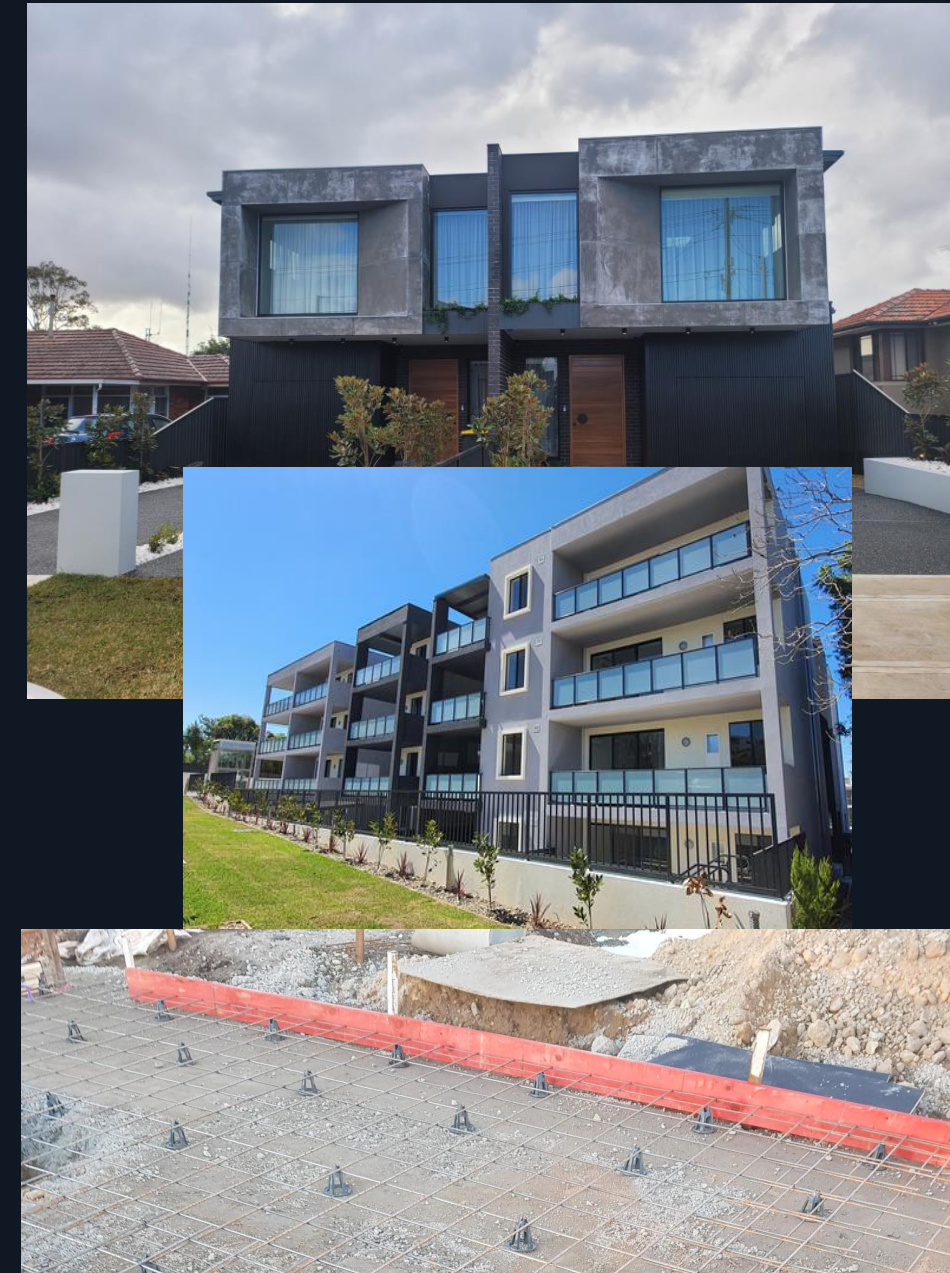


In reality we determine...

1. **Complying Development Certificates (CDC)** for Subdivision Torrens or Strata (I.e. Planning Approval)
2. **Subdivision Certificates (SC)**
3. **Strata Certificates**
4. **Subdivision Works Certificates (SWC)** i.e. CC for subdivision works
5. **Compliance Certificates (Design and/or Construction)** E.g road and drainage, and OSD
6. **Carry out an inspections for Road/Drainage/OSD**

Supported with ancillary services to building including including:

1. **TfNSW Project Verification - Works Authorization Deed(WAD)**
2. **Subdivision Certificate reviews and lodgment**
3. **Local Environment Court Expert advice**





In Comparison to building certifiers...



