

# Demolition Information



August 2018

## When is a Demolition Permit required?

Under section 10 of the Building Act 2011, any person demolishing a building or part of a building or structure must ensure that they obtain a Demolition Permit from their local government authority prior to the commencement of any demolition works.

## Exemptions

A class 10 building (garage, shed or the like) or structure less than 40m<sup>2</sup>, with no asbestos, which is not likely to adversely affect the health of the occupants of the land or the public does not require a demolition permit.

## What is required to obtain a demolition permit?

To apply for a demolition permit, the following information is required;

- A completed Demolition Permit application form (BA5)
- One (1) copy of a scaled site plan (min scale 1:200) showing;
  - ✓ The building to be demolished and the structures to be retained
  - ✓ Any septic tanks, leach drains, storm water soak wells on the property that are to be removed or retained
  - ✓ A Pest Exterminators Certificate confirming rat baiting has been completed
  - ✓ Building Permit Application Fee and any associated levies.

Note: Photos of the structure to be demolished are encouraged to be submitted.

If the proposed demolition works are likely to adversely affect adjoining land or buildings beyond the boundaries of the demolition site, a Form BA20 – Notice and Request for Consent of Work Affecting Other Land (completed and signed by the affected adjoining land owners) must be submitted with the demolition application.

Upon completion of the works, the demolition contractor must notify the Shire **within seven (7) days** of completion by lodging a *Form BA7 – Notice of Completion*.

It is a requirement that all buildings to be demolished are rat baited.

Applications may be forwarded by the Building Department to Environmental Health, Infrastructure and Planning Departments for comment/conditions.

## Asbestos Removal

Commencing from June 2010, the removal of more than 10m<sup>2</sup> of bonded (non-friable) asbestos can only be carried out by a person or business with an asbestos license issued by Worksafe. Refer to [www.commerce.wa.gov.au/worksafe](http://www.commerce.wa.gov.au/worksafe) and our asbestos information sheet for further information.

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### **Relocatable Buildings**

The above information is required, plus a transport route on Shire roads; also a Main Roads permit for any access on main roads and structural certification that the building is suitable for relocation. Any asbestos is to be removed prior to the structure being brought in to the Shire.

A separate building permit is required for the new location of the building.

### **Commercial Buildings**

Class 2-9 buildings require the demolition contractor to be licensed by Worksafe, under the *Occupational Safety and Health Regulations 1996*. The Permit to demolish will only be issued to the Worksafe registered contractor.

### **Services**

All services to the property must be decommissioned prior to commencing demolition, such as: septic tanks, leach drains, storm water, soak wells, etc.

When decommissioning a septic system a *certificate of decommissioning an apparatus approval* is required. Application forms are available at [https://www.amrshire.wa.gov.au/library/file/2Services/06%20Environmental%20Health/Waste Water/Wastewater%20-%20decommissioning%20certificate%202018.pdf](https://www.amrshire.wa.gov.au/library/file/2Services/06%20Environmental%20Health/Waste%20Water/Wastewater%20-%20decommissioning%20certificate%202018.pdf)

For further information please contact Building Services on 9780 5228.

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