

Information Sheet

Demolition Work

Applications may be lodged either in person, or via email at: dowshire@dowerin.wa.gov.au

This publication is intended as a general guide only.

Where an exemption from requiring a Building or Demolition Permit applies, it does not exempt compliance with the Building Code of Australia (BCA), relevant Australian Standards, Local Laws, Planning (Development) approvals and conditions, or any other applicable legislation and statutory requirements.

Important: It is the responsibility of the applicant and/or builder to ensure all necessary approvals, consents, and licenses are obtained prior to commencing any work.

What is demolition work?

Demolition refers to the dismantling and removal of buildings or structure, in part or whole. This includes houses, sheds, garages, fences, retaining walls and commercial of industrial buildings.

Typical stages of demolition:

Site preparation – secure the site, disconnect utilities, undertake pestilence control.

Demolition – using machinery, tools or controlled techniques to undertake demolition works

Waste management – appropriate removal of debris, recycling and handling of hazardous materials e.g. asbestos

Site clearance – removal of the remaining foundations and levelling of the site.

Do I need a demolition permit?

All demolition work requires a permit with the exception class 10 buildings (shed, patio, carport, pool etc.) if the floor area is under 40m², it poses no health or safety risk and the structure is not heritage listed under the *Heritage of Western Australia Act 1990*.

Attached structures: Always require a Building Permit.

Freestanding structures: May be exempt *only if all the following apply*:

- No more than 2.4m high
- Located outside wind regions C or D as defined in AS1170.2 (the Shire is located in wind region A)
- Total area not exceeding 10m²

Pergolas / Shade Sails

May be exempt *only all of the following apply*:

- No more than 2.4m in height
- Located outside wind regions C or D as defined in AS1170.2 (the Shire is located in wind region A)
- Total area not exceeding 20m²

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Fees & levies	
BA1 (Certified)	0.19% of estimated value (min \$110.00)
BA2 (Uncertified)	0.32% of estimated value (min \$110.00)
Building Services Levy	0.137% of value (min \$61.65)
Construction Training Fund (>\$20,000)	0.2% of estimated construction value

Note: All fees must be paid before a Building Permit is issued. Projects over \$20,000 must be completed by a registered builder or approved owner-builder.

Application Checklist	
<i>To apply for a Building Permit, the following documentation is required.</i>	
Form BA1 (Certified) or BA2 (Uncertified), signed by all owners	
Accurate estimated construction value (incl. GST)	
Builder's details (must be registered for works >\$20,000)	
CTF Levy form or payment receipt (if >\$20,000)	
Application fee + all applicable State levies	
Owner-Builder approval (if applicable)	
Planning/development approval (if required)	
BAL report and certificate (if applicable)	
Geotechnical report or engineer certified site classification	
Full construction details: materials, spans, fixings, hardware, and specifications	

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Required plans and documentation	
Site Plan (1:200 scale)	Include street names, lot number, boundaries, existing and proposed structures, contour lines and / or spot levels, proposed finished floor level, all setbacks, stormwater drainage, sewer/septic locations, embankments or retaining walls, and clearly indicate the North point.
Elevations (min. scale 1:100)	Show all elevations with existing ground level, proposed natural ground level (NGL), finished floor level (FFL), and roof pitch
Structural Engineering Signed by a registered structural engineer. <i>Note: Drawings or certification letter must include the both the company and the individual engineers details, registration number and signature.</i>	Slab and footing details - Concrete specification, type and depth of footing, reinforcement details, slab thickness, waterproof membrane location. Schedule of materials, member sizes and spans, connection details, hardware/fixings, compliance with BCA/ NCC and Australian Standards. Structural engineers certification is also required to nominate the edition of the NCC and set of structural standards the drawings are designed to comply with including but not limited to AS1170 suite, soil classification, wind rating, earthquake hazard indicator.