1. **CDC Subdivision - CDC Building**
2. **Subdivision/Strata Certificate - Occupation Certificate**
3. **Subdivision Works Certificate (SWC) i.e. CC for subdivision works - Construction Certificate (building works)**
4. **Carry out an inspection on behalf of PC - Critical Stage Inspection as the PC**

A wide-angle photograph of a construction site. In the foreground, a dirt road with a concrete curb runs from the bottom center towards the middle ground. The road surface is uneven and shows tire tracks. To the right of the road, there is a large pile of gravel and some construction equipment, including a yellow excavator. In the background, there are several buildings under construction, some with steel frames, and a chain-link fence. The sky is clear and blue, suggesting a bright day.

Typical Projects Examples





Project 1 – 34 Smalls Road, Ryde
Low Rise CDC and Subdivision Certificate(Torrens)



Subdivision as Complying Development



Project Location - 34 Smalls Road, Ryde

- 728m² total site area
- Site Width - 17m frontage
- Site Contours - Generally falling to the front
- Proposal - Dual Occupancy (Attached)
- Ryde LEP

- **Documentation**
 - **Building CDC issued by Building Certifier**
 - **Subdivision plan Prepared by Registered Surveyor and accompanied with the draft administration sheets & 88B**
 - **10.7 Planning Certificate issued by Ryde Council**
 - **Rates notice/title search submitted**
 - **Application and owners consent received**
 - **Planning portal application lodged**
 - **Certification engagement contract accepted.**





A summary of requirements of Part 6 Subdivisions Code

- ❑ A building CDC issued under LRHDC was issued
- ❑ Subdivision is permissible with consent on the site for Ryde LEP
- ❑ Each dwelling faces the street and are not located behind one another (unless the site has a dual/two street frontage such as a corner lot)
- ❑ Each dwelling has six (6) metre (measured at the building line) with street frontage plus setbacks
- ❑ No part of a dwelling is located above any part of another dwelling.
- ❑ The site is located in land use zone RU5, R1, R2 or R3 land zones.
- ❑ Resultant lot size for dual occupancies complied with Cl4.1A(Ryde LEP) (290m²)



Subdivision As Complying Development – Resources Update July 2024



Table 1.1

Council LGAs (LEP) where subdivision of dual occupancies are prohibited in R2*	
Ballina 2012	Botany Bay 2013
Ku-ring-gai 2015	Liverpool 2008
Mosman 2012	Hornsby 2013
Hawkesbury 2012	Lane Cove 2009 (permissible to construct in this area)
Warringah 2011	Parramatta (former hills) 2012 (permissible to construct in this area)
Strathfield 2012	The Hills 2019 (permissible to construct in this area)
Gosford 2014	

*Note: Dual Occupancy development may or may not be allowed in land use RU5, R1 or R3. Contact Subdivision Certifiers Pty Ltd for dual occupancies in these zones.

