

COMPLYING DEVELOPMENT CHECKLIST



Demolition

The following documents are required prior to being able to issue a Complying Development Certificate.

Document Name	Description
Application Form	Buildcert's application form must be completed prior to lodgement of the Complying Development Certificate application. All property owners must sign the application form.
Demolition Plans	The demolition plan (or sketch) is to include a site plan, including boundaries of the lot, and clearly nominate all buildings on the site that are proposed to be demolished.
Title Search	A title search is required to confirm ownership. This may be sourced from Infocert
Section 10.7 Planning Certificate	A Planning Certificate determines the zoning, permissibility of Complying Development and any other sensitivities on the lot. This certificate may be sourced from Infocert
Waste Management Plan	A plan for proposed demolition and/or construction work that identifies all waste to be reused, recycled and/or disposed of off-site is to be provided. If waste material is to be disposed of off-site, the plan is to include details of the contractor transporting the waste, and the waste facility to which the material will be taken.
Asbestos Removal Contract (if >10m ² of Asbestos is being removed)	Where asbestos is to be removed, a licensed asbestos removal professional must provide an asbestos removal contract, confirming the details of the property the demolition will be carried out at. This is to detail both friable asbestos and non-friable asbestos.
Asbestos Removal Licence	Where asbestos is to be removed, a copy of the Asbestos Removal Licence, suitable to the Asbestos type being removed (Friable or Non-friable), is to be provided.
Demolition Licence	A copy of the demolition contractor's licence is to be provided. This is a "Demolition Licence" issued by NSW Fair Trading.

Additional documentation may be required in addition to the above and may be requested by the Certifier after the CDC is lodged and assessed. Below are common items that may be requested.

Document Name	Description
Local Water Authority Endorsement	Evidence from the local water authority to confirm compliance with the authority's requirements, and to ensure the development does not impact existing underground infrastructure.