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Examples of required plans

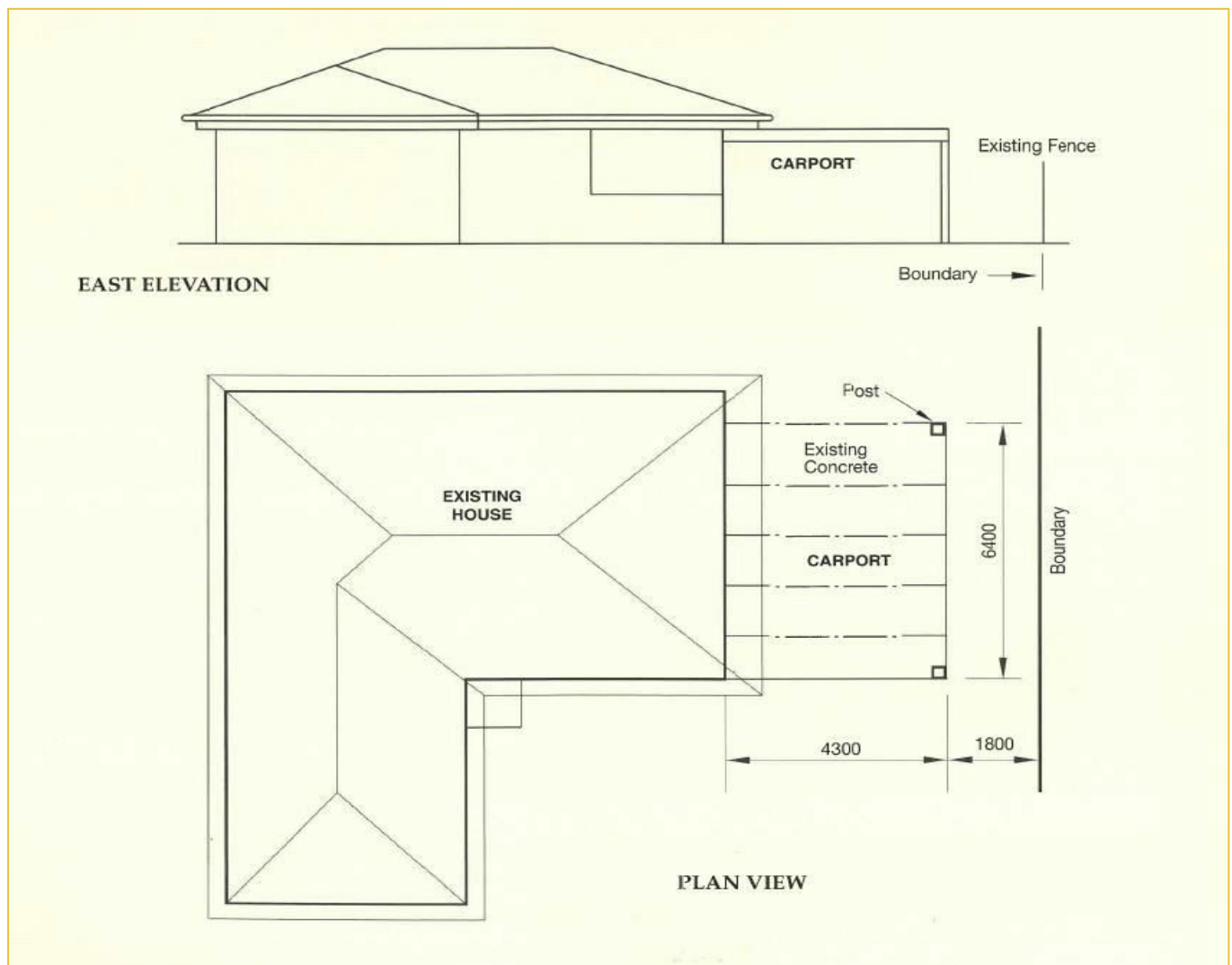