Table 1.2

Local Environment Planning Policy (LEP)	Permissible	Minimum total site area required to construct (sqm)	Minimum resultant lot size per dual occupancy (Strata Subdivision Minimum is 180sqm per lot)
Ashfield 2013	Yes (attached only)	400 (code applies as no minimum specified in the LEP)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Auburn 2010	Yes	Subject to Lot Size for Dual Occupancy Development Map	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Bankstown 2015	Yes (excl. designated area 2)	500 (attached), 700 (detached)	250 (attached) and 350 (detached)
Blacktown 2014	Yes (strata subdivision, detached or corner only)	500 (attached), 600 (detached)	300 (Corner Lot) or subject to minimum area shown on the Lot Size Map for the property address (Detached)
Blue Mountains 2015	Yes	900 (attached), 1100 (detached)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Burwood 2012	Yes	500 (attached), 600 (detached)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Camden 2010	Yes	800 (corner lot) otherwise 600	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Campbelltown 2015	Yes	Subject to Lot Size for Dual Occupancy Development Map	300
Canada Bay 2013	Yes	450 (attached), 800 (detached)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Canterbury 2012	Yes	600	300
Fairfield 2013	Yes	Subject to Lot Size for Dual Occupancy Development Map	300
Holroyd 2013	Yes	Subject to Lot Size for Dual Occupancy Development Map	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Hunters Hill 2012	Yes	700 (attached), 900 (detached)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Hurstville 2012	Yes	650 (land identified as "G" in lot size map) 1000 (land identified as "K" in lot size map)	Code SEPP (minimum 200)
Manly 2013	Yes	400 (code applies as no minimum specified in the LEP)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
North Sydney 2013	Yes (attached only)	450 (attached), Detached Prohibited	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Newcastle 2012	Yes	400 (code applies as no minimum specified in the LEP)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Penrith 2010	Yes	650 (attached), 750 (detached)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Ryde 2014	Yes (attached only)	580 (attached), Detached Prohibited	290
Randwick 2012	Yes (attached only)	450 (attached), Detached Prohibited	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Rockdale 2011	Yes	400 (code applies as no minimum specified in the LEP)	350
Sutherland 2015	Yes	600	Code SEPP (minimum 200)
Sydney 2012	Yes	400 (code applies as no minimum specified in the LEP)	Code SEPP (minimum 200)
Waverley 2012	Yes	400 (code applies as no minimum specified in the LEP)	Subject to the minimum subdivision lot size specified for dual occupancy in LEP or Code SEPP (minimum 200) - contact us*
Willoughby 2012	Yes (excluding dual occupancy restriction Map)	700 (attached), 900 (detached)	Lot Size Map or 350 (Subject to LEP provisions - contact us*)
Woollahra 2014	Yes (Strata Only)	460 (attached), 930 (detached)	180sqm
Woolloomooloo 2011	Yes	Between 800 to 1400 (attached) Between 975 to 1400 (detached)	Code SEPP (minimum 200)
Woolgong 2019	Yes	400 (code applies as no minimum specified in the LEP)	Code SEPP (minimum 200)

*Minimum resultant lot size (last column) subject to site confirmation. Please contact Subdivision Certifiers Pty Ltd on (02) 9002 4245 or email admin@subdivisioncertifiers.com.au for more information.



Subdivision As Complying Development Summary



PLAN FORM 6_E (2020)	DEPOSITED PLAN ADMINISTRATION SHEET	Sheet 1 of 5 sheet(s)
Registered:	Office Use Only	Office Use Only
Title System: TORRENS	DP 1293010	
PLAN OF SUBDIVISION	LGA: RYDE	Locality: RYDE
OF LOT 14 DP36579	Parish: HUNTERS HILL	County: CUMBERLAND
Survey Certificate	Green Landc NSW/Western Lands Office Approval	
I, ROBERT DAVIDSON of GEODESY PTY LTD	(Authorised Officer) in approving this plan certify that all necessary approvals in regard to the allocation of the land shown herein have been given.	
a surveyor registered under the Surveying and Spatial Information Act 2002, certify that:	Signature: _____ Date: _____ File Number: _____ Office: _____	
(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 05-Jan-2023		
(b) Partial Survey		
(c) Completion	Subdivision Certificate	
Datum Line: 'X' - 'Y'	I, Registered Certifier certify that the provisions of section 6.15 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or reserve set out herein.	
Type: Urban <input checked="" type="checkbox"/> Rural <input type="checkbox"/>	Electronic signature affixed by me () Signature: _____ Registration number: _____ Consent Authority: _____ Date of endorsement: _____ Subdivision Certificate number: _____ File number: _____	
Electronic signature affixed by me (ROBERT DAVIDSON) Signature: _____ Dated: 09/06/2023		
Surveyor Identification No: S0008965 Surveyor registered under the Surveying and Spatial Information Act 2002		
Plans used in the preparation of survey. DP28191, DP36579, DP219517, DP1144150, DP1156596, DP1241475, DP1276183,	Statements of intention to dedicate public roads, create public reserves and drainage reserves, acquire/resume land.	
Surveyor's Reference: J11935	Signatures, Seals and Section 68B Statements should appear on the following sheet(s)	



COMPLYING DEVELOPMENT CERTIFICATE

Environmental Planning and Assessment Act, 1979, Section 4.28

Applicant



Certificate number: 200049/03

Date of Issue: 04/05/2020
Lapse Date: 04/05/2025

Subject Land Description:



Development Description: Subdivision (Strata) - Building 3B2

Land Use Zone: R4, RE1 & SP2

Environmental Planning Instrument
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
Part 6 Subdivision Code

Attachments: Conditions of this Certificate listed in Annexure A

Plans &/or Specifications Approved



I, Peter Shahatit, certify that the proposed development is Complying Development and (if carried out in accordance with the plans and specifications specified in the certificate), it will comply with all development standards applicable to the development and with such other required prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of the certificate.

Peter Shahatit
Accredited Certifier
BPB3022
Encl.

