

Demolition

What is demolition work?

Demolition work means the demolition, dismantling or removal of a building or an incidental structure and the changing of ground levels to an extent that could adversely affect neighbouring land owners.

Do I need a Demolition Permit?

A Demolition Permit is required prior to commencing demolition of part or all of a building. However, freestanding Class 10 buildings (sheds, patios) with a floor area of 40m² or less may be exempt from requiring a Demolition Permit.

A WorkSafe Demolition licence (licenced contractor) is not required for the removal of single storey dwellings.

Dwellings constructed before 1990, or in areas developed before 1990, may contain asbestos. Removal of asbestos must be performed in a safe manner; asbestos fibres pose a serious health hazard.

A WorkSafe Asbestos Removal licence is required when 10m² or more of asbestos containing material (asbestos cement sheeting) is removed.

All buildings scheduled for demolition are to be baited for rodents, this needs to be completed a minimum of seven days prior to demolition.

Septic tanks or other underground sewage treatment apparatus must be decommissioned and filled with clean sand or removed entirely. The Shire of Boddington's Health Services must be notified of the existence of any sewage treatment apparatus on the demolition site at least seven days prior to the emptying and filling of such tanks.

A separate planning application may be required if the property is a heritage listed building. Contact the Shire of Boddington's Planning Services on 9883 4999 for further information.

How long does it take to get a Demolition Permit?

The *Building Act 2011* sets time frames in which the Shire of Boddington has to assess and determine an application for a Demolition Permit.

It is important that you are aware of allowed time frames prior to lodging your application and that your application documentation is complete at the time of submission.

Should further information be required by the Shire of Boddington in order to assess the demolition application, the applicant may be given up to 21 calendar days in which to provide the outstanding information. If the information is not received within the 21 days, the application may be refused unless a mutual consent has been granted for a further 21 days.

The Shire of Boddington has up to 10 business days from the date of lodgement to assess the application and issue a Demolition Permit.

How long until my permit expires?

A Demolition Permit is generally valid for two years from the date on which it was granted.

If more time is required to complete the works, you can apply for an extension of time of up to a further six months by making a formal application and paying the prescribed fee.

What happens when I have completed my demolition works?

The nominated demolition contractor on the Demolition Permit must submit a Notice of Completion BA7 form to the Shire of Boddington within seven days of completing the prescribed demolition works.

Demolition Application Checklist

BA5 – Demolition Application

		Attached	
Approvals & Forms	Further Information	Yes	N/A
Planning Approval	Prior planning approval may be required. Please contact the Shire of Boddington Planning Department to ascertain if planning approval will be required for your application. Typically this will apply to heritage and non-residential buildings.		
Application Form	BA5 – Demolition Permit Application Form.		
Fees	Refer to Fee Schedule. 2023-2024-fees-and-charges (boddington.wa.gov.au)		
Rodent Control	The building or incidental structure has been treated to ensure that it is not infested by rodents at the time of the demolition.		
Required Documents	One copy of all documents required	Yes	N/A
Site Plan (Scale 1:200) Photos or elevation	Show details of buildings to be demolished and existing building/s on the site to be retained.		
	Mark setbacks from the lot boundaries.		
	Indicate septic system (if applicable).		
	Show north point. Photos of proposed building to be demolished or elevation drawings may be required.		
Service notifications	Notification of the intended demolition work has been provided to each utility provider who supplies electricity, gas, telephone or water services.		
Occupational Safety and Health Notifications	Notification to WorkSafe Western Australia required under the Occupational Safety and Health Regulations.		
NOTE TO APPLICANT	The removal of more than 10m ² of bonded (non-friable asbestos) can only be carried out by a person or business with an asbestos license issued by Worksafe. Refer to www.commerce.wa.gov.au/worksafe		

Please ensure all required documents are submitted as incomplete applications will delay the issue of a Demolition Permit

This Information Sheet is produced by the Shire of Boddington in good faith. The Shire accepts no responsibility for any ramifications for providing this information, which is correct at the time of writing but subject to change without notice.