

Building Information Sheet: Demolitions

Definitions

Demolition means the complete or partial dismantling or removal of a building or structure by pre-planned and controlled methods or procedures.

Frequently Asked Questions

Is a Demolition Permit required for taking down or removing a building?

Yes, a Demolition Permit is required prior to the removing or taking down of any buildings that are not otherwise exempted by section 10 of the Building Act 2011 and regulation 42 of the Building Regulations 2012.

Freestanding class 10 buildings (sheds, patios etc) under 40m² may be exempt from requiring a permit.

Are any other approvals required?

A separate planning application may be required if the property is listed on the Municipal Inventory as a heritage listed building.

Who submits the application for a demolition permit?

Either the property owner or the party contracted to demolish the building may submit the application. All the owner(s) of the property must sign the application form.

Who is authorised to carry out the demolition work?

A Worksafe demolition licence (licenced contractor) is not required for the removal of single story dwellings, however, a Worksafe asbestos removal licence is required when 10m² or more of asbestos containing material (asbestos cement) sheeting is removed. Please refer to The City's "Building information Sheet – Hazards – Asbestos" for more information.

What do I need to submit when making an application for a Demolition Permit?

Along with a completed application form for a Demolition Permit – (Form BA5) you will need to supply:

- A site plan indicating all buildings on site and the buildings removed to be clearly identified to a minimum scale of 1:200.
- Evidence that the structure being demolished has been treated so as to ensure it is not infested by rodents at the time of demolition.

- Consent from any adjoining landowner where the works are likely to affect land beyond the boundaries e.g. have an effect on natural site drainage or a reduction in bearing capacity of adjoining land or structures.
- Before any demolition work commences, Western Power, Alinta Gas and any other relevant supply authority must be notified and arrangements made for the disconnection of all such services.
- A statement regarding whether asbestos is located within the building/structures being demolished. If asbestos is present a completed Asbestos Removal Declaration will be required.

Additional information

- Any septic tanks must be emptied with the base broken and filled with clean sand compacted in 300mm layers or removed entirely. The City of Canning Health Services must be notified of any septic tanks on the site at least seven days prior to the emptying or filling of the tank(s).
- Any leach drains, soakwells or similar apparatus must be removed or filled with clean sand that has been compacted in 300mm layers.
- The demolition site must be left cleared and left clean and tidy, to the satisfaction of the City Building Services, within 90 days of the date of commencement of the demolition.
- Where partial demolition is proposed, it will be necessary to provide written evidence from a professional Structural Engineer confirming that the remaining structure(s) will be structurally sound after the works are complete.

What are the fees for a permit application?

For application fees please refer to the “building fees schedule” on The City’s website.

Please note that a Kerb, Footpath and Crossover Inspection fee will be charged in addition to the application fees.

Disclaimer

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