200049

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admin@subdivisioncertifiers.com.au | www.subdivisioncertifiers.com.au
Ph: (02) 9002 4245

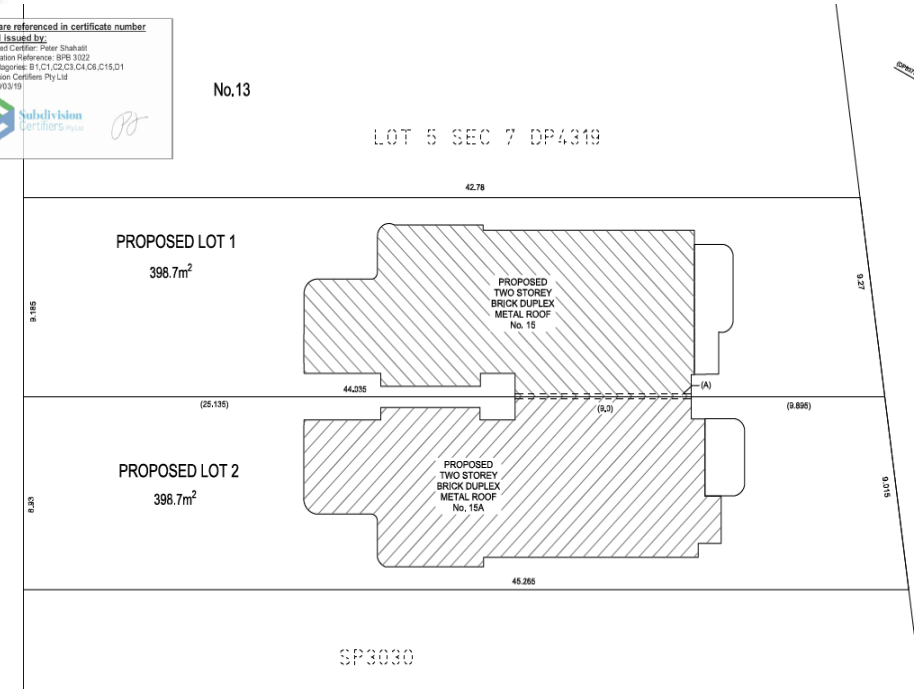
Plans are referenced in certificate number 190021 issued by Accredited Certifier Peter Shahatit Accreditation Reference: BPB 3022 BPB Categories: B1,C1,C2,C3,C4,C6,C15,D1 Subdivision Certifiers Pty Ltd Date: 19/03/19



No.13

LOT 5 SEC 7 DP4319

SELWYN ST





Code SEPP Permits a Subdivision Certificate to be issued by a Registered Certifier

- ✓ Evidence that the lots are serviced by water, sewer, natural gas, electricity and telecommunications. i.e. Notification of Arrangement, Sydney Water S.73 Certificate, Telecommunication Provisioning Certificates
- ✓ Stormwater easements and right of carriageways (where required) provided.
- ✓ Occupation Certificate
- ✓ Survey Certificate confirming lots wholly contains services easements etc
- ✓ Final Subdivision/Strata Plan
- ✓ Boundary fences installed
- ✓ Compliance with the EP&A relating Cl 6.15 Restrictions on issue of subdivision certificates

PLAN FORM 6 (2020) WARNING: Creasing or folding will lead to rejection

Sheet 1 of 3 sheet(s)

DEPOSITED PLAN ADMINISTRATION SHEET	
Registered:	Office Use Only
Title System:	Office Use Only
PLAN OF SUBDIVISION OF LOT 11 IN DP 237025	LGA: LIVERPOOL Locality: MOOREBANK Parish: HOLSWORTHY County: CUMBERLAND
Survey Certificate I, TIMOTHY JOHN SIGLEY of PO BOX 1110, NORTH SYDNEY NSW 2059 a surveyor registered under the Surveying and Spatial Information Act 2002, certify that: *(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, is accurate and the survey was completed on 9 November 2022. *(b) The part of the land shown in the plan ("being" "excluding" "was surveyed in accordance with the Surveying and Spatial Information Regulation 2017, the part surveyed is accurate and the survey was completed on the part not surveyed was compiled in accordance with that Regulation; or *(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2017. Datum Line: "X" PM 33691 - "Y" SSM 125356 Type: "Urban"/"Rural" The terrain is "Level/Unevening"/"Steep/Mountainous". Signature: <i>T. Sigley</i> Dated: 9 November 2022 Surveyor Identification No: SU009054 Surveyor registered under the Surveying and Spatial Information Act 2002 *Strike out inappropriate words. **Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey.	Crown Lands NSW/Western Lands Office Approval I, <i>Peter Shahatit</i> (Authorised Person/Registered Certifier) in approving this plan certify that all necessary provisions in regard to the allocation of the land herein have been given. Signature: <i>Peter Shahatit</i> Date: File Number: Subdivision Certificate I, <i>Peter Shahatit</i> (Authorised Person/General Manager/Registered Certifier, certify that the provisions of s.6.15 of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to the proposed subdivision, new road or proposed part of a road. Signature: <i>Peter Shahatit</i> Electronic signature effected by me. Peter Shahatit, dated 10.02.2023 Registration number: BDC3022 Certifying Authority: Peter Shahatit Date of endorsement: 10.02.2023 Subdivision Certificate number: 220599/01 File number: CDC220599 *Strike through if inapplicable.
Plans used in the preparation of survey compilation. DP 236614, DP237025, DP1028891, DP111798, DP1228489	Statements of intention to dedicate public roads create public reserves and drainage reserves, acquire/resume land.
Surveyor's Reference: 2026	Signatures, Seals and Section 88(6) Statements should appear on PLAN FORM 6A



