



# SANCTUARY COVE PRINCIPAL BODY CORPORATE APPLICATION FOR DEMOLITION – CHECKLIST

In accordance with the provisions of the Sanctuary Cove Principal Body Corporate By-laws Notification (No. 2) 1994 - Development Control By-Laws (DCBLs), the Architectural Review Committee (ARC) advises and makes recommendations to the Principal Body Corporate (PBC) regarding all proposed external construction, alterations and additions to property and landscaping of all Lots within the Community, which includes the Demolition of a property.

The ARC is a committee formed in accordance with the DCBLs and comprises of members of the Sanctuary Cove residential community, SCCSL staff, an Independent Executive Architect and. The ARC's role is to review applications and make recommendations to the PBC. The ARC has no decision-making capacity and its members must not be approached by applicants in relation to building applications under any circumstances.

Once your application is submitted with all the required information and accompanied by the appropriate application fee, Sanctuary Cove Body Corporate Services will include the application on the agenda for the next available meeting of the ARC.

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NOTE: The below checklist forms part of your Development application. Please complete this checklist fully and accurately so that no unnecessary delays will occur in the acceptance and processing of your application. Importantly an application for demolition must be accompanied by a proposal for all replacement buildings.

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## DEMOLITION CHECKLIST

### 1. ENVIRONMENTAL



- ☐ Submission must include a detailed description on possible impacts to surrounding properties and the environment.
- ☐ If asbestos is present, does the application include an Asbestos Removal Licence certificate?
- ☐ Submission must include detail on proposed dust mitigation / emission measures.
- ☐ Submission must include detail on proposed noise mitigation measures.
- ☐ Submission must include detail on vehicle tyre wash down area to ensure mud is kept off roadways.

### 2. WASTE MANAGEMENT

- ☐ Submission must include details on the type and amount of waste to be generated.
- ☐ Submission must include details on how waste is to be treated.
- ☐ Submission must include details on how waste is to be stored.

### 3. WORK PLACE HEALTH AND SAFETY

- ☐ Submission must include a Work Place Health and Safety Plan.
- ☐ Submission must include a Safe Work Method Statement.



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- Submission must include a Work Cover certification for the principal demolition contractor.
- Submission must include a Liability Certificate of Currency for the principal demolition contractor.
- Submission must include a Demolition certification for the principal demolition contractor.
- Name and contact details of proposed Temporary Fencing Company to be provided with application.

#### **4. TRAFFIC MANAGEMENT**

- Submission must include proposed route entering and existing the Resort.
- Submission must include the type of vehicles accessing the site, including height and estimated load.
- Submission must include proposed number of vehicles accessing the site.
- Submission must include weight of vehicles accessing the site.

#### **5. RESIDENT CONSULTATION**

- A copy of proposed notice to be issued to all adjacent property owners must accompany submission and must include an offer of dilapidation report and proposed start and finish dates.

#### **6. CONTRACTOR DETAILS**

- Submission must include name and contact details of appointed Demolition company.
- Submission must include name and contact details of Site Supervisor.
- Submission must include name and contact detail of all sub-contractors proposed to be used throughout the demolition process.