Figure 1 - Example of Elevation, Boundary Setback and Plan

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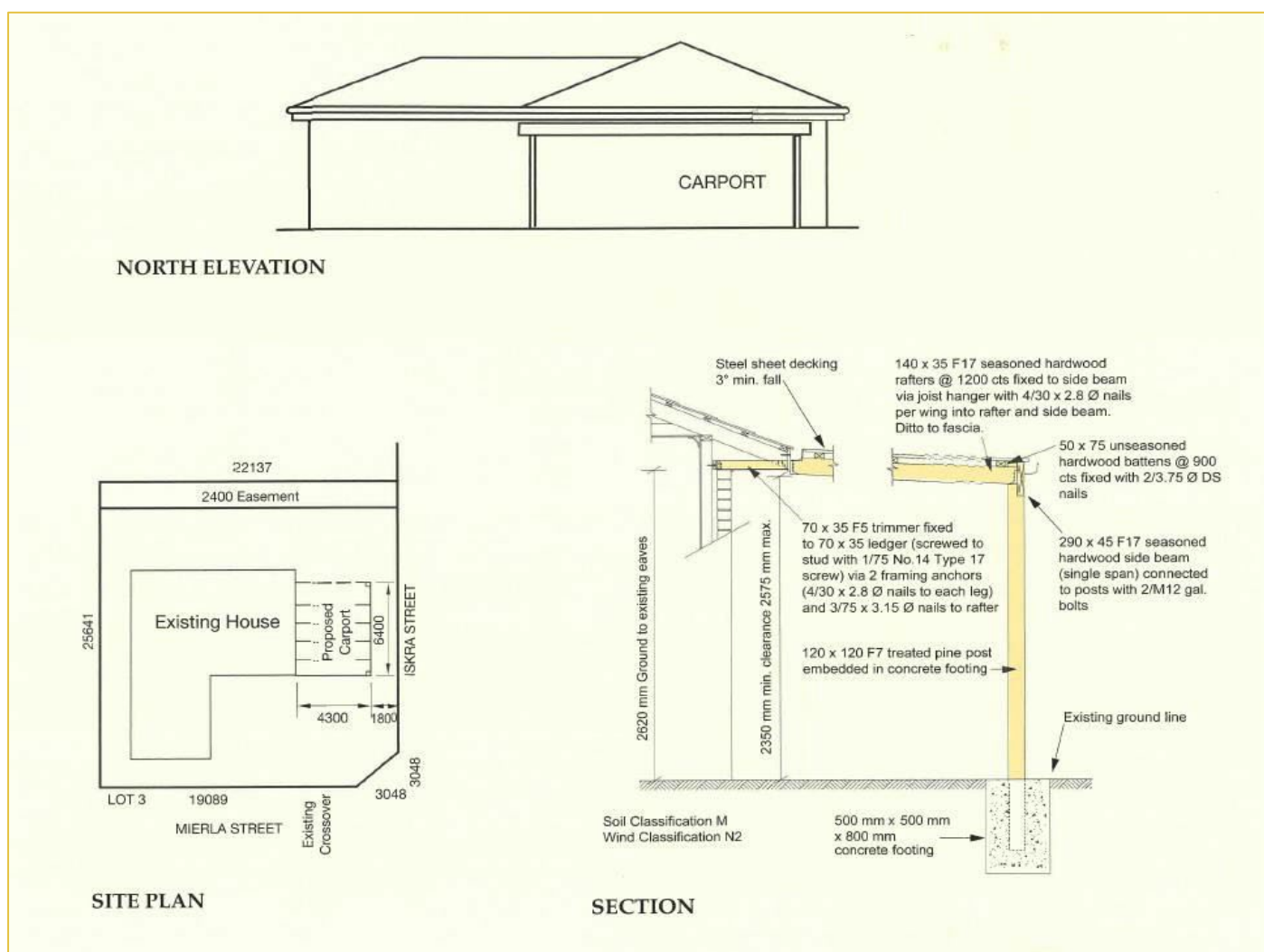