Project Example 2 – Richmond Road, Marsden Park Subdivision Works Certificate (SWC)



Subdivision Works Certificate



Project Location – Marsden Park

DA Description: Demolition of existing structures; staged subdivision to create stage 1 being 8 residential lots including building envelope plans having frontage to Lissanthe Street and stage 2 being a community title subdivision into 33 residential lots with building envelope plans, a residential lot and a lot for a private road; and associated site works.

- DA approved Plans and Associated documentation including arborist report, geotechnical report
- Civil engineering road and drainage Plans
- Long Service Levy Payment
- Documentation addressing the relevant conditions of consent.
- Certification contract and Application
- Portal application
- Rates notice/title search submitted

Assessed against Consent and Council Engineering Specifications

FOR CONSTRUCTION



Subdivision Works Certificate




SUBDIVISION WORKS CERTIFICATE

Environmental Planning and Assessment Act, 1979, Sections 6.1, 6.3, 6.4, 6.13

Certificate number: 231173/01	Date of Issue: 16/05/2024
Applicant Burton & Field Pty Ltd ATF The Burton & Field Unit Trust 343 Hume Hwy, Liverpool NSW 2170	Development Consent: DA-267/2021 Date of Approval: 28/02/2023 Planning Approval Modifications: n/a Date of Approval: n/a
Subject Land Description: Lot 971 DP 2475, 35 Seventh Avenue, Austral NSW 2179	
Development Description: Civil road and drainage works including the construction of two new local roads and the subdivision of the land into 17 Torrens title allotments.	
Approved Plans: Refer to annexure A (attached)	
Supporting Documents: Refer to annexure A (attached)	
Notes and exclusions: Refer to annexure A (attached)	

I, Peter Shahatit, certify that the development works referred to in this certificate and as referenced in the plans and specifications attached to this certificate, if completed strictly in accordance with these approved documents, will comply the requirements of the Environmental Planning and Assessment Regulation 2000 as referred to in Section 6.33 of the Environmental Planning & Assessment Act, 1979

Note: S6.12/2 of the EP&A act 1979 requires a minimum two days notice to the relevant Council of an intention to commence subdivision works.


Peter Shahatit
Registered Certifier
BDC3022
Encl.

