

DEMOLITION WORKS

This publication's intention is to provide general information only. Exemption from requiring a Building or Demolition Permit does not exempt compliance with the Building Code of Australia (BCA), Australian Standards, Local Laws, Planning (Development) Approvals and Conditions, WA Department of Health regulations and all other Governing Legislation and Statutory Provisions.

Note: The applicant/builder is responsible for obtaining all necessary approvals, consents, and licenses required by law.

What is Demolition Work?

In Western Australia, demolition work refers to the process of dismantling, destroying, or removing structures or buildings, whether partially or completely. This can include residential, commercial, or industrial buildings, as well as other structures such as sheds, garages, fences, and retaining walls.

Demolition work typically involves the following activities:

Site Preparation: This involves securing the site, removing any hazardous materials such as asbestos, disconnecting utilities, and establishing safety measures.

Structural Demolition: This is the physical tearing down or dismantling of the structure using various methods such as mechanical demolition (using machinery like excavators), manual demolition (using handheld tools), or controlled demolition (using explosives in a controlled manner).

Waste Management: Proper disposal of demolition waste is crucial. This includes sorting materials for recycling, proper disposal of hazardous waste, and complying with environmental regulations.

Site Clearance: Once the demolition is complete, the site needs to be cleared of all debris, including any remaining foundations or structures. This may involve grading the land to prepare it for future construction or landscaping.

Safety and Compliance: Throughout the demolition process, adherence to safety regulations and compliance with relevant laws and regulations, such as building codes, environmental regulations, and occupational health and safety standards, is paramount.

Do I need a Demolition Permit?

Yes, a Demolition Permit is required under s.10 Part 2 Division 1 of the Building Act 2011, prior to the removing or taking down of any buildings that are not otherwise exempted by s.10 of the *Building Act 2011* and r.42 of the *Building Regulations 2012*. Freestanding Class 10 buildings (such as sheds, patios, swimming pool or similar structure) may be exempt from requiring a Demolition Permit under the following circumstances:

- The floor area of the building does not exceed 40m².
- The demolition work will not adversely affect the safety and health of the occupants or other users of the building or of the public.
- The building is not the subject of an order, agreement or permit under the Heritage of Western Australia Act 1990 (WA).



General Information and Checklist Requirements for Building Approval

Who is authorised to carry out the demolition work?

In Western Australia, most demolition work must be carried out under license and in accordance with Australian Standard AS 2601-2001: The Demolition of Structures or as approved by the WorkSafe Western Australia Commissioner. There are two types of demolition licences (Class 1 and Class 2), and each licence is valid for a period of three years (some exemptions apply).

Under the *Building Services (Registration) Act 2011*, demolition contractors in Western Australia are required to be registered with the Building Services Board unless they are exempt. This registration ensures that contractors have the necessary qualifications, experience, and insurance to carry out demolition work safely and in compliance with relevant regulations.

Asbestos - Dwellings located in the Denmark Shire constructed prior to 1990 are highly likely to contain asbestos. A Demolition Permit and WorkSafe Asbestos Removal Licence is required when 10m² or more of asbestos containing material (asbestos cement sheeting) is removed or any friable (crumbling, brittle) asbestos, regardless of its size. Removal of asbestos during demolition must be performed in a safe manner to avoid posing a hazard to contractors and the public.

In the Shire of Denmark, persons removing asbestos cement products must comply with the Health (Asbestos) Regulations 1992, the Occupational Safety and Health Regulations 1996, and Environmental Protection (Controlled Waste) Regulations 2004.

Rodents - All buildings scheduled for complete demolition are to be baited for rodent infestation at least seven days prior to the demolition.

Waste Systems - Septic tanks or other underground sewage treatment apparatus must be decommissioned and filled with clean sand or removed entirely.

Where to from here?

Demolition Permit Approval Application Requirements

- Completed and signed BA5 Form – Demolition Application
- Payment of all relevant fees and levy's
- A site plan drawn to scale (1:200 @ A3), including:
 - Location of the structure/s to be demolished
 - Location of all structures that are to remain on the site (if applicable)
 - Location of septic tanks (if applicable)
- If partial demolition of a building is proposed, a structural engineers certification that the remaining portion will not be structurally compromised is required
- If demolition is within a strata complex, the approval of the strata manager is required
- Proof of notification to electricity and gas provider is required (if applicable)
- Proof of notification to the Heritage Council of WA is required (if applicable)
- Proof of notification to WorkSafe WA is required (if applicable)
- Proof of rodent baiting is required
- A copy of WorkSafe Asbestos Removal License accompanied by an Asbestos Management Plan is required (if applicable)

Note: This list is not exhaustive. Additional information may be requested during the application process.



General Information and Checklist Requirements for Building Approval

BUILDING ACT FEES, BUILDING SERVICES LEVY and BCITF PAYMENTS

(Refer to the *Building Act Fees – Building and Energy*)

Building Construction Industry Training Fund (BCITF) - For all work \$20,000 and above in total value.

0.2% of the estimated value of the demolition.

Demolition Permit/Building Services Levy – 0.137 % of the estimated value, but not less than \$61.65.

Application Fee for a Demolition Permit Class 1 or 10 building - \$110.00.

Application Fee for a Demolition Permit Class 2 to 9 building - \$110.00 per storey.

Note: Payment is required to be made prior to issuing of the building permit and any construction works commencing.

CHECKLIST

1.	BA5 Form – Application for Demolition Permit, including <ul style="list-style-type: none">Accurate estimated value of demolition work (including GST) (<i>Building Regulations 2012 Schedule 1, Clause 1, 2 and 3</i>).Demolition contractors details, signature and license number, issued under the Work Health and Safety (General) Regulations 2022 (if applicable)	<input type="checkbox"/>
2.	Application Fee/Levy and Building Construction Training Fund Levy (CTF) <ul style="list-style-type: none">Completed Construction Training Fund Levy Form (CTF) if works exceed \$20,000 or CTF receipt and proof of payment.	<input type="checkbox"/>
3.	All Relevant Details <ul style="list-style-type: none">A site plan drawn to scale (1:200 @ A3), or aerial plan including:<ul style="list-style-type: none">Location of the structure/s to be demolishedLocation of all structures that are to remain on the site (if applicable)Location of septic tanks (if applicable)If partial demolition of a building is proposed, a structural engineers certification that the remaining portion will not be structurally compromised is requiredIf demolition is within a strata complex, the approval of the strata manager is required (if applicable)Proof of notification to electricity and gas provider (if applicable). Evidence of notification (i.e. application forms, emails, receipts) is to be provided with the application. All requirements or conditions set by these authorities/suppliers must be adhered to.Proof of notification to the Heritage Council of WA (if applicable)Proof of notification to WorkSafe WA is required (if applicable)Proof of rodent baiting is requiredA copy of WorkSafe Asbestos Removal License accompanied by an Asbestos Management Plan is required (if applicable)	<input type="checkbox"/>

*This document is intended as a guide only to assist applicants. For any further information please contact the Shire of Denmark.
Please note, additional information may be requested upon assessment of your application.*