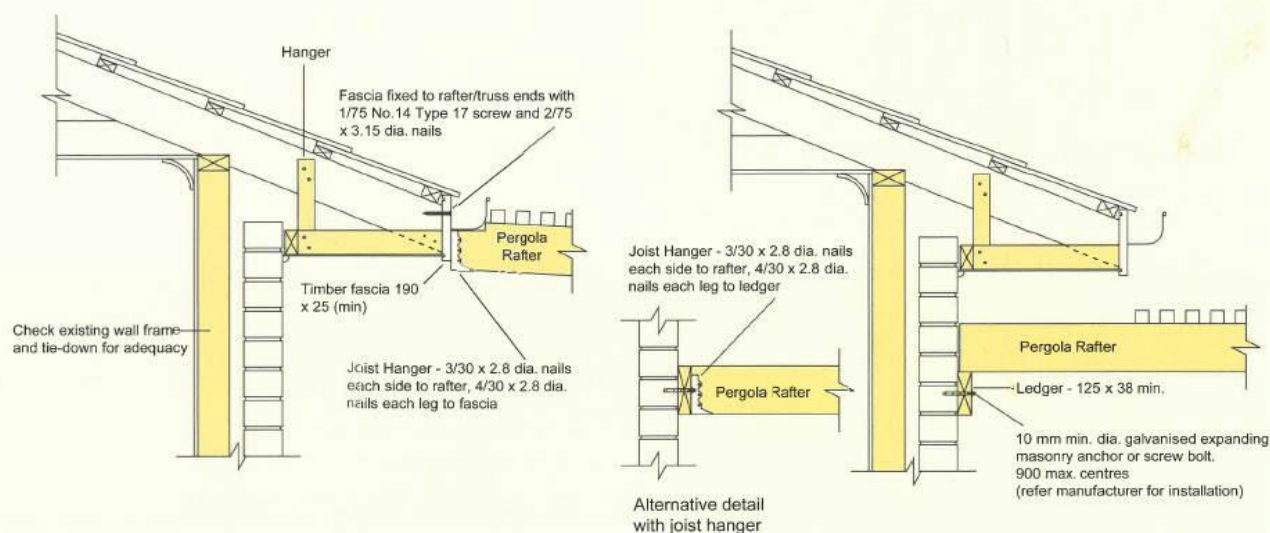
Figure 2 - Example of Structural Details, Elevation and Site Plan

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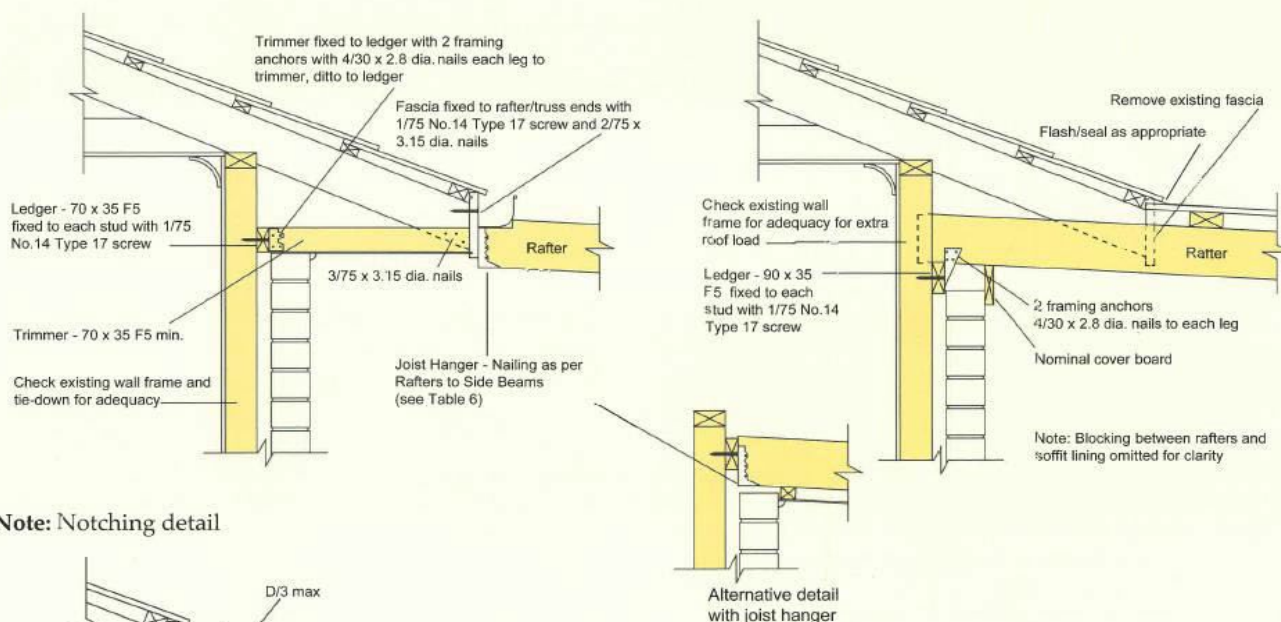
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Pergolas only



Carports and Pergolas



Note: Notching detail

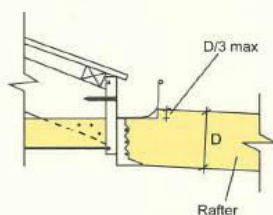


Figure 3 - Example of structural details for attached structures