231173

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Ph: (02) 9002 4245



Annexure A

Approved Plans prepared by Premise Project Number 323167			
Drawing	Rev No.	Date	Description
General			
C0001	G	-	Cover Sheet & Site Locality
C0002	F	08/05/2024	Schedule Of Drawings
C0003	B	02/02/2024	General Notes, Abbreviations and Acronyms
Existing Site Layout Plan			
C0010	B	02/02/2024	Existing Site Layout Plan
Tree Removal and Demolition			
C0020	B	02/02/2024	Tree Removal and Demolition Plan
Proposed Site Layout Plan			
C0040	D	08/02/2024	Proposed Plan of Subdivision
Erosion And Sediment Control Plan			
C0060	E	14/03/2024	Erosion And Sediment Control Plan
C0061	B	02/02/2024	Erosion And Sediment Control Notes and Details
Earthwork Grading Plan			
C1000	B	02/02/2024	Typical Lot Grading Details
C1010	C	14/03/2024	Cut And Fill Plan
C1020	C	14/03/2024	Site Sections - Sheet 1 Of 3
C1021	C	14/03/2024	Site Sections - Sheet 2 Of 3
C1022	B	02/02/2024	Site Sections - Sheet 3 Of 3
C1040	E	14/03/2024	Site Grading and Retaining Wall Plan
C1100	B	02/02/2024	Retaining Wall Longitudinal Sections - Sheet 1 Of 5
C1110	B	02/02/2024	Retaining Wall Longitudinal Sections - Sheet 2 Of 5
C1120	B	02/02/2024	Retaining Wall Longitudinal Sections - Sheet 3 Of 5
C1130	B	02/02/2024	Retaining Wall Longitudinal Sections - Sheet 4 Of 5
C1140	B	02/02/2024	Retaining Wall Longitudinal Sections - Sheet 5 Of 5
Road Layout and Siteworks			
C2000	E	14/03/2024	Road Layout and Siteworks
C2100	D	08/02/2024	Pavement Plan
Road Typical Cross Sections			
C2200	B	02/02/2024	Road Typical Cross Sections
Road Longitudinal Sections			
C2300	B	02/02/2024	Road Longitudinal Sections - Sheet 1 Of 3
C2301	B	02/02/2024	Road Longitudinal Sections - Sheet 2 Of 3
C2302	C	14/03/2024	Road Longitudinal Sections - Sheet 3 Of 3
Road Cross Sections			
C2350	C	02/02/2024	Road Cross Sections - Seventh Ave - Sheet 1 Of 2
C2351	C	02/02/2024	Road Cross Sections - Seventh Ave - Sheet 2 Of 2
C2352	B	02/02/2024	Road Cross Sections - Wigay Street - Sheet 1 Of 5
C2353	B	02/02/2024	Road Cross Sections - Wigay Street - Sheet 2 Of 5

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Plans are referred to certificate number

231173/01 issued by:
Registered Certifier Peter Shahatit
Registration Reference: BDC3022
BDC Categories: Civil/ - Traffic (Information), Road
and Drainage, Stormwater, Drain & Substation
Subdivision Certifiers Pty Ltd
Date: 16/05/2024



SEVENTH AVENUE, AUSTRAL, NSW 2179

CIVIL ENGINEERING PLANS FOR ROADWORKS AND STORMWATER DRAINAGE

ISSUED FOR CONSTRUCTION

COUNCIL REF. NO.: DA267/2021
RD-07/2022
(S.138 ROADS ACT)
SWC CERTIFIER: 231173/01
(BY SUBDIVISION CERTIFIERS)

MAY 2024



premise.com.au

DEVELOPER
TOMI PRSKALO

WSC



LOCAL GOVERNMENT AREA



DISCLAIMER
THIS PLAN HAS BEEN PREPARED FOR THE DEVELOPER AND ITS EMPLOYEES, AGENTS AND CONSULTANTS. THE DEVELOPER IS RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THE DEVELOPER.

COVER SHEET & SITE LOCALITY



Project Example 3 – Liverpool Road, Burwood



Complying Development (Non low rise) and Strata Certificate



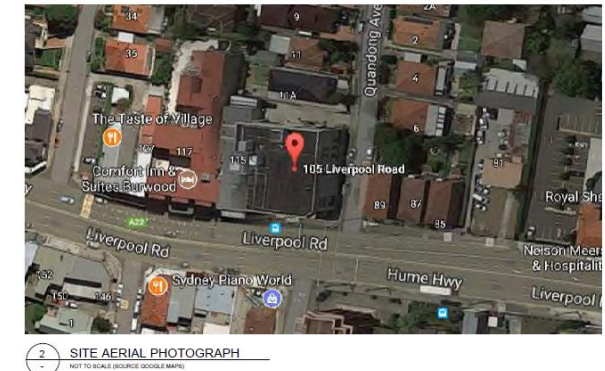
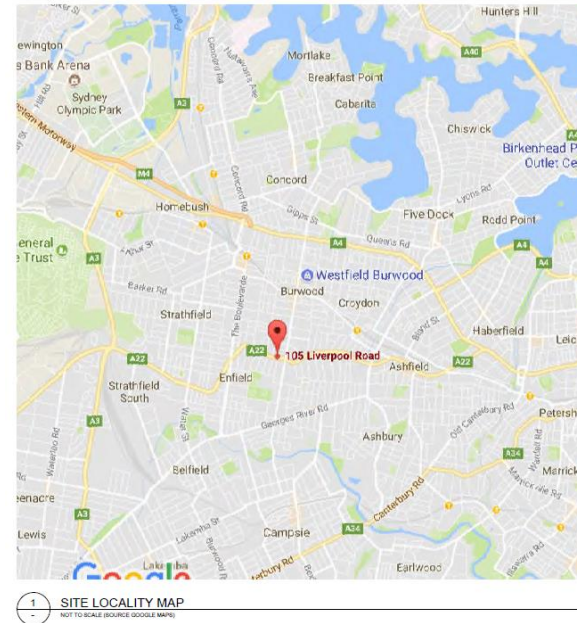
Project Location – Marsden Park

