

DEMOLITION PERMITS



Introduction

Before buildings are taken down or relocated, approval needs to be obtained from the Shire. This approval is given in the form of a Demolition Permit.

This information sheet explains the requirements for the approval and general requirements relating to the demolition of buildings.

Definitions

Demolition work: means the demolition, dismantling or removal of a building or an incidental structure.

Information and Advice

The Western Australian Building Act 2011 require that if an owner of a building proposes to demolish part or all of that building that a Demolition Permit is to be taken out, prior to commencing demolition.

Is a Demolition Permit required prior to taking down or removing a building?

Yes. A Demolition Permit is required prior to removing or taking down any building.

Is a separate planning application 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 demolition application?

Either the property owner or the party contracted to demolish the building can submit the application.

What do I need to submit with my application for a Demolition Permit?

One copy of the following plans and details are required:

- A minimum of one (1) photograph of the external elevation of the building;
- A full site plan is to be submitted, showing the location of the building to be demolished, in relation to the property boundaries and other buildings on the property. This plan is to be drawn to a minimum scale of 1:200;

Who can obtain a permit for the demolition work?

A property owner or the party contracted to demolish the building. All demolition works must be carried out by a licensed demolition contractor in accordance with all relevant Statutory and Regulatory requirements including the removal of asbestos.

Fees

- Fees are available on the Shire of Broome website under the Building Fees & Charges link.

Fines and Penalties

Failure to obtain a demolition Permit, prior to demolishing a building is an offence under the WA Building Act 2011. The Shire may choose to prosecute for failure to obtain a demolition licence. The maximum penalty for this offence is \$100,000. It is also possible to prosecute under the provisions of the Town Planning and Development Act 1928. Worksafe may also choose to prosecute under the provisions of the Occupational Safety and Health Act 1984.

Additional Information

For detailed advice about the demolition of buildings, please call the Shire of Broome Building Services on 9191 3456 or Worksafe on 1300 307 877.

Requirement Checklist Notes

- A demolition permit is required before commencing any demolition work;
- A demolition permit is required prior to the removal of all buildings;
- A full site plan, drawn to a scale of 1:200 minimum, is to be submitted with the demolition permit application, showing the location of the building to be demolished
- A photograph of the building is to be submitted with the application;
- A licenced demolition contractor is required for the demolition work including for the removal of asbestos.
- A licenced demolition contractor may be required for other certain types of demolition work.

Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Broome encourages you to seek professional advice before acting on any information contained within this document. Please contact the Shire of Broome if you wish to comment on the forms provided and information contained within. Any reported errors will be amended.

PRECAUTIONS DURING DEMOLITION

Building Permit to Take Down Buildings

A permit issued under Section 21 of the WA Building Act 2011 shall be in the form of a BA06 form.

Demolition of Buildings

Any person demolishing or removing any building or part of a building shall ensure that:

- (a) Before any demolition work commences -
 - (i) Notification shall be given to -
 - (A) Telstra (as defined in the *Telecommunications Act* 1991 of the Commonwealth) and arrangements made for disconnection of its services; and
 - (B) The Electricity Corporation, Gas Corporation or other supply authority and arrangements shall be made for the disconnection of energy services to the building, or the part of the building to be demolished; and
 - (ii) a certificate shall be obtained from the Environmental Health Officer of the local government or licensed pest control operator certifying that the building to be demolished has been treated so as to ensure that it is not infested by rodents;
- (b) Where the building to be demolished comprises more than 1 storey, the demolition shall be effected by the complete removal of 1 storey after another, commencing with the uppermost storey and proceeding with the successive removal of the storeys in descending order, or other method approved by the local government;
- (c) No part of an external wall abutting on a street or road shall be demolished, except during such hours as are permitted by the building surveyor;
- (d) Unless otherwise authorised by the building surveyor, any material removed or displaced from the building shall not be placed upon a floor of the building but shall be immediately lowered to the ground and thereafter removed from the site, but in no case shall loading be such as to cause a floor to collapse;
- (e) Materials removed or displaced from the building shall not be placed in any street, road or right of way and, before commencing work, as the case may require, shall be kept sprayed with water so as to prevent any nuisance from dust;
- (f) Materials removed or displayed from the building being demolished or materials left standing shall not be burned on the demolition site;
- (g) The local government shall be notified of the existence of any septic tank(s) on the demolition site 7 days prior to the emptying and filling of such tank(s);
- (h) Any septic tank(s) on the demolition site shall be emptied and filled with clean sand or removed entirely and any soakwells, leach drains or similar apparatus shall be removed or filled with clean sand;
- (i) Where the building being demolished is more than 1 storey in height, a hoarding and an overhead gantry shall be provided to protect pedestrians;

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- (j) Where required by the local government, a footpath deposit shall be lodged with the local government to cover the cost of any damage caused to footpaths during the demolition operation, against which the actual cost of repairing any damage will be charged and any unexpended balance refunded to the person taking out the licence. In the event of the cost of repairs being in excess of the deposit lodged, the person holding the licence shall, on demand, pay the amount of the excess to the local government;
 - (k) Where necessary, the holder of a licence shall construct a temporary crossing place over the footpath as specified by the local government;
 - (l) The demolition site shall be cleared, and left clean and tidy to the satisfaction of the building surveyor within 90 days of the date of commencement of the demolition or such other time as agreed by the local government;
 - (m) The fee for this permit has been paid being the fee set out in Schedule 2 of the WA Building Regulations 2012 and
 - (n) The provisions of the *Occupational Safety and Health Regulations 1996* are complied with in relation to the demolition work;

(Regulation 31 amended in Gazette 11 January 1991 p.58; 12 July 1991 p.3458; 20 June 1997 pp.2824-5 and 2826)

- (o) The removal of any material containing asbestos shall be in accordance with the provisions of the Health (Asbestos) Regulations 1992.