

BEFORE YOU LODGE

Knockdown rebuilds

Demolishing an existing house and building its replacement

Replacing an old house with a new one means two sets of documents: one for the demolition and one for the new home. This list covers both, whether you seek a complying development certificate or a development application with a construction certificate, lodged on the NSW Planning Portal. Tick items off as you collect them.

Needed for almost every application

- ☐ Title search for the property, confirming the registered owner and the lot and plan numbers.
- ☐ Signed consent from the landowner if a builder or designer is lodging on their behalf.
- ☐ Planning certificate under section 10.7, ordered early to see which complying codes can be used.
- ☐ Detail survey covering the current house, levels and boundaries, which most certifiers will ask you for.
- ☐ Full set of scaled drawings: floor plans, elevations, sections and a site plan with levels.
- ☐ Engineer's structural plans covering footings, slab, frame and any retaining, with the soil classification they rely on.
- ☐ Cost of works estimate including GST for the whole project, demolition and new build together.
- ☐ Long service levy receipt, 0.25% of total project cost with GST once it hits \$250,000; no CDC or CC is released first.

Demolition and the new build

Two codes are involved, the Demolition Code for removal and the Housing Code for the new home; ask if a single CDC can include both.

- ☐ Demolition plan that follows AS 2601, marking every structure to be removed, including any garage, shed or pool.
- ☐ Services disconnection details explaining how power, gas, water and sewer will be cut off.
- ☐ Asbestos plan for houses built before 1987, as a licensed contractor must handle and remove it.
- ☐ Waste management plan, handed to the principal certifier 2 or more days before demolition starts.
- ☐ Old pool removal method, if there is one, showing pipes taken out and the hole filled with compacted fill.
- ☐ BASIX certificate for the new dwelling, with its commitments carried onto the drawings.
- ☐ Stormwater plan for the new house showing where roof and surface water will go.
- ☐ Site and landscape plan showing retained trees, new paving and the driveway position.
- ☐ Sediment and erosion controls marked on a plan, installed for demolition and maintained right through the build.

Only if it applies to your lot

- ☐ BAL certificate by council or a qualified consultant on bush fire prone land; a CDC is not possible at BAL-40 or above.
- ☐ Flood control lot information or certification, if council has flagged flood controls on the planning certificate.
- ☐ Heritage check if the property falls in a heritage conservation area, as complying development is generally unavailable there, with some exceptions.
- ☐ Engineer's report and a dilapidation report on the adjoining wall, if the house joins a neighbour within 900 mm of the boundary.
- ☐ Council approval for any significant trees affected by the demolition or the new footprint.

Council fees, bonds and authority approvals

Amounts and triggers differ from council to council, so check the current figures with your council or certifier.

- ☐ Local infrastructure contributions (s 7.11 or s 7.12) under a plan; pay council before CDC work starts, and usually before a CC.
- ☐ For a DA and CC: copies of the consent and stamped plans, showing how every pre-CC condition has been met.
- ☐ Certificate lodgement fee charged by council when the CDC or CC is registered, a small set amount per certificate.
- ☐ Infrastructure security deposit, refunded once council finds no damage to its kerb, gutter, footpath or road, where council requires one.
- ☐ Council's Roads Act consent (s 138) before a driveway crossing is built or any work happens in the road reserve.
- ☐ Local Government Act s 68 approval for on-site wastewater treatment or a council stormwater connection, on lots where council asks for it.
- ☐ Sydney Water Tap in approval of your plans before work begins, or the local water authority's equivalent, such as Hunter Water.

After approval and before work starts

- ☐ Principal certifier appointment made by the owner through the Planning Portal, before demolition or building starts.
- ☐ SafeWork NSW notice 5 days ahead of licensed asbestos removal, which your licensed removalist lodges.
- ☐ HBCF insurance certificate for a licensed builder on work over \$20,000 before any deposit; owner-builders need their own permit instead.
- ☐ Council notice of commencement, given a minimum of 2 days before machines arrive on site.
- ☐ Neighbour letters for a CDC within 20 m: 7 days ahead in metropolitan areas, 2 days in regional ones.
- ☐ Demolition hours of 7 am to 5 pm, Monday to Saturday, passed on to your site crew.

If your rebuild is still a concept, a CertifiBuild plan assessment can test the design against the Housing Code and Demolition Code together. It helps you spot setback or height problems before the demolition crew is booked.