DA Description: Proposed Mixed Use Development

- DA approved Plans and Associated documentation issued within 5 years
- Documentation addressing the relevant conditions of consent
- Strata administration sheet, Strata plan and 88E documentation
- Certification contract and Application
- Portal application
- Rates notice/title search submitted

CDC for strata subdivision and Subsequent Strata Certificate

PROPOSED MIXED USE DEVELOPMENT LANDSCAPE DEVELOPMENT APPLICATION 105-115 LIVERPOOL ROAD BURWOOD



2 SITE AERIAL PHOTOGRAPH
NOT TO SCALE (SOURCE GOOGLE MAPS)

DRAWING SCHEDULE

DWG NO.	ISSUE	TITLE	SCALE AT A3	SCALE AT A1
LD	E	LANDSCAPE COVER	NOT TO SCALE	NOT TO SCALE
LS-201	E	LANDSCAPE CONCEPT PLAN - GROUND FLOOR	1:200	1:100
LS-202	E	LANDSCAPE CONCEPT PLAN - ROOF FLOOR	1:200	1:100
LS-301	E	LANDSCAPE PLANT DETAILS	-	-
LS-401	E	LANDSCAPE DETAILS	NOT TO SCALE	NOT TO SCALE



Complying Development (Non low rise) and Strata Certificate



COMPLYING DEVELOPMENT CERTIFICATE

Environmental Planning and Assessment Act, 1979, Section 4.28

Applicant	Certificate number: 200049/03
	Date of Issue: 04/05/2020 Lapse Date: 04/05/2025
Subject Land Description:	
Development Description: Subdivision (Strata) – Building 3B2	
Land Use Zone: R4, RE1 & SP2	
Environmental Planning Instrument State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Part 6 Subdivision Code	
Attachments: Conditions of this Certificate listed in Annexure A	
Plans &/or Specifications Approved	

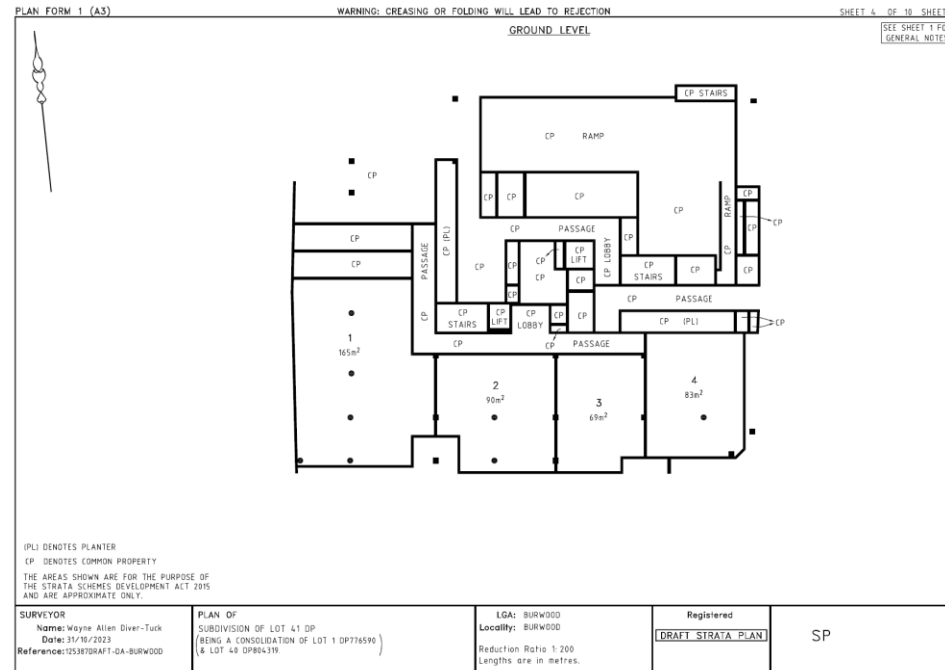
I, Peter Shahatit, certify that the proposed development is Complying Development and (if carried out in accordance with the plans and specifications specified in the certificate), it will comply with all development standards applicable to the development and with such other required prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of the certificate.

