

DEMOLITION INFORMATION

Any adult person can undertake demolition works of a single storey dwelling or associated outbuildings (such as sheds and patios) provided the relevant approvals have been issued by the Shire. All other proposed demolition works (such as units, two-storey dwellings and commercial structures) must be applied for and completed by a licensed demolition contractor.

Owners and demolition contractors must have all appropriate insurances in place prior to demolition works commencing and ensure they are carried out in accordance with the conditions of the demolition permit and Worksafe practices. Please note that asbestos material in excess of 10sqm must be removed by a Licenced Asbestos Removalist.

Prior to commencing any demolition work, it is important to identify whether planning approval and/or a demolition permit is required.

When is a Demolition Permit Required?

A Demolition Permit must be in place for all proposed demolition works for buildings over 40sqm.

Fees:

There is a minimum fee of \$166.65 payable upon submission of a building permit application, consisting of a \$105.00 application fee and a \$61.65 Building Services Levy. Additional fees are payable when the estimated value of the proposed building works exceeds \$20,000.

All fees are payable at the time of lodging the application

Checklist:

1. Forms, Supporting Documents & Fees Payable

- BA5 form** Application for demolition permit
- BA20 or BA20A Form** Consent from adjoining owner where proposed works may encroach or adversely affect neighbouring properties and adjoining land
- Water Corporation approval** for serviced lots is the responsibility of the builder and is to be obtained prior to commencement of works <https://www.watercorporation.com.au/moving-buying-and-building>
- Development Approval** – if it is a heritage building
- Septics** - Decommission Certificate of Apparatus for Effluent Disposal from Shire of Irwin (where septics or leach drains present).
- Copy of Certificate of Compliance and drainage plumbing diagram as proof that a sewer cut and seal has been performed

2. Plans

General note: Two (2) complete sets of plans, details and specifications must be submitted with your application. All plans and details must be legible, drawn to scale and include the Lot address and owner details.

- Site Plan (minimum scale 1:200)**
 - Clearly indicate all property boundaries, boundary dimensions and existing buildings.
 - Clearly indicate the distance from the existing buildings and property boundaries.
 - Position of storm water drains or easements.
 - Locations and heights of stabilised embankments e.g. retaining wall(s).
 - North point.
 - Control area for asbestos decontamination of tools and PPE.
 - Location of bins/waste transport.
 - Access and travel path of vehicle movements.

Site Safety details

- Warning signs to be erected and location noted on site plan.
- Traffic control, road closures and pedestrian controls provided as identified and where required.
- Details of security measures to prevent access to site.

3. Details (where applicable)

Health

- Persons in adjoining properties that might be affected by the asbestos removal activities must also be consulted. Adjoining owner or tenant consultation letter to be supplied by applicant.
- Supply a copy of the asbestos contactors licences that will be responsible for the removal of asbestos.
- Asbestos - Site specific risk assessment report as per Code of Practice for the Safe Removal Of Asbestos 2nd Edition [NOHSC:2002(2005)] section 7.2.4
- Asbestos - Site specific control management plan must include all relevant details as per the Code of Practice for the Safe Removal Of Asbestos 2nd Edition [NOHSC:2002 (2005)] section 8.1. Table 1 must be supplied to the Shire of Irwin by the applicant for a building permit or demolition licence.
- A signed written plan for the treatment of rodents, cockroaches and other vermin prior to the time of the demolition. For the purposes of Building regulation section 21(1)(o)

Heritage

- Notification of the name, address and contact number of the applicant for a demolition permit and the name of the local government to which the application is made to be given to the Heritage Council of Western Australia if the place to which the application relates –
 - is subject to a Heritage Agreement made under the Heritage Act section 29; **or**
 - is entered in the Register of Heritage Places established under the Heritage Act section 46; **or**
 - is subject to a Conservation Order under the Heritage Act section 59; **or**
 - is subject to an Order in Council made under the Heritage Act section 80

- If Class 1, Class 2 or Class 3 type demolition, then notification is required to Worksafe (using their prescribed form) under the Occupational Safety and Health Regulations 1996, regulation 3.119 and 3.122.

- Notification to utility services of the intended demolition work to utility services applicable to the application.

Notwithstanding the above, it is at the discretion of the Building Surveyor assessing the plans as to whether more details will be required to be submitted in order to achieve the performance requirements relating to the relevant parts of the National Construction Code and the Western Australia Building Act 2011.

Disclaimer: This information checklist is produced by the Shire of Irwin in good faith and is correct at the date of publication. The Shire of Irwin accepts no responsibility for any ramifications or repercussions in providing this information. The material contained in this document is intended to provide general information to assist the understanding of requirements and regulations.