



Demolition

Demolishing all or part of a structure can be dangerous and can affect the surrounding landscape. Any person demolishing a building or part of a building/structure must obtain a Demolition Permit prior to the commencement of any work.

Before undertaking demolition, the applicant is responsible for notification of the intended demolition work to be made to each service provider as follows:

- Electrical supply (Western Power) and gas supply (Alinta Gas)
- Department of Occupational Health and Safety (where necessary)

Evidence of notification (i.e. application forms, emails, receipts) is to be provided upon application. All requirements or conditions set by these authorities/suppliers must be adhered to.

When the work includes structures or properties that are Heritage listed, the applicant is to liaise with the State Heritage Office and/or the City's Local Heritage Officer. Evidence of the decision or recommendation is to be provided upon application.

When required by the City, the permit holder may be instructed to install a temporary crossing over the verge area as specified by the City. A verge deposit may be required to cover the cost of any infrastructure damaged as a result of the demolition work (e.g. kerb/footpath). If the cost of repairs is greater than the deposit, the permit holder will be required to pay the excess amount.

Fees for a demolition permit are set out in Schedule 2 of the Building Regulations 2012. Please refer to the City's Schedule of Fees.

Health and Safety Requirements:

A certificate is to be obtained from a certified pest control professional, or details of rodent baiting undertaken is to be provided, demonstrating that the demolition site has been treated as to ensure that it is not infested by rodents.

Septic tanks and leach drains must be decommissioned by a licensed Liquid Waste contractor and a certificate forwarded to the City's Health Services branch. Septic tanks must be emptied then filled with clean sand, or removed completely. The City is to be notified 7 days prior to emptying and/or filling any septic tanks on the site. Leach drains or similar apparatus must be completely removed from site.

Unless otherwise authorised by the Building Surveyor, any materials removed or displaced from the building cannot be placed on a floor within the building. They must be immediately lowered to the ground and thereafter removed from the site. Materials are not to be placed on any street, road or right of way and under no circumstances may they be burned on the site.

When the demolition work comprises of more than one story each story shall be removed in descending order commencing with the uppermost story. Where the work may pose a risk to the public a hording and overhead gantry must be provided to protect pedestrians.

Where the site includes materials containing asbestos fibre the demolition work and disposal of the materials is to be as required by the Department of Occupation Health and Safety. All existing luminous signs and ionization smoke detectors incorporation radioactive substances are to be disposed of in a manner approved by the Radioactive Health Section of the Health Department of WA. Where necessary, the site shall be kept sprayed with water to prevent any nuisance from dust. The demolition site shall be cleared and left tide to the satisfaction of the Building Surveyor within 90 days of commencing the work.

- Please call City of Gosnells Building Services for further information on 9397 3000



Checklist for Application for Demolition Permit

The following items are required to submit an application:

	Requirements	Provided	N/A
1	Completed Application Form BA5		
2	Application Fee Refer to Schedule of Fees for information		
3	Site Plan A site plan is required to demonstrate which structures will be demolished as part of the application		
4	Evidence of notification to relevant authorities See over page for further information		
5	Rodent baiting certificate included with application It is a requirement of Demolition Permit that the premises are baited to kill any rodents which may be on the property. Baits should be placed in all rooms, roof space and sub floor (if applicable) and left for a minimum of 7 days. If the bait is taken it should be replaced until the rats cease taking the baits.		
6	Consent/advice from State Heritage Office If necessary		
7	Verge bond Refer to information over page		

Enquiries:

City of Gosnells - (08) 9397 3000

- Building Services - general application enquiries
- Health Services - health and safety enquiries

Alinta Gas - 13 13 58

Worksafe - 1300 307 877

Western Power - 13 10 87

State Heritage Office - (08) 6552 4000

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