Peter Shahatit
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BPB3022
Encl.

200049

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SP FORM 3.01	STRATA PLAN ADMINISTRATION SHEET	Sheet 1 of 4 sheets
Office Use Only		Office Use Only
Registered:		DRAFT STRATA PLAN
PLAN OF SUBDIVISION OF: SUBDIVISION OF LOT 41 DP (BEING A CONSOLIDATION OF LOT 1 DP776590 & LOT 40 DP804319)		LGA: BURWOOD Locality: BURWOOD Parish: CONCORD County: CUMBERLAND
This is a *FREEHOLD/LEASEHOLD Strata Scheme		
Address for Service of Documents		The by-laws adopted for this scheme are: * Model by-laws for residential strata schemes together with Keeping of animals: Option "A"/"B" Smoke penetration: Option "B" (see Schedule 3 Strata Schemes Management Regulation 2016) Provide an Australian postal address including a postcode.
Surveyor's Certificate		Strata Certificate (Registered Certifier)
I, Wayne Allen Diver-Tuck of JBW Surveyors Pty Ltd ACN 001 149 373 being a land surveyor registered under the Surveying and Spatial Information Act 2002, certify that the information shown in the accompanying plan is accurate and meets the applicable requirement of Schedule 1 of the Strata Schemes Development Act 2015 to have been met.		I, being a Registered Certifier, registered number, certify that in regards to the proposed strata plan with this certificate, I have made the required inspections and I am satisfied the plan complies with clause 17 Strata Schemes Development Regulation 2016 and the relevant parts of Section 58 Strata Schemes Development Act 2015.
*The building encroaches on: *(a) a public place *(b) land other than a public place and an appropriate easement to permit the encroachment has been created by ^		*(a) This plan is part of a development scheme. *(b) The building encroaches on a public place and in accordance with section 62(3) Strata Schemes Development Act 2015 the local council has granted a relevant planning approval that is in force for the building with the encroachment or for the subdivision specifying the existence of the encroachment. *(c) This certificate is given on the condition contained in the relevant planning approval that lot(s) ^ will be created as utility lots and restricted in accordance with section 63 Strata Schemes Development Act 2015.
Signature: _____ Date: 31/10/2023 Surveyor ID: 941 Surveyor's Reference: 125387DRAFT-DA-BURWOOD		Certificate Reference: _____ Relevant Planning Approval No.: _____ Issued by: _____
^ Insert the deposited plan number or dealing number of the instrument that created the easement		Signature: _____ Date: _____ ^ Insert lot numbers of proposed utility lots.
SEE PLAN SHEET 1 FOR GENERAL NOTES		
* Strike through if inapplicable		

\\Burwood 105-115 Liverpool Road\Draft-DA



COMPLYING DEVELOPMENT CERTIFICATE

Environmental Planning and Assessment Act, 1979, Section 4.28

Applicant	Certificate number: 200049/03
	Date of Issue: 04/05/2020 Lapse Date: 04/05/2025
Subject Land Description:	
Development Description:	Subdivision (Strata) – Building 3B2
Land Use Zone:	R4, RE1 & SP2
Environmental Planning Instrument	State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 Part 6 Subdivision Code
Attachments:	Conditions of this Certificate listed in Annexure A
Plans &/or Specifications Approved	

I, Peter Shahatit, certify that the proposed development is Complying Development and (if carried out in accordance with the plans and specifications specified in the certificate), it will comply with all development standards applicable to the development and with such other required prescribed by the Environmental Planning & Assessment Regulation 2000 concerning the issue of the certificate.


Peter Shahatit
Accredited Certifier
BPP3022
Encl.

Matters to consider

1. A building planning approval (DA or CDC) must be issued within 5 years for a strata CDC subdivision to be undertaken
2. A building CDC doesn't not necessarily mean a subdivision CDC can be issued
3. Subdivision requirement can often vary between LEP and permissibility
4. Appropriate drainage easements should be available - right to drain into the easement.
5. Compliance Certificate (stormwater/OSD, Road and drainage) for the relevant category of accreditation by a registered certifier should be requested.



QUESTIONS ?



If in doubt – Contact a Subdivision Certifier!

There are 100's of architects and building certifiers, however there are only a handful of Subdivision Certifiers, so contact us early on.



THANK YOU



Our businesses are merging!



**Subdivision
Certifiers** Pty Ltd

SUBDIVISION • STRATA • ENGINEERING



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