

Demolition Works

What you need to know before you demolish

THE SHORT VERSION

Most demolition work requires a Demolition Permit before work starts. Some small, freestanding Class 10 structures may be exempt if every exemption condition is met. Demolition also has separate safety, asbestos, waste and service-disconnection requirements.

YOUR APPLICATION IN 5 SIMPLE STEPS

1	2	3	4	5
Confirmation	Check the site	Use the right people	Prepare the application	Demolish safely
Confirm whether a Demolition Permit is required.	Look for asbestos, services, septic systems and heritage issues.	Confirm your demolition contractor and any required licences.	Site plan, notifications, evidence and supporting documents.	Start only after approvals and required notifications are in place.

What is demolition work?

Demolition work means dismantling, destroying or removing a building or structure, either partly or completely. It can include houses, commercial buildings, sheds, garages, patios, fences, retaining walls and other structures.

DEMOLITION PERMIT	SMALL CLASS 10	ASBESTOS
USUALLY YES	MAY BE EXEMPT	CHECK FIRST
Required before most demolition starts	Only if every exemption condition is met	Older buildings may contain asbestos

Good to know

- A Demolition Permit and a Building Permit for new work are separate approvals.
- Removing only part of a building may require structural engineering information for the part that remains.
- Demolition does not remove your responsibility to comply with planning, heritage, environmental, waste and workplace safety requirements.
- Do not assume a structure is safe to demolish because it is small or old.

NOT SURE WHERE TO START?

Contact the Shire before arranging demolition if you are unsure whether a Demolition Permit is required or whether your proposed work is exempt.

Before you apply

Permits, contractors, asbestos, services and site preparation

1 Do I need a Demolition Permit?

SMALL CLASS 10 EXEMPTION

A freestanding Class 10 building or structure may be exempt if: the floor area does not exceed 40 m², the demolition will not adversely affect the safety or health of occupants, users or the public, and the building is not subject to an order, agreement or permit under the Heritage of Western Australia Act 1990.

If any of these conditions are not met, a Demolition Permit may be required. Other exemptions can apply under the Building Act 2011 and Building Regulations 2012.

2 Who can carry out the demolition?

Some demolition work must be carried out by a licensed demolition contractor and may also require notification to WorkSafe WA. The requirements depend on the type, height and method of demolition.

BEFORE WORK STARTS

- Confirm whether a demolition licence is required.
- Use a contractor who is appropriately licensed for the work.
- Prepare a safe work method statement where required.

WORKSAFE

- Class 1 and Class 2 demolition work may require notification before work begins.
- If the proposed method does not follow AS 2601, additional approval may be required.
- Explosive demolition has separate notification and approval requirements.

3 Asbestos — check this first

DO NOT DISTURB SUSPECTED ASBESTOS

Older buildings may contain asbestos-containing materials. If asbestos is present, additional removal, licensing, notification and disposal requirements may apply. A licensed asbestos removalist is required for more than 10 m² of non-friable asbestos or any amount of friable asbestos.

- If demolition is being carried out at a workplace, an asbestos register and management plan may be required.
- Do not demolish, cut, break or remove suspected asbestos materials until the risks and required controls have been addressed.

4 Services, rodents and wastewater

- Notify electricity and gas providers where applicable and provide evidence of notification with your application.
- All buildings scheduled for complete demolition must be baited for rodent infestation at least seven (7) days before demolition.
- Septic tanks and other underground sewage treatment systems must be decommissioned and filled with clean sand or removed entirely.
- Check for other services, tanks, pipes and infrastructure before demolition begins.

Your application checklist

Tick these off before you lodge your Demolition Permit application

Everyone needs these

- ☐ Completed and signed BA5 - Application for Demolition Permit.
- ☐ Accurate estimated value of the demolition work, including GST.
- ☐ Application fee and applicable Building Services Levy.
- ☐ Site plan or aerial plan showing the structure(s) to be demolished.
- ☐ Location of all structures that will remain on the site.
- ☐ Location of septic tanks or other underground wastewater systems, if applicable.
- ☐ Demolition contractor details, including licence information where applicable.
- ☐ A Demolition Management Plan outlining the safe, legal, and efficient execution of demolition work, covering site preparation, risk management, sequencing, and compliance with regulations.

