

DEMOLITION OF BUILDINGS

When is a Demolition Permit required?

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



Demolition Permit application process

To apply for a Demolition Permit, a *Demolition Permit Application Form BA5* and fees, complete with two copies of a site plan clearly indicating the building/s to be demolished and the structures to be retained is to be submitted to the City's Building Services. Other information may be required to be provided with your application (see Submission Requirements).

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. Should the affected adjoining land owner refuse to grant their consent, a Court Order to carry out the proposed works must be obtained and a copy provided with the application.

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

If the person / contractor who has been issued the Demolition Permit ceases or fails to complete the works, they must notify the City **within SEVEN (7) DAYS** of the cessation of works by submitting a *Form BA8 – Notice of Cessation*.

It is required that all buildings to be demolished are rat baited. There are also specific requirements with regards to the demolition of buildings containing asbestos products, and buildings connected to on-site effluent disposal systems (septic tanks). The following information can be obtained from the City's Health Services web page or by contacting 9411 3589 or emailing health@cockburn.wa.gov.au.

- Removal of asbestos
- Septic tank decommissioning

In addition, other authorities are to be notified of the proposed demolition works. These authorities include but not limited to:

- Water Corporation Ph: 13 13 95
- Western Power Ph: 13 10 87
- Alinta Energy Ph: 13 13 58
- Telstra Ph: 1800 283 407
- Worksafe Ph: 9327 8777
- Heritage Council of WA (State Heritage Office) Ph: 6552 4000

Submission requirements

To apply for a Demolition Permit, the following documents and fees are to be submitted to the City of Cockburn's Building Services:

- A completed Demolition Permit Application (**Form BA5**).
- The prescribed application fee and associated State levies (refer to *2015/16 Building Application Fee Schedule*)
- Two (2) copies of a full site plan showing all existing buildings. Building/s or section/s of the building/s to be demolished must be clearly indicated.
- Worksafe Registration – the demolition contractor must provide evidence that they have the required Worksafe Registration and capability to carry out the works **OR** proof of a valid legislative exemption.
- A completed and signed **Form BA20 (Notice and Request for Consent of Work Affecting Other Land)** or a copy of a Court Order if the proposed works are likely to adversely affect adjoining land or buildings beyond the boundaries of the demolition site (land).
- Clear indication or confirmation of any retaining structures or similar that are remaining on-site at the completion of works.
- Heritage listed buildings – Evidence of notification given to the Heritage Council of WA in accordance with s.21 of the *Building Act 2011* and Regulation 16 and 19 of the *Building Regulations 2012*.
- Proof of notification to Worksafe under the Occupational Safety and Health Regulations 1996, Regulation 3.119 applicable to Class 1, 2 & 3 demolition work. (**NOTE:** This is not applicable to a single storey residence, unless a residence has more than 200m² of brittle or fragile roof covering).

- A Pest Exterminators Certificate confirming rat baiting has been completed.
- Proof of notification of the intended demolition to the following Agencies:
 - Western Power
 - Water Corporation
 - Alinta Energy
 - Telstra

Demolishing a structure within the locality of Wattleup

Please note that if demolition is to be undertaken within the suburb of Wattleup, a **separate application** is to be made to the Western Australian Planning Commission (WAPC), in addition to an application to the City's Building Services.

It is strongly recommended that the application to WAPC be submitted 5 weeks prior to the submission of your Demolition Permit application. The following information is required for the WAPC application:

- A completed application form (**Form 1 Hope Valley – Wattleup Redevelopment Act 2000**).
- Six (6) sets of all plans.
- Fees as stated on the application form (Cheque made payable to the Western Australian Planning Commission).

The WAPC application is to be submitted to the City of Cockburn's Statutory Planning Services. **Queries concerning planning issues should be directed to Statutory Planning Services on 9411 3578.**

This information sheet has been produced by the City of Cockburn with all due care as to its accuracy. However the City does not warrant or represent that it is free from error or omission. The information contained in this fact sheet is advisory in nature only. The City may make changes to the information at any time and without notice. This information sheet is considered to be correct as at July 2015.