

DEMOLITION WORK

WHEN IS A DEMOLITION PERMIT REQUIRED?

A Demolition Permit is required for the removal of a whole or part of a building or structure as per the *Building Act 2011*.

DEMOLITION WORK WHICH DOES NOT REQUIRE APPROVAL

A Demolition Permit is not required to demolish a non-habitable building or structure such as a patio, pergola, shed or similar, where **all** of the following apply:

- The footprint of the building or structure is not greater than 40m²;
- The demolition of the building or structure will not affect the health or safety of the users of the building or structure; and
- The building or structure is not heritage listed

HOW TO APPLY FOR A DEMOLITION PERMIT

To apply for a Demolition Permit, the following information will need to be submitted to the City electronically for assessment and the relevant fees paid upon lodgement;

- A completed Demolition Permit Application Form (Form BA5) which has been signed by all of the properties owners;
- A copy of a site plan clearly identifying all structures to be demolished;
- Confirmation that the gas and electricity providers have been notified of the proposed demolition works;
- Details of a registered asbestos removalist, if no asbestos is present, then a statutory declaration must be provided to this effect;
- Confirmation of rodent baiting; and
- A completed demolition permit application submission checklist

Please refer to the City's electronic lodgement information sheet on how to lodge your application electronically.

ENVIRONMENTAL HEALTH MATTERS

The City requires that all septic tanks and leach drains be decommissioned and removed prior to any demolition work commencing.

Decommissioning involves the pumping out or emptying of all septic tanks and leach drains and the removal from site. A Controlled Waste Tracking Form must be provided to the City upon removal.

Where a building or structure to be demolished contains asbestos materials, the Health (Asbestos) Regulations 1992, requires 'reasonable' measures to be taken to prevent asbestos fibres entering the atmosphere.



INFORMATION SHEET



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Any business contracted to remove more than 10m² of asbestos is required to hold an asbestos removal licence (issued by Worksafe WA).