You may also need these

- ☐ Structural engineer's certification where partial demolition could affect the remaining structure.
- ☐ Evidence of notification to electricity and gas providers.
- ☐ Evidence of notification to WorkSafe WA, where applicable.
- ☐ Evidence of notification to the Heritage Council of WA, where applicable.
- ☐ Strata manager approval, where the demolition is within a strata complex.
- ☐ Evidence of rodent baiting.
- ☐ Asbestos removal licence and asbestos management documentation, where applicable.
- ☐ CTF levy receipt / evidence of payment, where the levy applies.

IMPORTANT

The checklist is not exhaustive. The Shire may request additional information during assessment depending on the building, site, demolition method and surrounding conditions.

What your site plan should show

SITE PLAN

- Property boundaries and dimensions
- Structure(s) to be demolished
- Structures that will remain
- Septic tanks / wastewater systems
- Access and site entry where relevant

DEMOLITION DETAILS

- North point
- Services or known service locations
- Other structures affected by the demolition
- Relevant easements or constraints
- Any partial-demolition area

Plan scales: You must submit professionally drawn, legible plans. As a guide, site plans should generally be at 1:200 and elevations at 1:100 @ A3. Larger scales may be needed where more detail is required.

CURRENT STATUTORY FEES (August 2026)

BA5 - Demolition Permit Fee: \$121 for Class 1 or Class 10 (\$121 per storey for Class 2–9).
Building Services Levy: \$61.65 for work valued at \$45,000 or less, or 0.137% above \$45,000.
CTF Levy: 0.2% where the demolition/construction value exceeds \$100,000.

Key demolition requirements

The simple version of the things that need to be dealt with before demolition

Permit & approvals Obtain the required Demolition Permit before work starts. Check planning, heritage and other approvals that may apply.	WorkSafe Meet the Work Health and Safety Act 2020 and Work Health and Safety (General) Regulations 2022 requirements. Notifications may be required.
Structural safety Demolition must be planned so that remaining structures are not unintentionally destabilised. Partial demolition may require engineering.	Demolition method Demolition work must be carried out safely and in accordance with AS 2601 where applicable, or as otherwise approved by WorkSafe.
Asbestos Identify suspected asbestos before demolition and use the required licensed removalist and controls where applicable.	Site security Secure the site and control access to protect workers, neighbours and the public.
Services Disconnect or make safe electricity, gas, water and other services before demolition begins.	Rodent baiting Complete the Shire's required rodent baiting at least seven days before complete demolition.
Waste Sort, remove and dispose of demolition waste lawfully. Hazardous materials require appropriate handling and disposal.	Wastewater systems Decommission septic tanks and other underground sewage treatment systems as required.

Don't forget the small things

- If demolition is within a strata complex, obtain the required strata approval before lodging.
- If the property or building is heritage protected, check the Heritage Council and local planning requirements before work starts.
- If hazardous materials other than asbestos are present, arrange appropriate identification, removal and disposal.
- Protect adjoining property, public areas, footpaths and roads from demolition hazards and debris.
- Keep evidence of required notifications, licences, approvals and waste disposal where applicable.

ONE IMPORTANT RULE

Do not start demolition until the required approvals, notifications and safety controls are in place. A demolition exemption only removes the requirement for a Demolition Permit - it does not remove other legal or safety obligations.

Need more help?

For Building and Planning Approval and/or application questions, please contact the Shire's Development Services Team. For demolition licensing, asbestos or WorkSafe requirements, contact WorkSafe WA.

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Useful links

[Shire of Denmark – Planning & Building Information](#)
[WA Building Commission – Building approvals and forms](#)
[WorkSafe WA – Demolition work](#)
[WorkSafe WA – Asbestos](#)

GUIDE ONLY This information sheet is intended as a plain-English guide only. Requirements depend on the site, proposed work and current legislation. Additional information may be requested during assessment. The applicant, owner and demolition contractor remain responsible for obtaining all required approvals, permits, licences, notifications and certificates.